

Calliandra californica

Common Name: Bajo Fairy Duster

Evergreen shrub

Color: Fine bright green leaflets with deep red stamens

Pattern: Fast

Height: 5 feet, Spread: 6 feet

Water Use: Low





Ceanothus t. 'Skylark'

Common Name: California Lilac

Evergreen Shrub

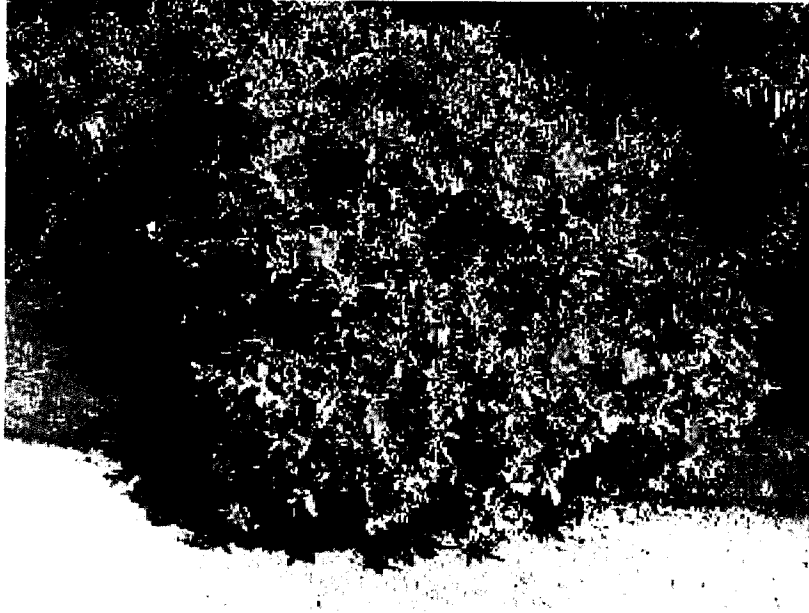
Color: Glossy medium green foliage with dark blue flower clusters

Growth Rate: Fast

Height: 4 feet, Spread: 5 feet

Water Use: Low





Cistus spp.

Common Name: Rock Rose

Evergreen Shrub

Color: Grey to dark green foliage with profuse flowers

Growth Rate: Fast

Height: 3 feet, Spread: 4 feet

Water Use: Low





Encelia farinosa

Common Name: Brittle Bush

Evergreen Shrub

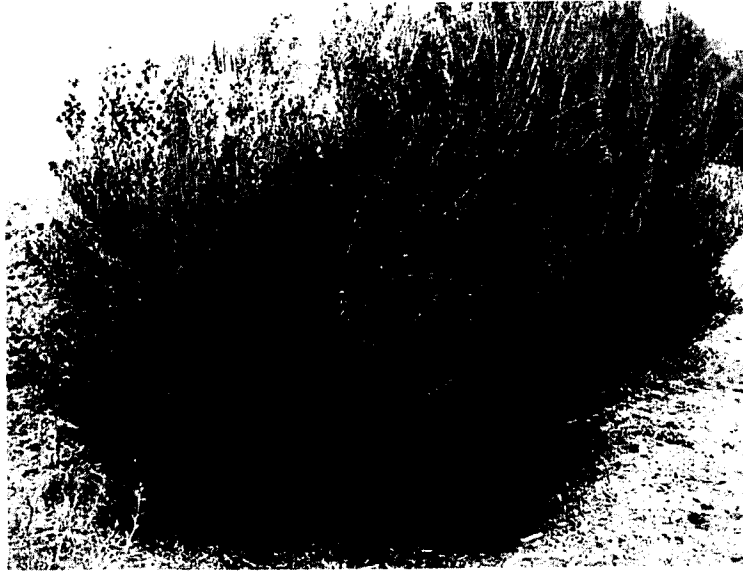
Color: Silvery-grey foliage with profuse yellow blooms in spring

Growth Rate: Fast

Height: 3 feet, Spread: 4 feet

Water Use: Low





Leptospermum scoparium 'Ruby Glow'

Common Name: New Zealand Tea Tree

Evergreen shrub

Color: Dark green-bronze foliage, oxblood red flowers

Growth Pattern: Moderately fast

Height: 6-8 feet, Spread: 4-5 feet

Water Use: Low





Leucophyllum f. 'Green Cloud'

Common Name: Texas Ranger

Evergreen shrub

Color: Dark green foliage, dark rose flowers

Growth Pattern: Slow rounded shrub

Height: 6-8 feet, spreading 6-8 feet

Water Use: Low





Rhamnus californica

Common Name: Coffeeberry

Evergreen shrub

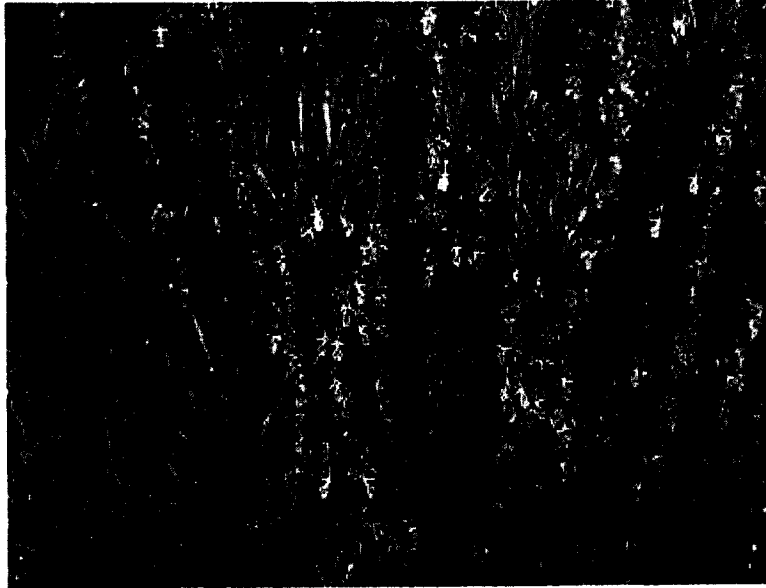
Color: Dark green foliage with red coffee-like fruit turning to black.

Pattern: Fast

Height: 10 feet, Spread: 1-8 feet

Water Use: Low





Rosmarinus o. 'Tuscan Blue'

Common Name: Rosemary

Evergreen shrub

Color: Dark green glossy leaves above, grayish white beneath, small clusters of lavender blue flowers

Growth: Fast

Height: 3-4 feet, Spread: 2-3 feet

Water Use: Low





Salvia greggii

Common Name: Autumn Sage

Evergreen shrub

Color: Deep purplish red flowers, hairy glossy green stems Growth

Pattern: Fast

Height: 1-4 feet, Spread: 1-4 feet

Water Use: Low





Senna artemisioides

Common Name: Feathery Cassia

Evergreen shrub

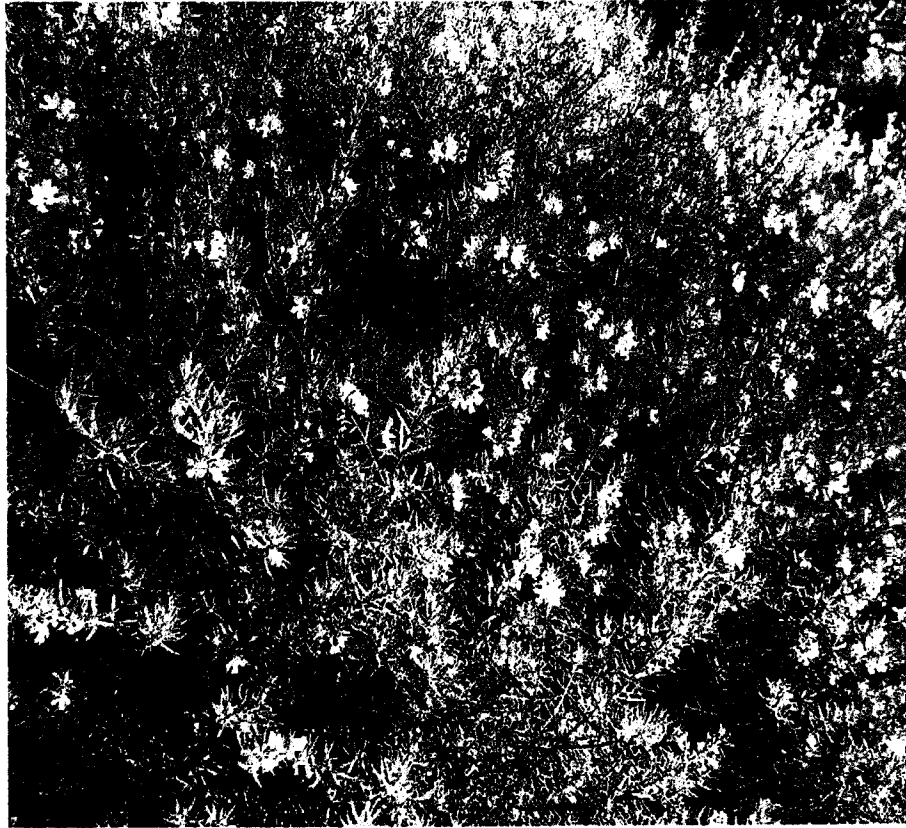
Color: Gray needle-like leaves and clusters of yellow flowers

Growth rate: Fast

Height: 1-4 feet, Spread: 4 feet

Water Use: Low





Westringia fruticosa

Common Name: Coast Rosemary

Evergreen shrub

Color: Medium green to gray green. Small white flowers in colder areas

Growth Pattern: Fast

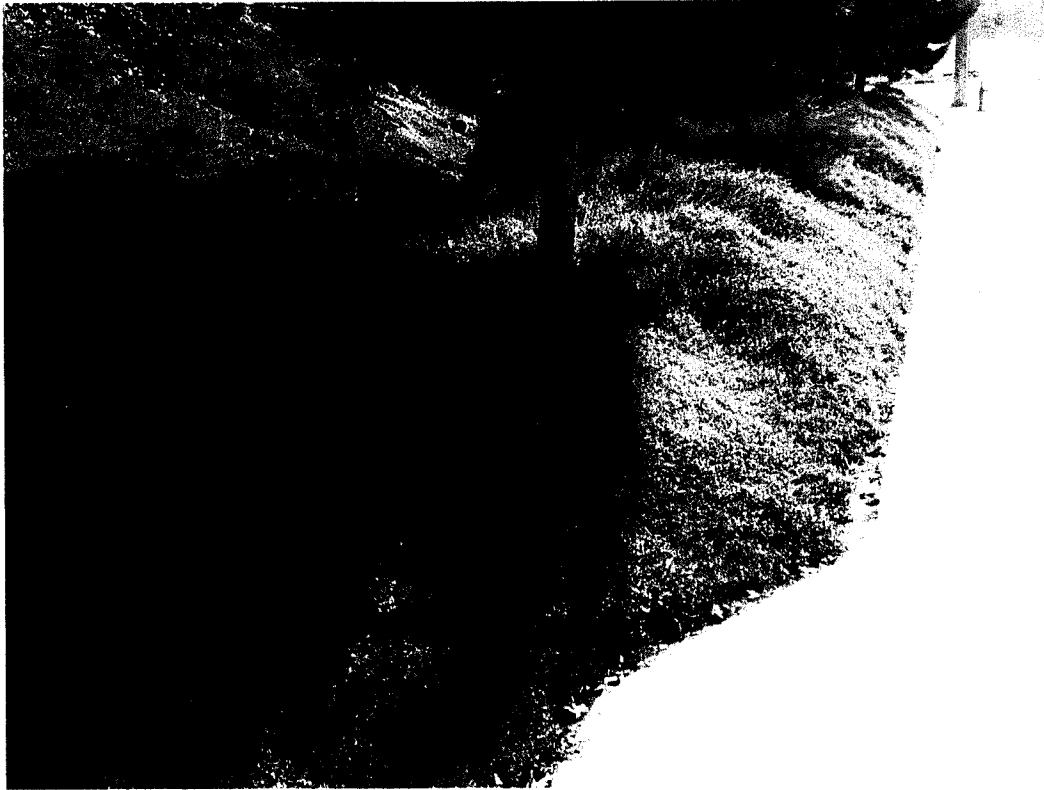
Height: 3-5 feet, Spread: 5 feet

Water Use: Low





GROUNCOVER



Baccharis pilularis

Common Name: Coyote Bush
Evergreen Groundcover
Color: Bright green mat
Growth Rate: Moderate
Height: 2 feet, Spread: 6 feet
Water Use: Low





Carex praegracilis

Common Name: Cluster Field Sedge
Evergreen Groundcover
Color: Bright green mat
Growth Rate: Moderate
Height: 8 inches
Water Use: Low





Convolvulus cneorum

Common Name: Bush Moring Glory

Evergreen Groundcover

Color: Grey-green foliage with lavender-blue flowers

Growth Rate: Fast

Height: 1 feet, Spread: 3 feet

Water Use: Low





Lonicera j. 'Halliana

Common Name: Hall's Honeysuckle

Evergreen groundcover

Color: **Bright green leaves and white flowers fading to yellow.**

Growth Rate: Fast

Height: 1 foot, Spread: 1 foot

Water Use: Low,





Muhlenbergia rigens

Common Name: Deer Grass

Evergreen Ornamental grass

Color: Dense clump of bright green leaves

Growth Pattern: Moderate

Height: 4 feet, Spread: 3 feet

Water Use: Low to moderate





Myoporum parvifolium

Common Name: Myporum

Evergreen groundcover

Color: **Dense light green leaves, small white flowers**

Growth Rate: Fast

Height: 6 inches, Spread: 4-8 feet

Water Use: Low





Rosmarinus o. 'Prostratus'

Common Name: Prostrate Rosemary

Evergreen groundcover

Color: **Leaf dark green above and grayish underneath. Lavender-blue flowers**

Growth Rate: Moderate

Height: 2 feet, Spread: 4-8 feet

Water Use: Low





ACCENTS



Anigozanthus flavus

Common Name: Kangaroo Paw

Evergreen shrub

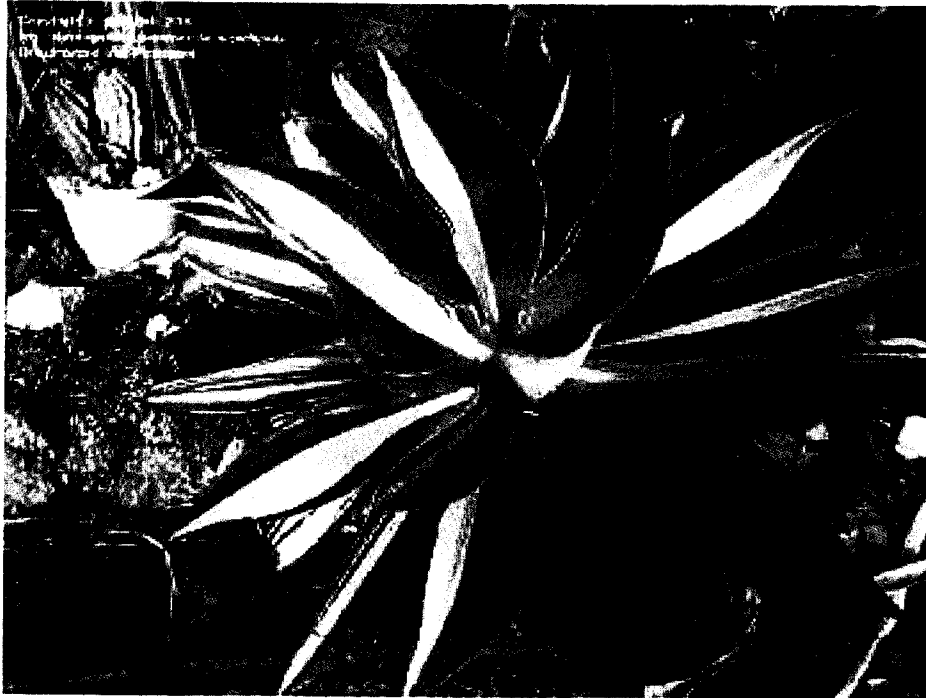
Color: Bright green strap leaves with yellow to red flowers on tall stalks

Growth Rate: Moderate

Height: 2 feet, Spread: 2 feet

Water Use: Low





Agave attenuata

Common Name: Agave

Evergreen shrub

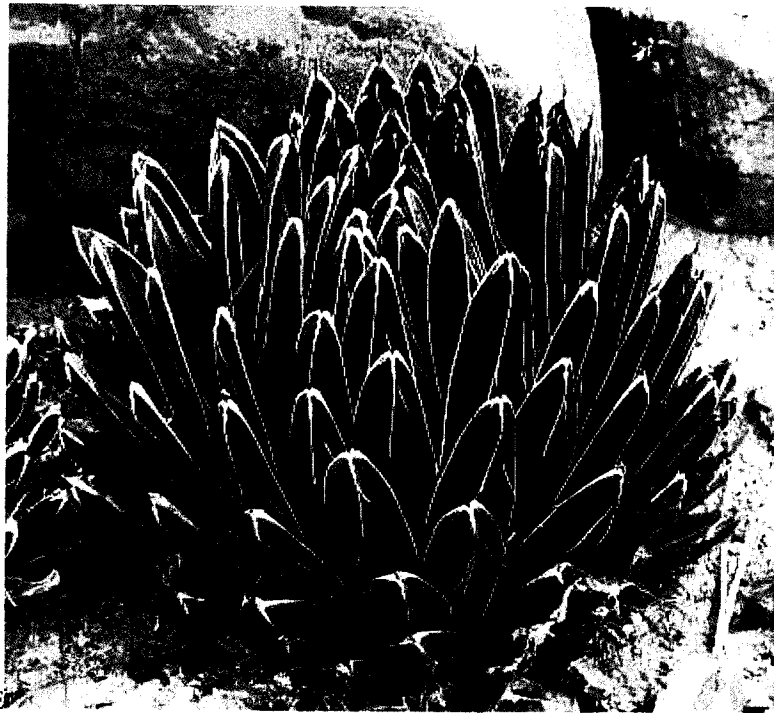
Color: Gray green and white variegated leaves

Growth Rate: Moderate

Height: 2 feet, Spread: 2 feet

Water Use: Low

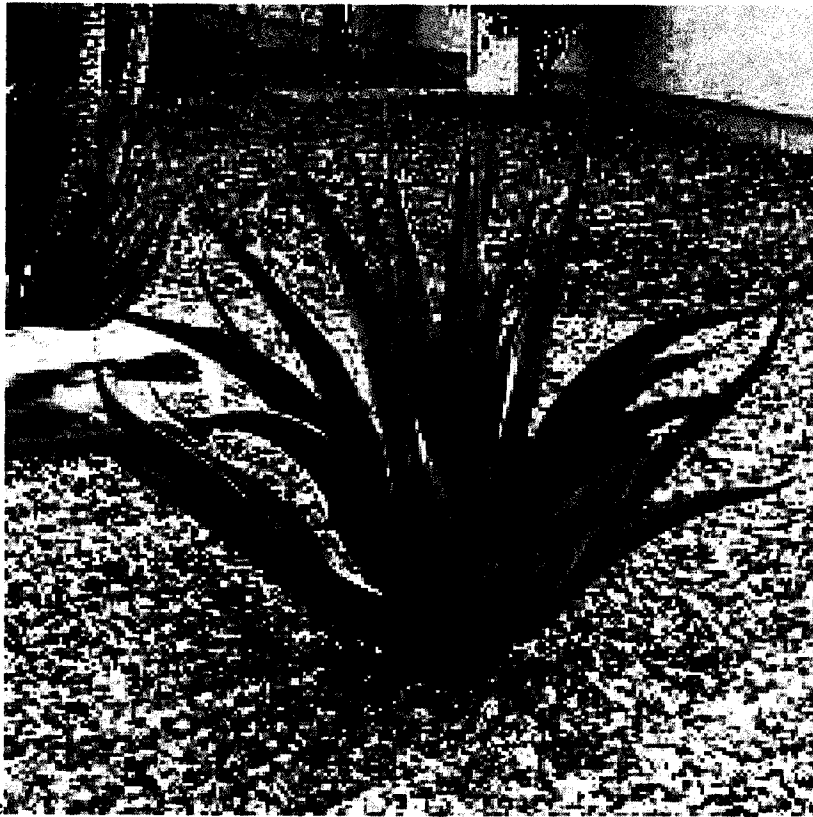




Agave Victoria-reginae

Common Name: Agave
Evergreen shrub
Color: Dark green
Growth Rate: Moderate
Height: 1 feet, Spread: 1 feet
Water Use: Low





Agave vilmoriniana

Common Name: Octopus Agave
Evergreen shrub
Color: Pale green
Growth Rate: Moderate
Height: 1-6 feet, Spread: 6 feet
Water Use: Low

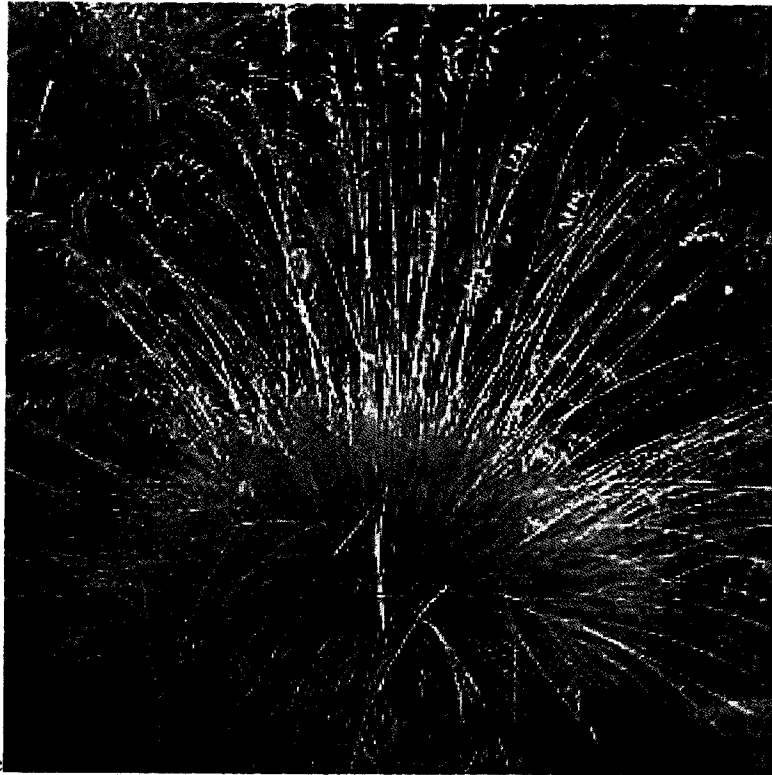




Dasyllirion wheeleri

Common Name: Desert Spoon
Evergreen shrubs
Color: Gray green sword-like leaves
Growth Rate: Moderate
Height: 3 feet, Spread: 3 feet
Water Use: Low





eEe

Helictotrichon sempervirens

Common Name: Blue Oat Grass

Ornamental grass

Color: Blue-grey foliage with tall seed clusters

Growth Rate: Moderate

Height: 2 feet, Spread: 2 feet

Water Use: Low





Hesperaloe parviflora

Common Name: Red Yucca

Evergreen shrub

Color: Bright green strappy leaves with long stalks of bright red flowers

Growth Rate: Moderate

Height: 3 feet, Spread: 3 feet

Water Use: Low





eee

Lavendula 'Goodwin Creek Grea'

Common Name: Lavender

Evergreen shrub

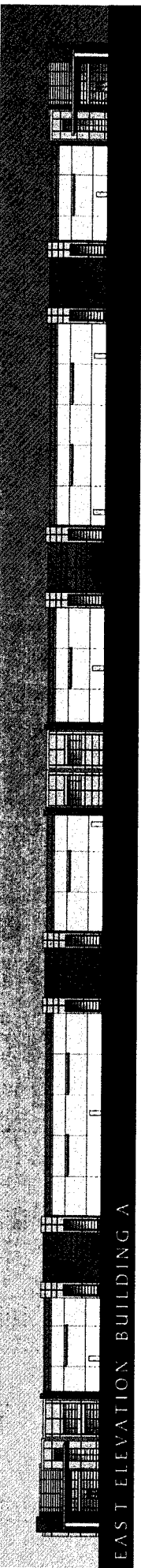
Color: Grey foliage with purple flower stalks

Growth Rate: Moderate

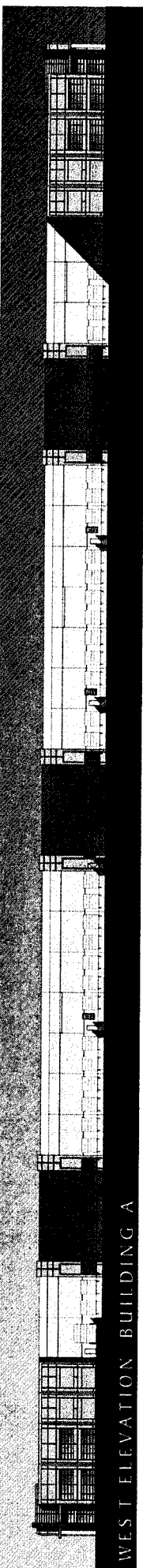
Height: 3 feet, Spread: 3 feet

Water Use: Low

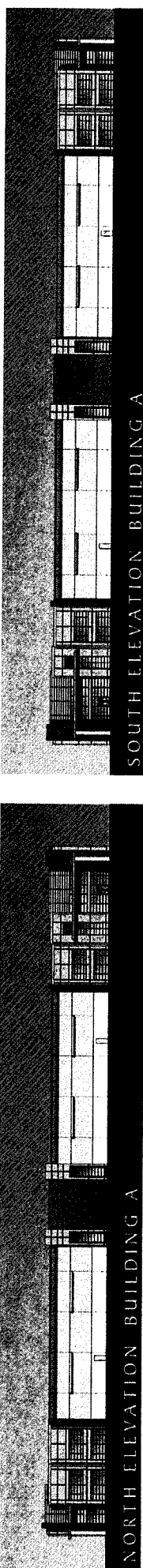




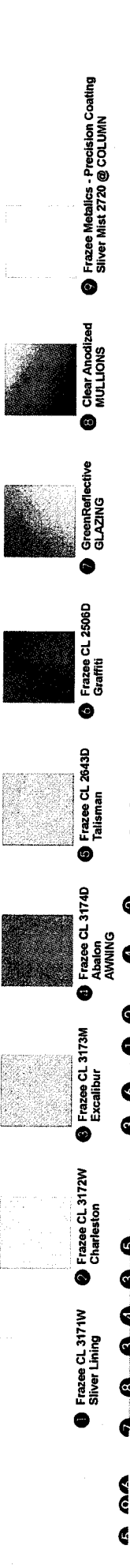
EAST ELEVATION BUILDING A



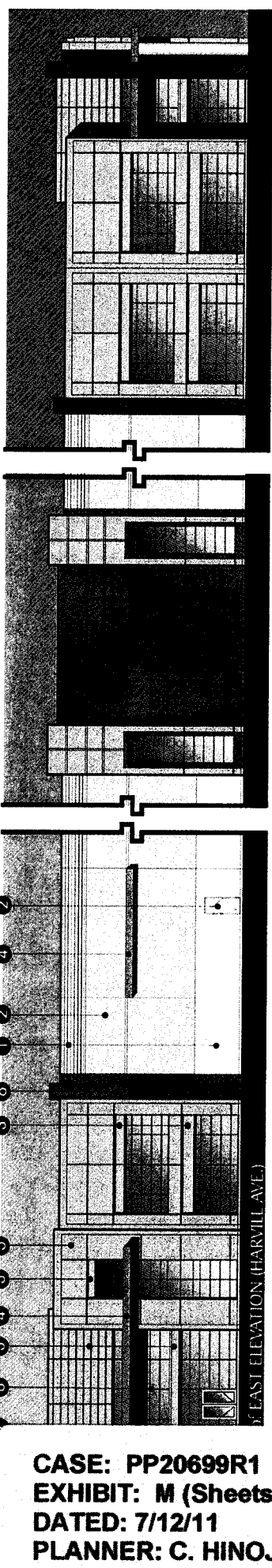
WEST ELEVATION BUILDING A



NORTH ELEVATION BUILDING A



SOUTH ELEVATION BUILDING A



EAST ELEVATION (HARVILL AVE.)

- 1 Frazee CL 3171W Silver Lining
- 2 Frazee CL 3127W Charleston
- 3 Frazee CL 3173M Excalibur
- 4 Frazee CL 3174D Abaton Awning
- 5 Frazee CL 2643D Tallman
- 6 Frazee CL 2506D Graffiti
- 7 GreenReflective GLAZING
- 8 Clear Anodized MULLIONS
- 9 Frazee Metallics - Precision Coating Silver Mist 2720 @ COLUMN

TRAMMELL CROW BUSINESS CENTER

COUNTY OF RIVERSIDE, CALIFORNIA

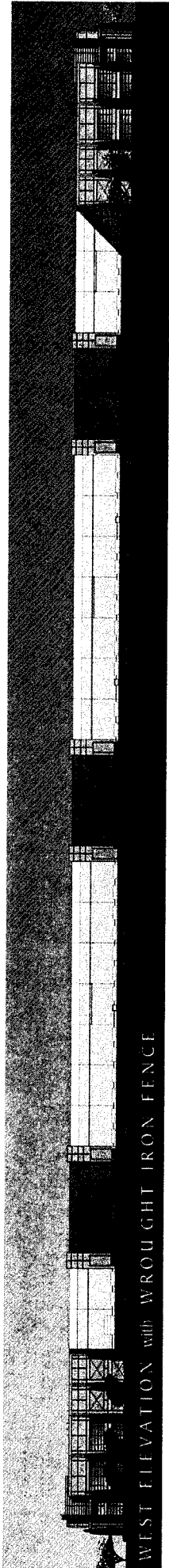
BUILDING A

TrammellCrowCompany

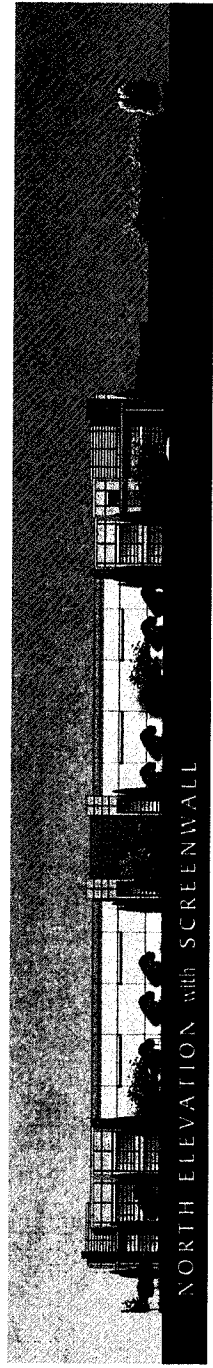
CASE: PP20699R1
EXHIBIT: M (Sheets 1-10)
DATED: 7/12/11
PLANNER: C. HINOJOSA

Conceptual Colored Elevations

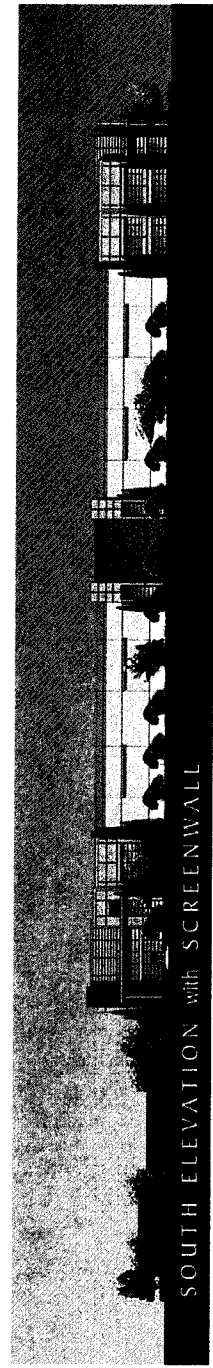
July 14, 2011 Job #11067



WEST ELEVATION WITH WROUGHT IRON FENCE



NORTH ELEVATION WITH SCREEN WALL



SOUTH ELEVATION WITH SCREEN WALL



HPA Architects, Inc. 1000 S. University Ave. Suite 400
Riverside, CA 92507
www.hpaarch.com

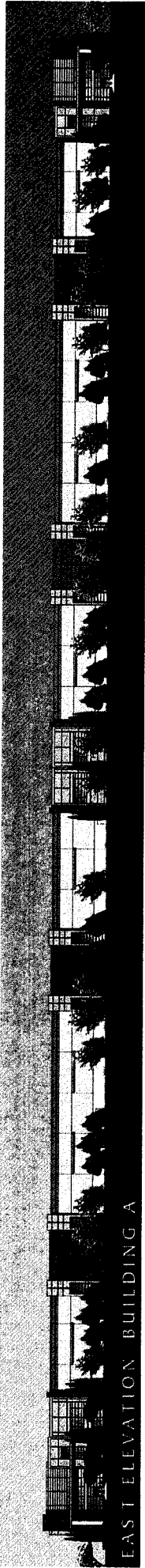
TRAMMELL CROW BUSINESS CENTER

COUNTY OF RIVERSIDE, CALIFORNIA

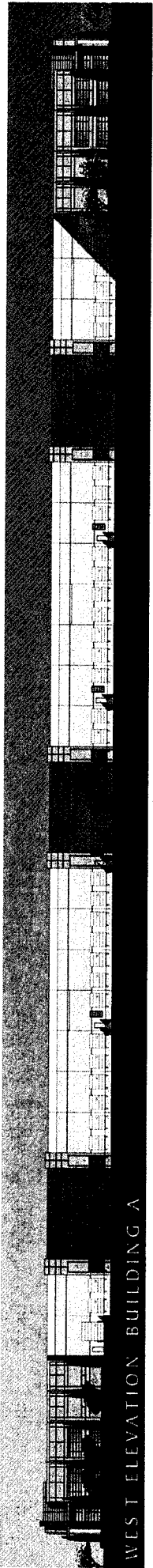
Conceptual Colored Elevations with Screen Walls

BUILDING A
TrammellCrowCompany

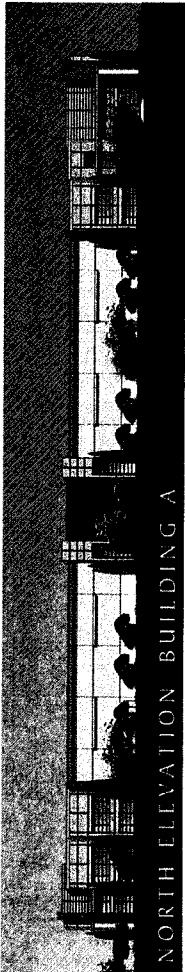
July 14, 2011 Job #7067



EAST ELEVATION BUILDING A



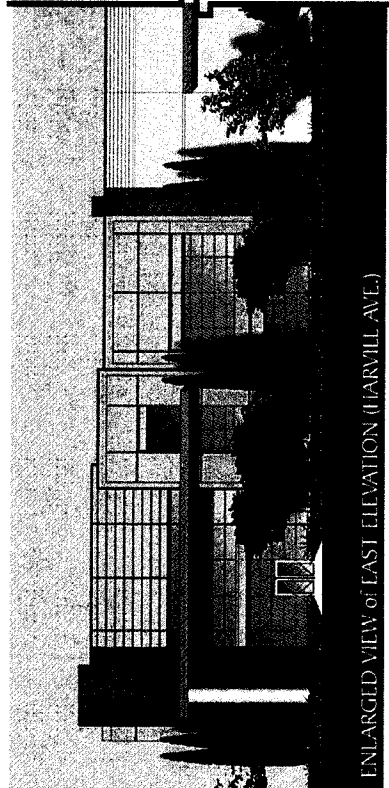
WEST ELEVATION BUILDING A



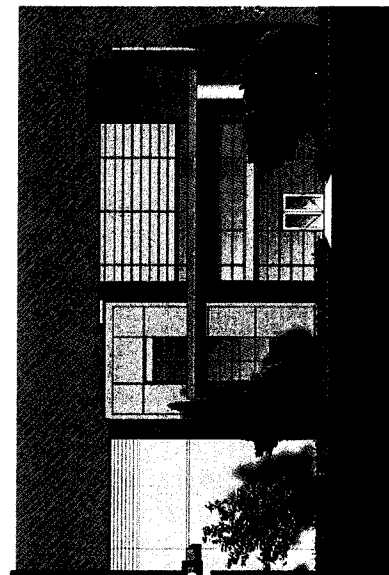
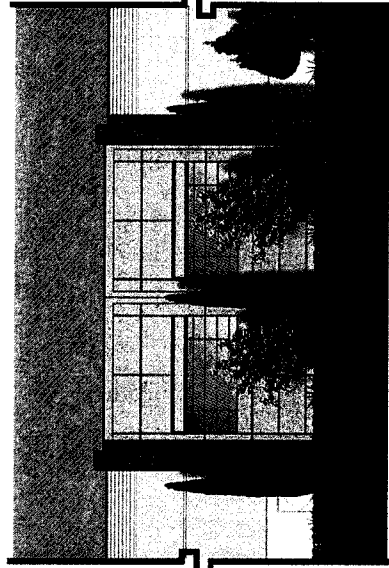
NORTH ELEVATION BUILDING A



SOUTH ELEVATION BUILDING A



ENLARGED VIEW of EAST ELEVATION (HARVILL AVE.)

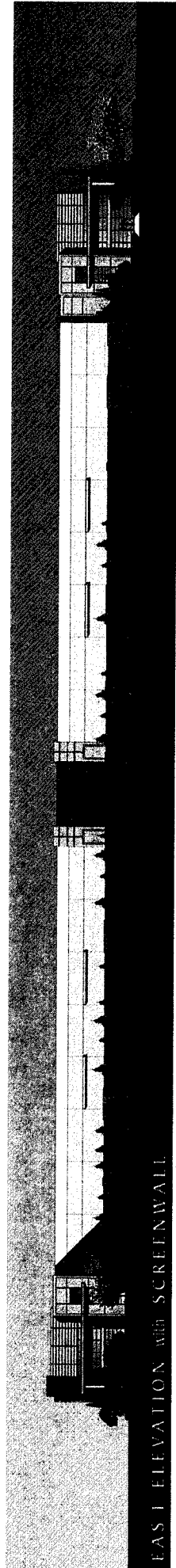


TRAMMELL CROW BUSINESS CENTER

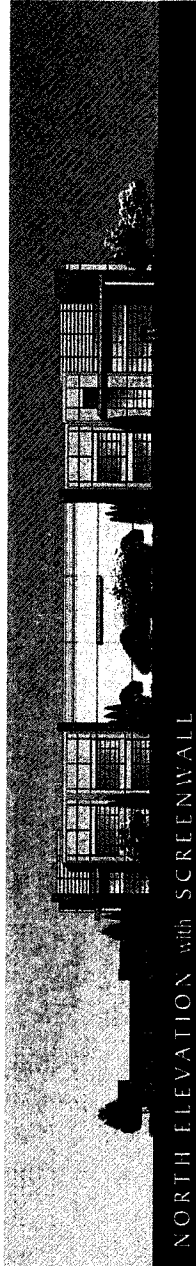
COUNTY OF RIVERSIDE, CALIFORNIA

BUILDING A

TrammellCrowCompany



EAST ELEVATION WITH SCREENWALL



NORTH ELEVATION WITH SCREENWALL

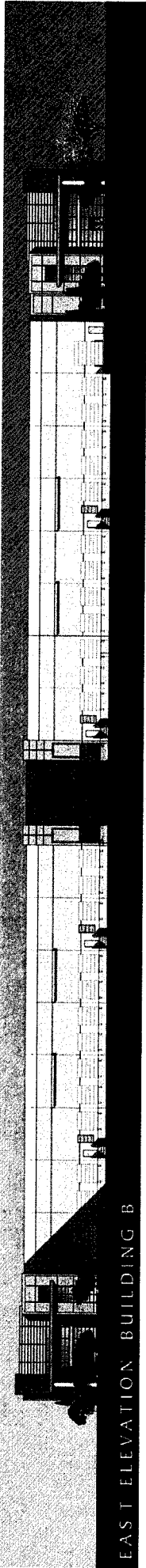


SOUTH ELEVATION WITH SCREENWALL

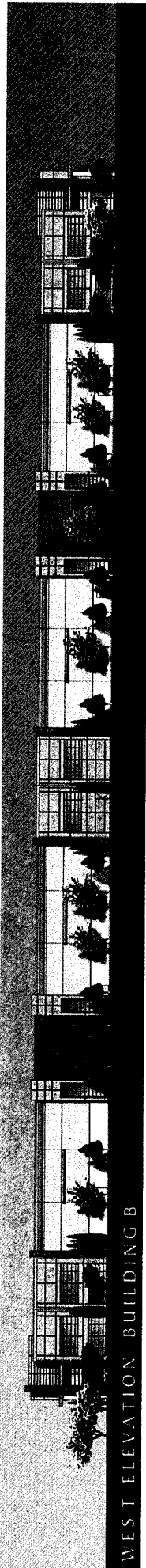


TRAMMELL CROW BUSINESS CENTER
 COUNTY OF RIVERSIDE, CALIFORNIA

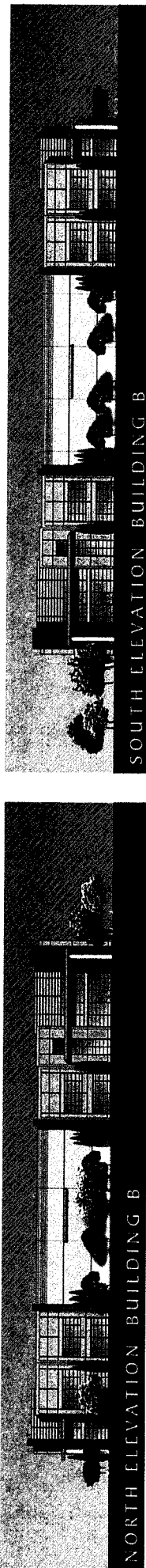
BUILDING B
TrammellCrowCompany



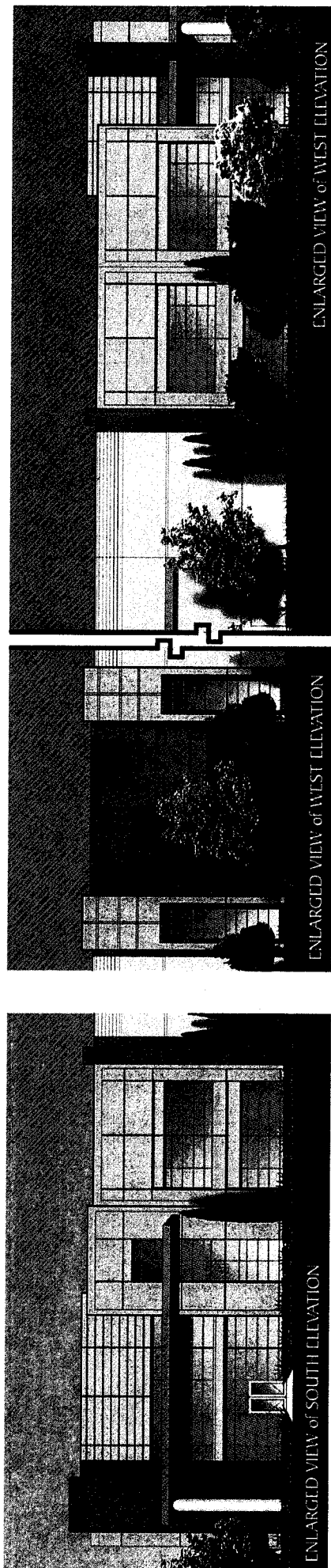
EAST ELEVATION BUILDING B



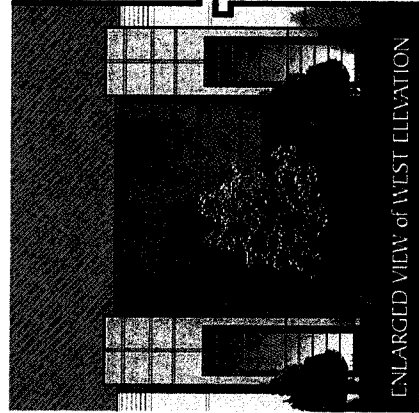
WEST ELEVATION BUILDING B



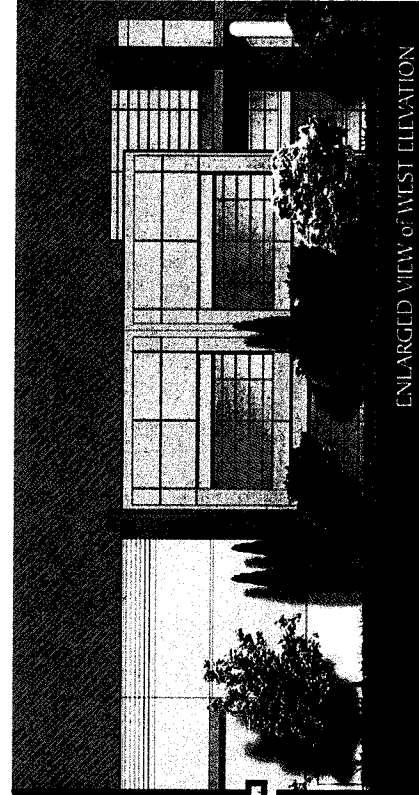
NORTH ELEVATION BUILDING B



ENLARGED VIEW of SOUTH ELEVATION



ENLARGED VIEW of WEST ELEVATION



ENLARGED VIEW of WEST ELEVATION

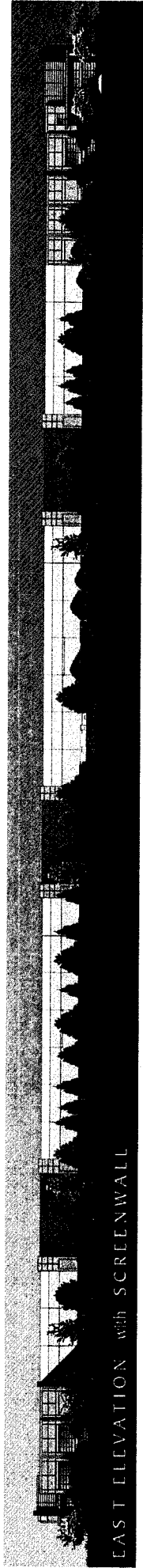


TRAMMELL CROW BUSINESS CENTER

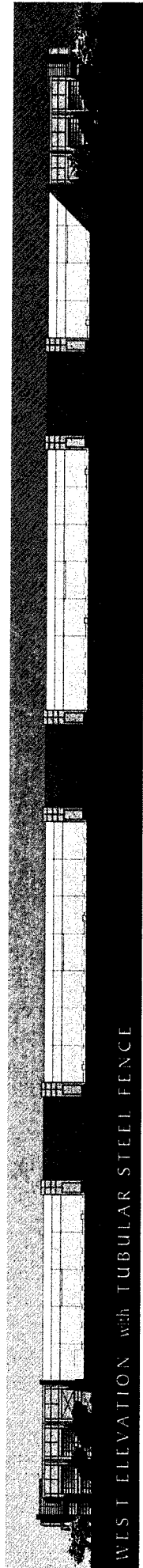
COUNTY OF RIVERSIDE, CALIFORNIA

BUILDING B

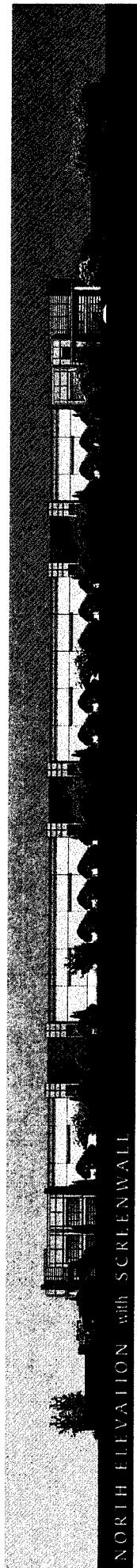
TrammellCrowCompany



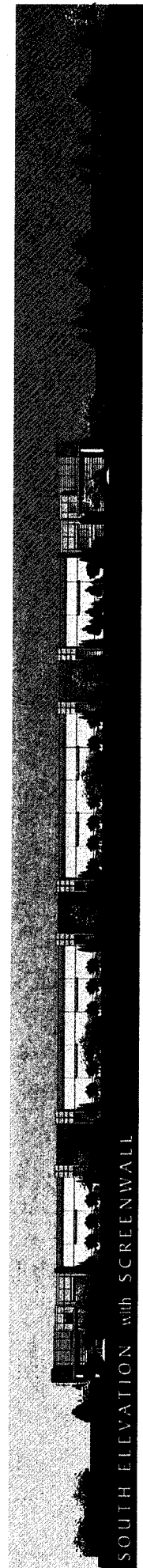
EAST ELEVATION with SCREENWALL



WEST ELEVATION with TUBULAR STEEL FENCE



NORTH ELEVATION with SCREENWALL

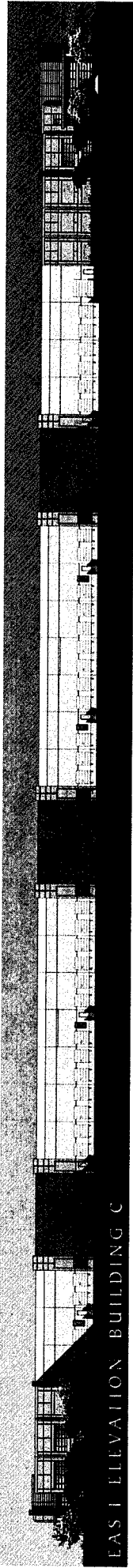


SOUTH ELEVATION with SCREENWALL

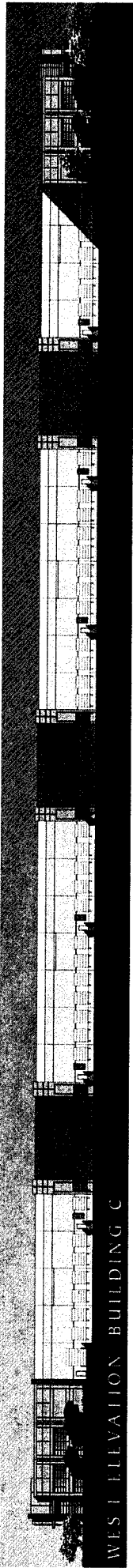


TRAMMELL CROW BUSINESS CENTER
 COUNTY OF RIVERSIDE, CALIFORNIA

BUILDING C
TrammellCrowCompany



EAST ELEVATION BUILDING C



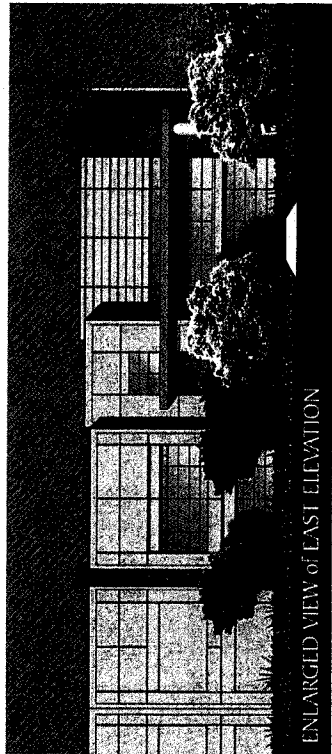
WEST ELEVATION BUILDING C



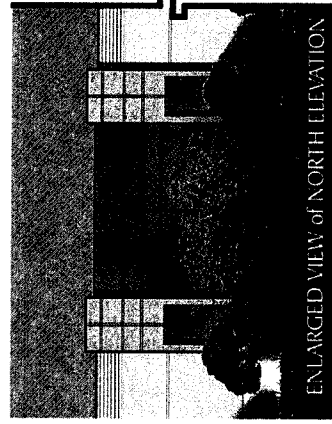
NORTH ELEVATION BUILDING C



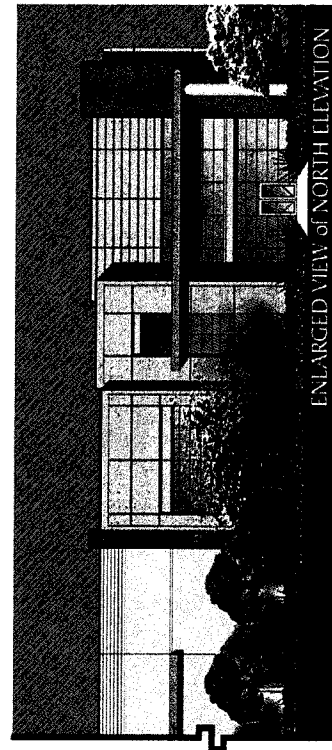
SOUTH ELEVATION BUILDING C



ENLARGED VIEW of EAST ELEVATION



ENLARGED VIEW of NORTH ELEVATION



ENLARGED VIEW of NORTH ELEVATION

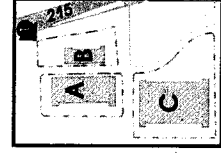
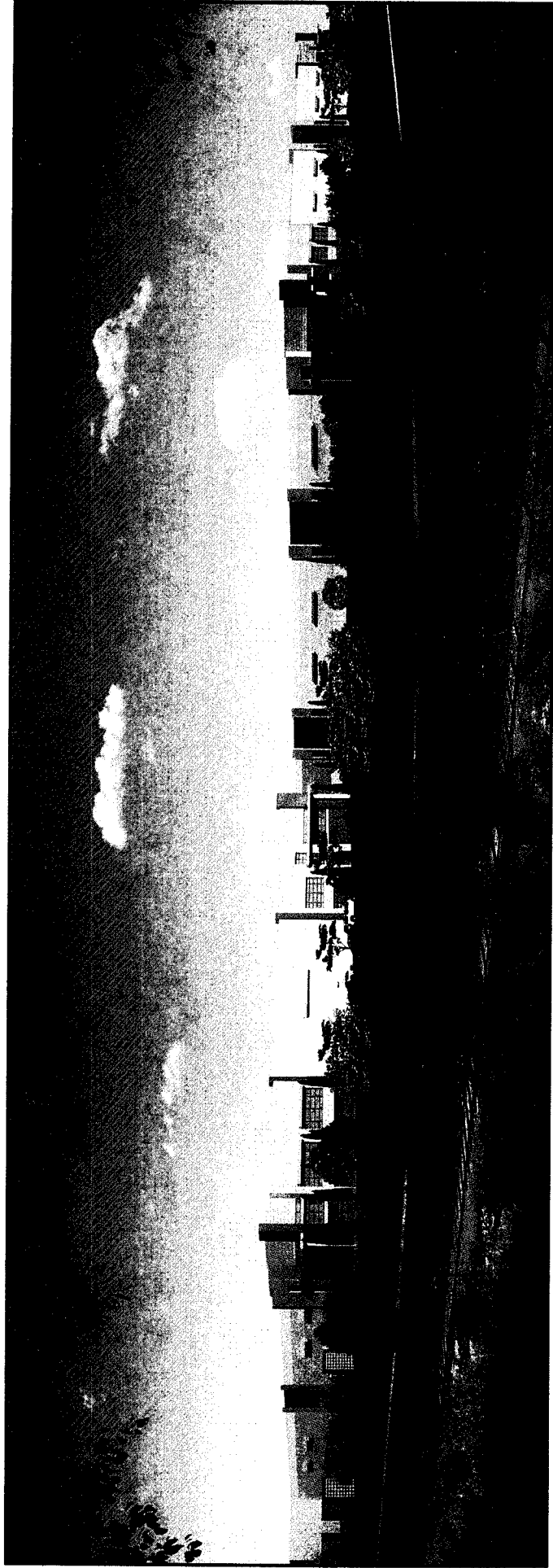


TRAMMELL CROW BUSINESS CENTER

COUNTY OF RIVERSIDE, CALIFORNIA

BUILDING C

TrammellCrowCompany



Key Map



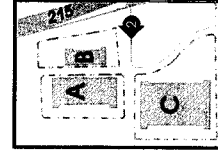
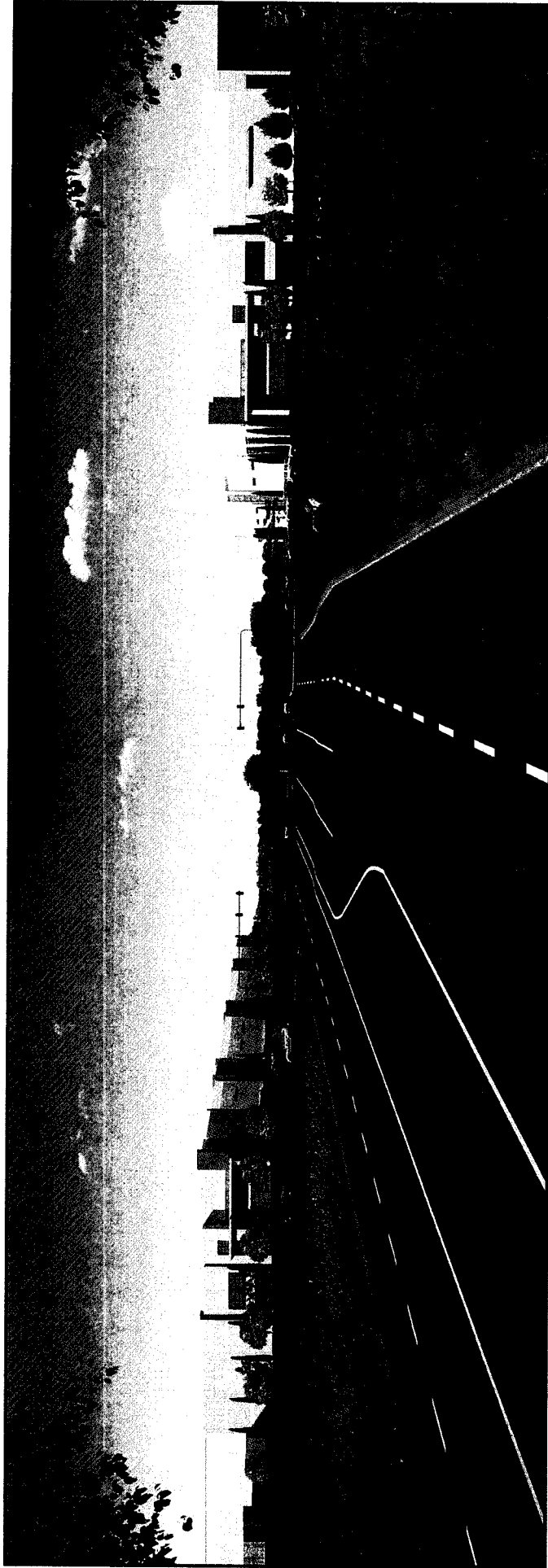
TRAMMELL CROW BUSINESS CENTER - Perspective View I

Trammell Crow Company

07.14.2011

COUNTY OF RIVERSIDE, CA

144#11667-01



Key Map

TRAMMELL CROW BUSINESS CENTER - Perspective View 2

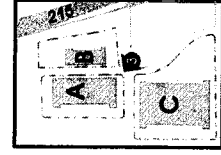
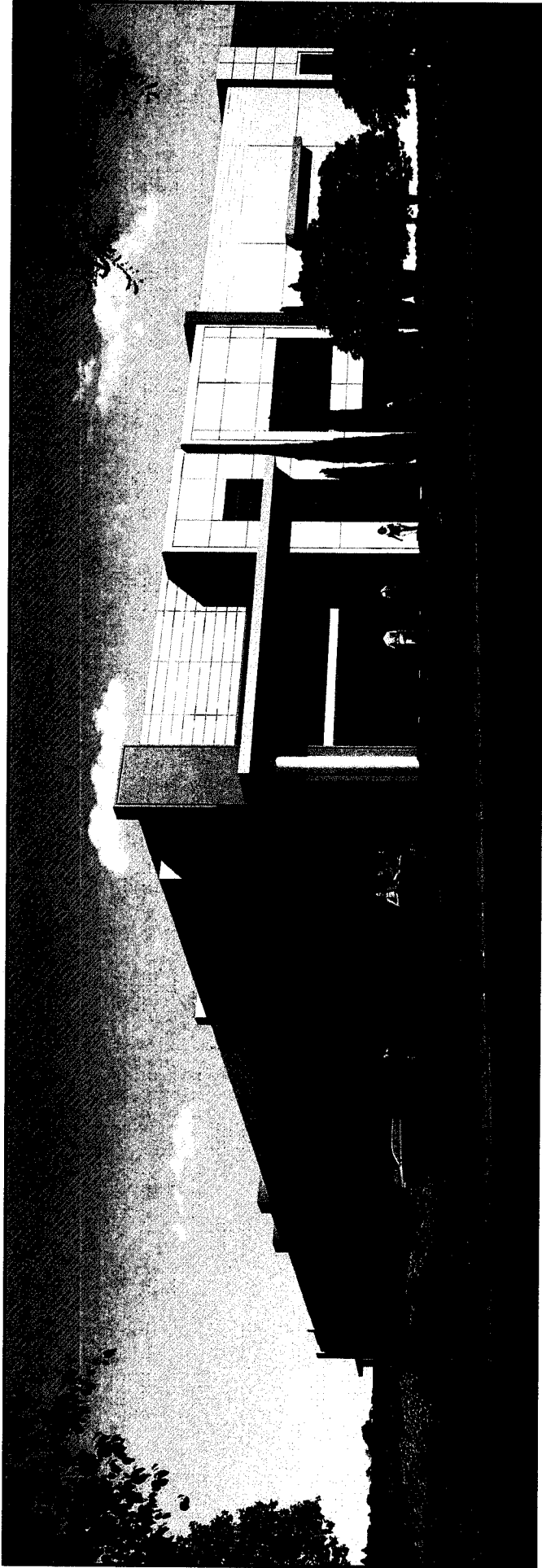


TrammellCrowCompany

COUNTY OF RIVERSIDE, CA

REP # 1-067-00

07-14-2011



Key Map



TRAMMELL CROW BUSINESS CENTER - Perspective View 3

Trammell Crow Company

COUNTY OF RIVERSIDE, CA

Exhibit 1.06.7.03

07.14.2017



CONTRACTORS
ENGINEERS
INC. NO. 20104

Guy Electric Inc.

833 W. BAYVIEW ST.
OAKLAND, CA 94612
(415) 835-1000



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PROJECT:

TRANMILL CROW
BUSINESS
CENTER

COUNTY OF INDIANA, CA

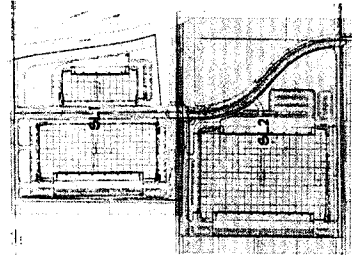
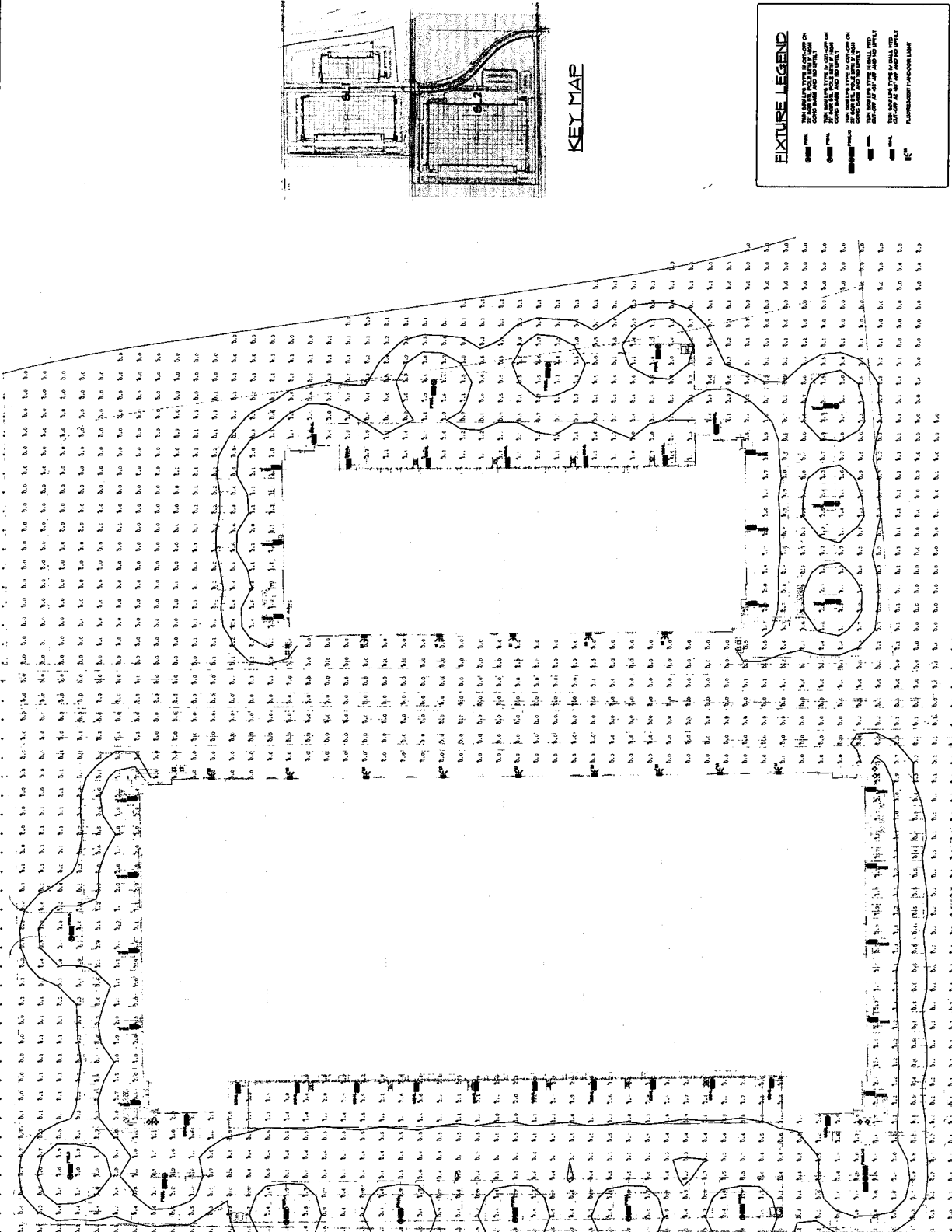
TITLE:
SITELIGHTING
PLAN

DRAWN BY:
DATE:
SCALE:

NO.	DATE	DESCRIPTION

DATE:
SHEET:

SL1



KEY MAP

FIXTURE LEGEND

- 100 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 150 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 200 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 300 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 400 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 500 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 600 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 700 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 800 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 900 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH
- 1000 WATT LED FLOOD LIGHT ON POLE 15 FT. HIGH

BUILDINGS A & B SITE LIGHTING PLAN

CASE: PP20699R1
EXHIBIT: P (Sheets 1-2)
DATED: 7/12/11
PLANNER: C. HINOJOSA



**CONTRACTORS
ENGINEERS
ARCHITECTS**

**Gregg
Electric
Inc.**

600 W. EMPORIA ST.
CHANDLER, AZ 85226
(480) 833-1794



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PROJECT:

**TRAMMELL CROW
BUSINESS
CENTER**

CITY OF PHOENIX, AZ

TITLE:

**SITE LIGHTING
PLAN**

DATE: 05/11/11
SCALE: AS SHOWN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/11/11
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 05/11/11

SHEET

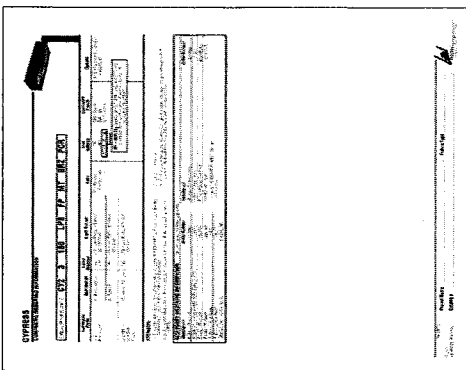
SL2

NOTES:

1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

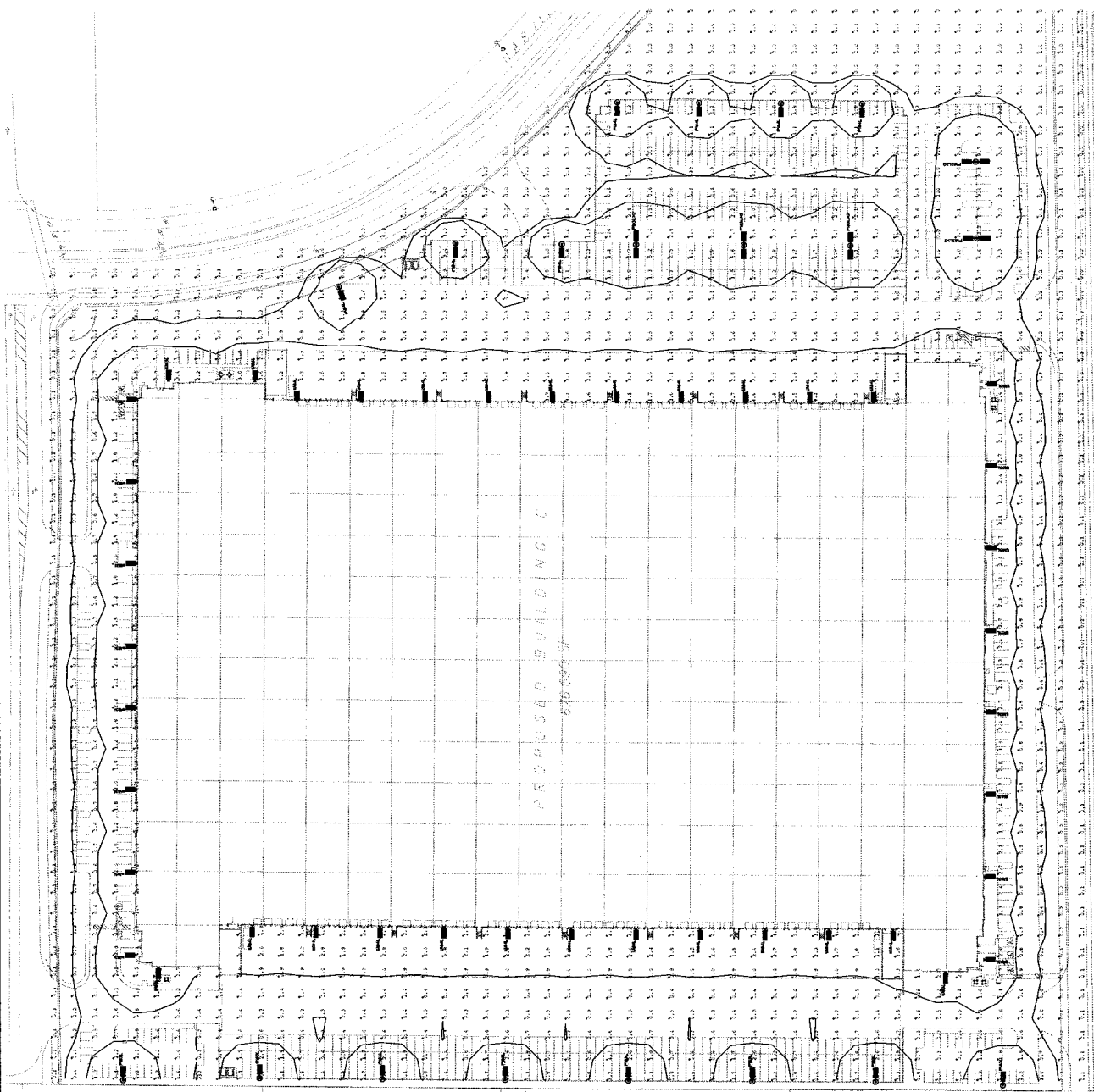
LEGEND:

- 1. LIGHTING FIXTURE
- 2. LIGHTING FIXTURE
- 3. LIGHTING FIXTURE
- 4. LIGHTING FIXTURE
- 5. LIGHTING FIXTURE
- 6. LIGHTING FIXTURE
- 7. LIGHTING FIXTURE
- 8. LIGHTING FIXTURE
- 9. LIGHTING FIXTURE
- 10. LIGHTING FIXTURE

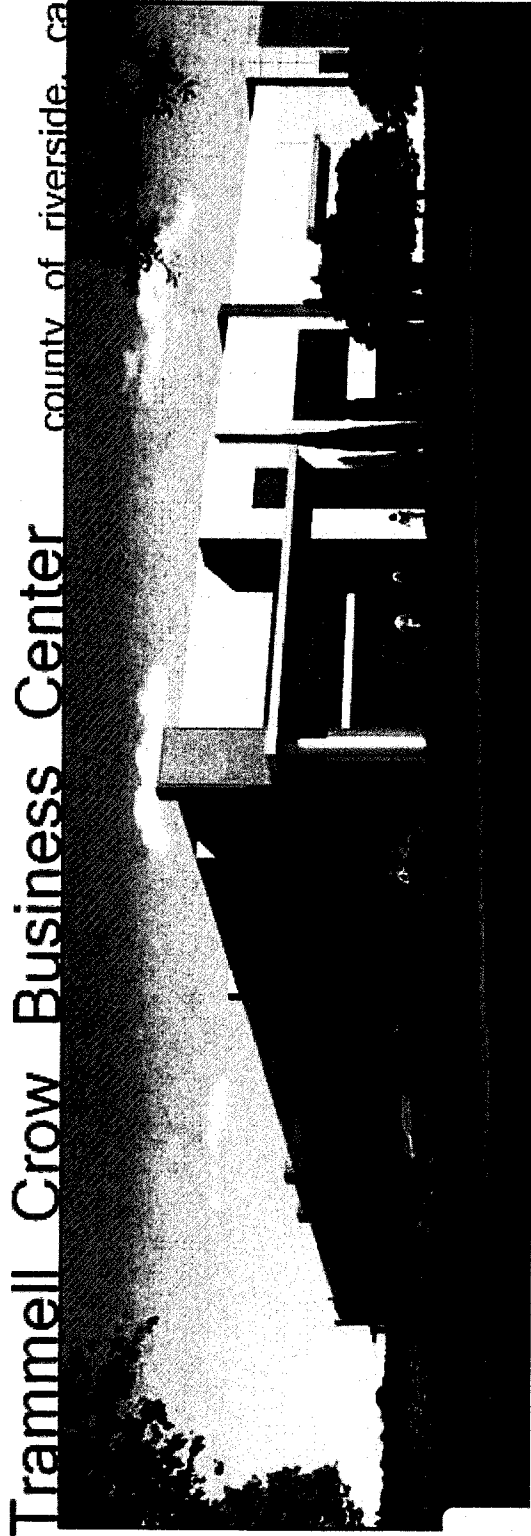


FIXTURE LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1. LIGHTING FIXTURE
(Symbol)	2. LIGHTING FIXTURE
(Symbol)	3. LIGHTING FIXTURE
(Symbol)	4. LIGHTING FIXTURE
(Symbol)	5. LIGHTING FIXTURE
(Symbol)	6. LIGHTING FIXTURE
(Symbol)	7. LIGHTING FIXTURE
(Symbol)	8. LIGHTING FIXTURE
(Symbol)	9. LIGHTING FIXTURE
(Symbol)	10. LIGHTING FIXTURE



BUILDINGS A & B SITE LIGHTING PLAN



TrammellCrowCompany

CASE: PP20699R1
EXHIBIT: S (Sheets 1-15)
DATED: 7/12/11
PLANNER: C. HINOJOSA

PROJECT DIRECTORY

Owner: Trammell Crow Company
 4 Park Plaza
 Suite 700
 Irvine, CA 92614

Architect: HPA, Inc.
 18831 Bardeen Avenue
 Suite 100
 Irvine, CA 92612

City/County County of Riverside
 Planning: 4080 Lemon Street
 9th Floor
 Riverside, CA

NOTE : ALL SIGNS SHALL COMPLY WITH RIVERSIDE ZONING ORDINANCE 348 SECTION 19.4 AND TO SUBMITTED & PERMITTED UNDER A SEPARATE PERMIT PER COUNTY SUBMITTAL AND APPROVAL PROCESS.




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- 3 Design Guidelines
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- 6 Building A - Tenant Wall Sign
- 7 Building B - Tenant Wall Sign
- 8 Building C - Tenant Wall Sign
- 9 Main Project Entry Monument
- 10 Single Tenant Monument
- 11 Building Address
- 12 Parking Code Entry
- 13 Handicap Signs
- 14 Stop Signs

GROUND MOUNTED SIGNS

- 9 ~~SEE~~ Main Project Entry Monument
- 10 Single Tenant Monument

PARKING / REGULATORY SIGNS

-  Building Address
-  Handicap Sign
-  Stop Sign

SUBMITTALS AND APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Trammell Crow Business Center. All Tenant signage is subject to the Owner's, or their managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Trammell Crow Business Center.

A. SUBMITTAL TO OWNER

Tenant shall submit three (3) color copies of detailed shop drawings to Owner for approval prior to permit submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the requirements of the County of Riverside Building Department.

Submittals shall include the following:

1. STOREFRONT ELEVATION:
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. SHOP DRAWINGS

Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to County of Riverside Planning Department for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage, exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program
- c. Mitigate problems in the application of this sign program

B. SUBMITTAL TO COUNTY:

Tenant or their Sign Contractor must submit to County of Riverside Planning and Building Departments, and will be responsible for all applicable applications, permit fees for the Planning and Building Departments. Must Conform to Ordinance 348.3831 Section 19.4.

Tenant and their Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped or signed set of final drawings reflecting the Owner's and County's approval shall be on file in the Owner's office.
2. All sign contractors must be fully insured and approved by Owner prior to installation. Owner must receive the Sign Contractor's Certificate of Insurance naming Owner as additional insured prior to commencement of any work.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. INSTALLATION:

Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. TENANT'S RESPONSIBILITY:

The Owner may, at their sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to the sign program.

If the Tenant chooses to change their exterior sign at anytime during the term of their lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this order after the execution of their lease agreement.

Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, County, UL and the Uniform Electrical Code.

Tenant shall be responsible for all expenses relating to signage for this building, including, not limited to:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

The purpose of these design guidelines is to ensure that each Tenant sign will contribute to the Center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant's individual signs should incorporate a diversity of sign styles, icons and materials to create identity for the building user.

I. TYPICAL TENANT SIGNAGE

A. INTERNALLY ILLUMINATED CHANNEL LETTERS:

- Standard pan channel letters fabricated from aluminum.
- Acrylic faces with trapezoid recess, affixed to channel using aluminum screws.
- Painted letter returns.
- Standard reverse halo pan channel letters fabricated from aluminum.
- Internally illuminated channel letters is optional per Owner's approval.

B. ILLUMINATION:

- Internal 30ma neon illumination.
- L.E.D.
- All letters to be front and halo illuminated.

C. SIGN COLORS AND FINISHES:

All Tenant's colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the Center, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Tenant may choose his corporate logo colors, upon Owner approval.

D. TYPE STYLES:

The use of logic and distinctive type styles is encouraged for all tenant signs. Tenants may adopt established type styles, logos and/or icons. These images must be architecturally compatible and approved by Owner.

E. SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

F. MISCELLANEOUS SIGNAGE:

- General provisions for On-Site Advertising Structures and Signs.
- No free standing signs are allowed except for two monument signs described in the Trammell Crow Business Center Sign Program.

G. SIGN AFFIXED TO BUILDING - ALL AREAS

- No on-site advertising sign shall be affixed on, above or over the roof of any building, and no on-site advertising sign shall be affixed to the wall of a building so that it projects above the parapet of the building. For the purpose of this section, a mansard style roof shall be considered a parapet.
- The maximum surface area of signs affixed to a building shall be as follows:

1. Front Wall of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the front face of the building.

2. Side Walls of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the side face of the building.

3. Rear Wall of Building - The surface area of the sign shall NOT EXCEED FIVE PERCENT (5%) of the surface area of the rear face of the building.

H. ON-SITE SUBDIVISION SIGNS ARE NOT ALLOWED.

I. ON-SITE IDENTIFICATION SIGNS

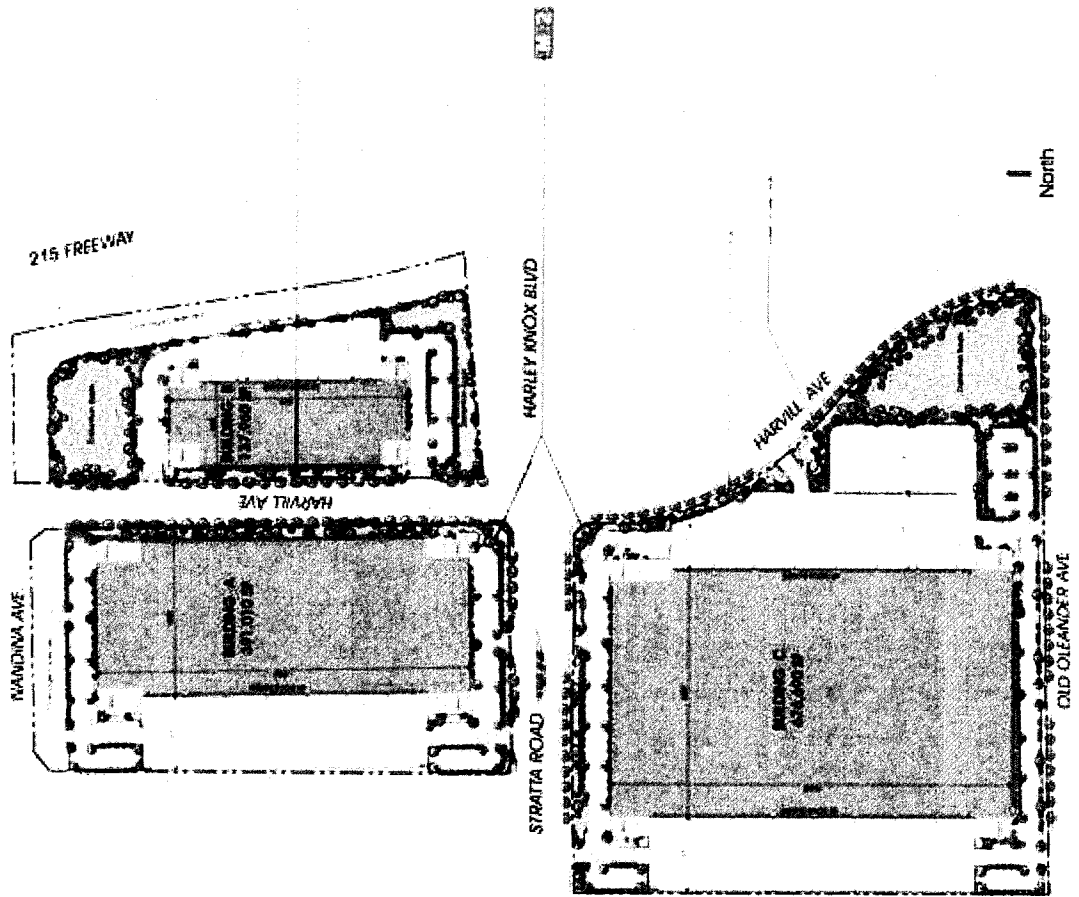
- On-site identification signs affixed to the surface of walls, windows, and doors of permanent structures, which do not exceed four inches (4") in letter height and do not exceed four square feet (4') in area are permitted in addition to any other sign permitted in this ordinance with Owner's approval.

PROHIBITED SIGNS



Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

1. Outdoor advertising or advertising structures
2. Infallible signs
3. Roof signs
4. Projecting signs above parapet
5. Reeler board signs
6. Freestanding signs, except as provided in this text
7. Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text
8. No Vehicle Signs
9. On-Site Subdivision signs
10. Banners unless approved by the Owner and County under restrictions of limited short term use

SITE MAP - GROUND MOUNTED SIGNS



LEGEND

-  Main Project Entry Monument
-  Single Tenant Monument

NOTE: ALL SIGNS ARE SUBJECT TO OWNER AND TENANT APPROVAL. LOCATIONS ON THIS MAP ARE SUGGESTED LOCATIONS AND CAN BE MODIFIED PER OWNERS APPROVAL. ACCENT PEDESTALS MAY OR MAY NOT BE INSTALLED PER OWNERS DISCRETION.

TENANT WALL SIGNS - BUILDING A

COPY:

Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Trammell Crow Business Center.

SIGN AREA:

1. **Front Wall of Building** - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the front face of the building.
2. **Side Walls of Building** - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the side face of the building.

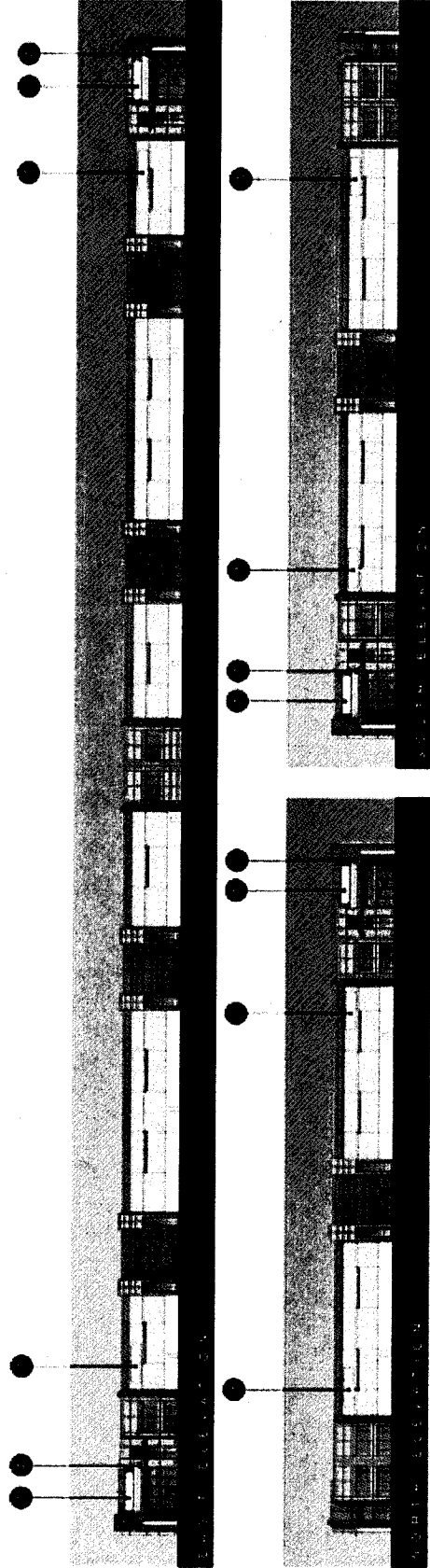
3. **Rear Wall of Building** - The surface area of the sign shall NOT EXCEED FIVE PERCENT (5%) of the surface area of the rear face of the building.
4. **Signage mounted on initial awning**
No more than four building identification signs shall be permitted for each separate business in a building.
In no case shall there be more than two illuminated square feet (2.000') of total sign area for each building identification sign.

PER SIGN ORDINANCE 343.3866 SECTION 19.4.B(2)

LOCATION:
Parallel with and attached to exterior wall of the tenant space of the business and be visible from a publicly dedicated street. No sign shall be located less than eight feet (8') above the finished grade of a sidewalk or ground level or elevated above the roof of any building.

TYPE FACE/COLORS:

A variety of sign treatments are encouraged and shall be approved by the L-Examiner and the County. Corporations shall be allowed their corporate colors and letter fonts.



SIGN LOCATION OPTIONS - TWO PER ELEVATION

- Mounted Above Entry Glazing on Corcobein Panel
- Mounted on Metal Awning
- Mounted on Concrete Panel

TENANT WALL SIGNS - BUILDING B

COPY:

Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Trammell Crow Business Center.

SIGN AREA:

1. Front Wall of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the front face of the building.
2. Side Walls of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the side face of the building.

3. Rear Wall of Building - The surface area of the sign shall NOT EXCEED FIVE PERCENT (5%) of the surface area of the rear face of the building.

4. Signage mounted on metal piping.

No more than four building identification signs shall be permitted for each separate business in a building.

In no case shall there be more than two hundred square feet (200') of total sign area for each building identification sign.

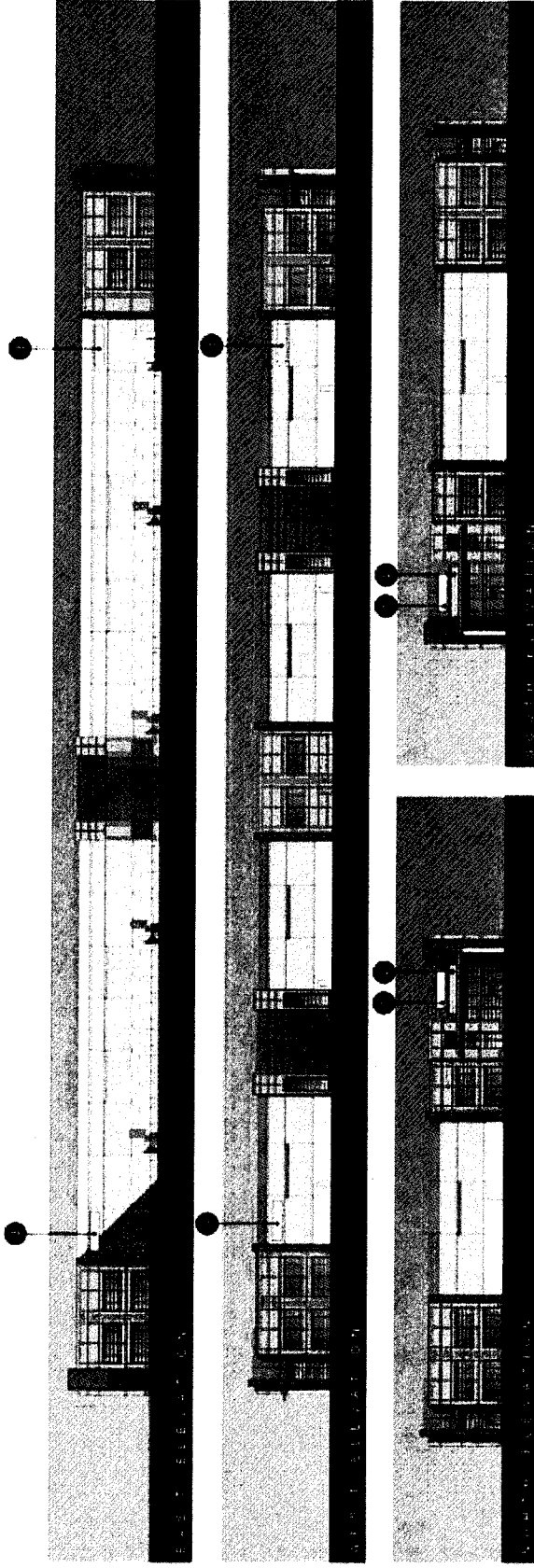
PER SIGN ORDINANCE 343.3868 SECTION 19.4.b(2)

LOCATION:

Parallel with and attached to exterior wall of the tenant space of the business and be visible from a publicly dedicated street. No sign shall be located less than eight feet (8') above the finished grade of a sidewalk or ground level or extend above the roof of any building.

TYPE FACE/COLORS:

A variety of wall sign treatments are encouraged and shall be approved by the Director and the County Corporation shall be allowed their Corporate colors and letter fonts.



SIGN LOCATION OPTIONS - TWO PER ELEVATION

- Mounted Above Entry Cladding at Concrete Panel
- Mounted on Metal Post
- Mounted on Concrete Panel

TENANT WALL SIGNS - BUILDING C

COPY:

Proposed signage is in harmony with adjacent signage concessions and conforms with the design standards for Trammell Crow Business Center

SIGN AREA:

1. Front Wall of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the front face of the building.

2. Side Walls of Building - The surface area of the sign shall NOT EXCEED TEN PERCENT (10%) of the surface area of the side face of the building.

3. Rear Wall of Building - The surface area of the sign shall NOT EXCEED FIVE PERCENT (5%) of the surface area of the rear face of the building.

4. Signage mounted on metal awning.

Five more than four building identification signs shall be permitted for each separate business at a building.

In no case shall there be more than two hundred square feet (200') of total signage for each building identification sign.

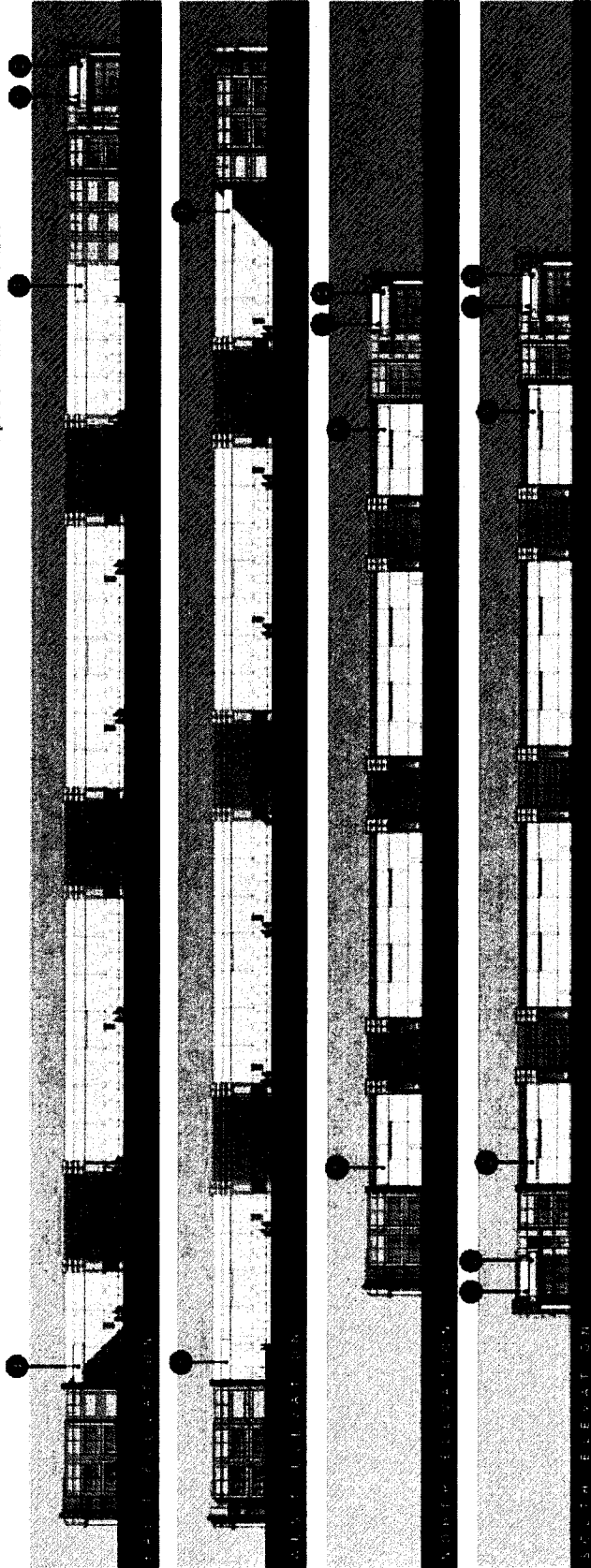
PER SIGN ORDINANCE 343.3868 SECTION 19.4.B(2)

LOCATION:

Parallel with and adjacent to exterior wall of the tenant portion of the business and be visible from a publicly dedicated street. No sign shall be located less than eight feet (8') above the finished grade of a sidewalk or ground level or extend above the roof of any building.

TYPE FACE/COLORS:

A variety of wall sign treatments are encouraged and shall be approved by the Landlord and the County Corporation shall be allowed over Corporate colors and letter fonts.



SIGN LOCATION OPTIONS - TWO PER ELEVATION

- Mounted Above Entry Canopy on Concrete Panel
- Mounted on Metal Awning
- Mounted on Concrete Panel

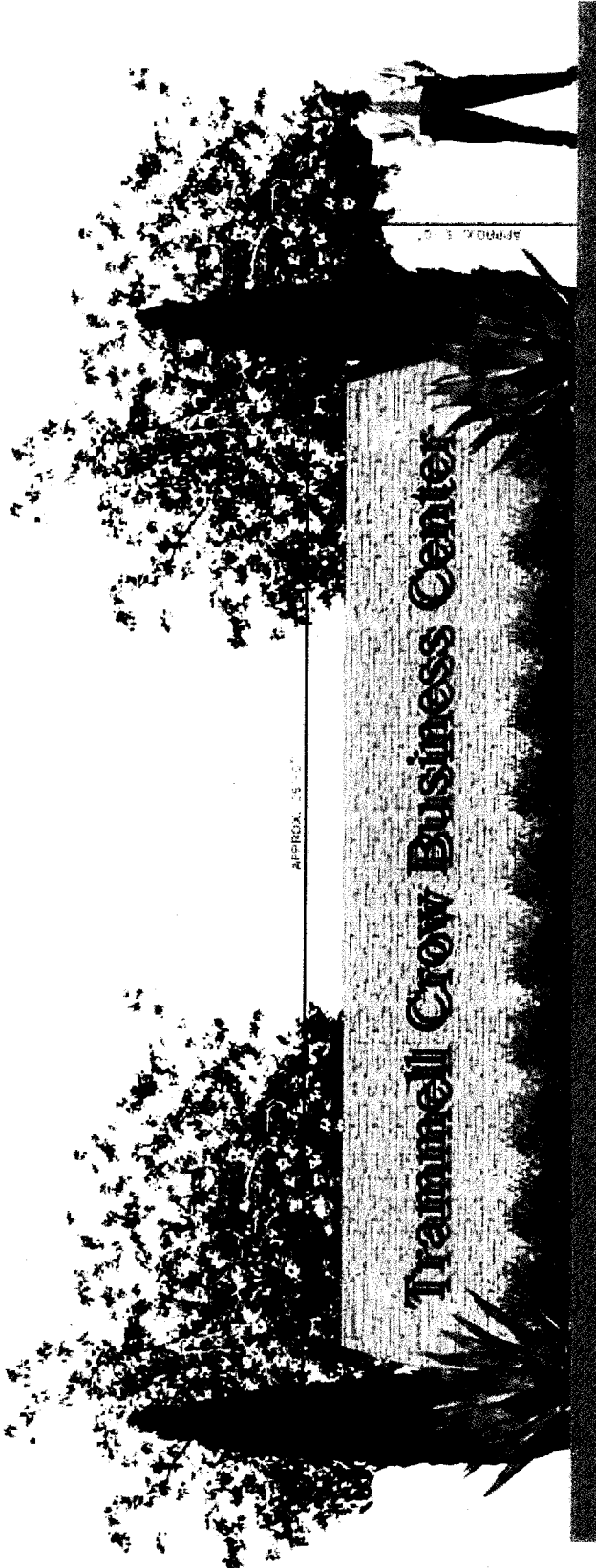
MAIN PROJECT ENTRY MONUMENT

COPY:

Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Trammell Crow Business Center.

NOTES:

To be constructed out of real stone. Letters to be painted off FGD Metal Letters painted Black. Landscape lighting to provide illumination of monument. Selection of stones and location is per Owner's discretion.



FRONT VIEW

NOT TO SCALE

S I N G L E T E N A N T M O N U M E N T

COPY:

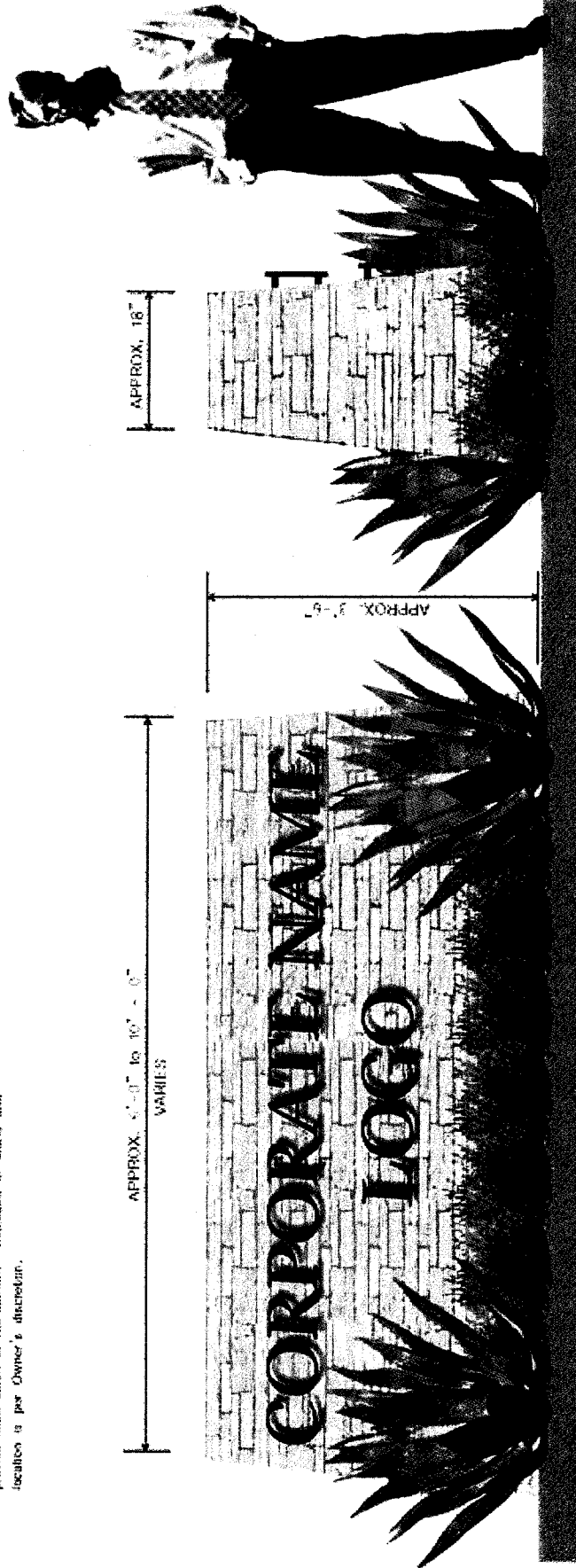
Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Trammell Crow Business Center.

To be constructed out of cast stone. Letters to be pegged off FGD Metal Letters painted Black. Landscape lighting to provide illumination of monument. Selection of stone and location is per Owner's architect.

APPROX. 6'-0" to 10' - 0"
VARIES

APPROX. 18"

APPROX. 3'-6"



FRONT VIEW

END VIEW

BUILDING ADDRESS

SA Building Address

MATERIALS - Individual cut out numbers
Fabricated from 1 1/2" gator foam.

QUANTITY - To Be Determined

TYPEFACE - Futura Medium

COLORS - To be painted contrasting color to building.

LIGHTING - Non-illumination

12" high address
(Final Location to be approved
by Fire Department)

1 2 3 4 5 6 7 8 9 0

P A R K I N G C O D E E N T R Y

PC Parking Code Entry

MATERIALS - Aluminum Panel with silk-screened graphics
 Mounted to 3" aluminum square post
 Painted project color.

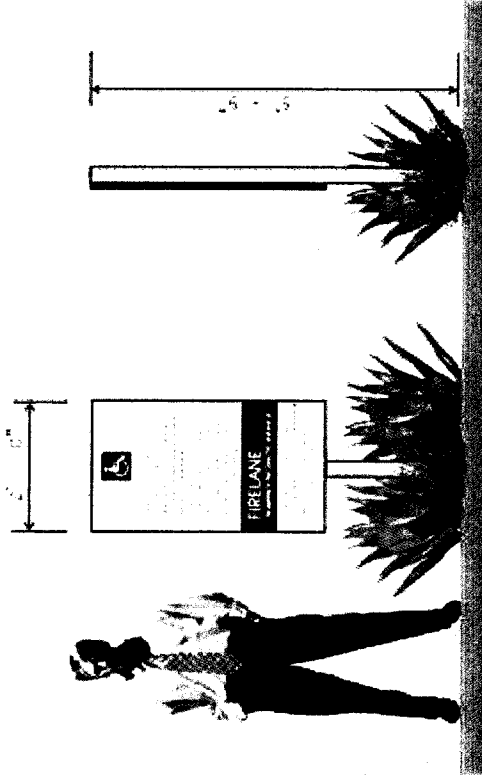
QUANTITY - To Be Determined

SIGN AREA - 5' - 9"

TYPEFACE - Helvetica Medium Condensed

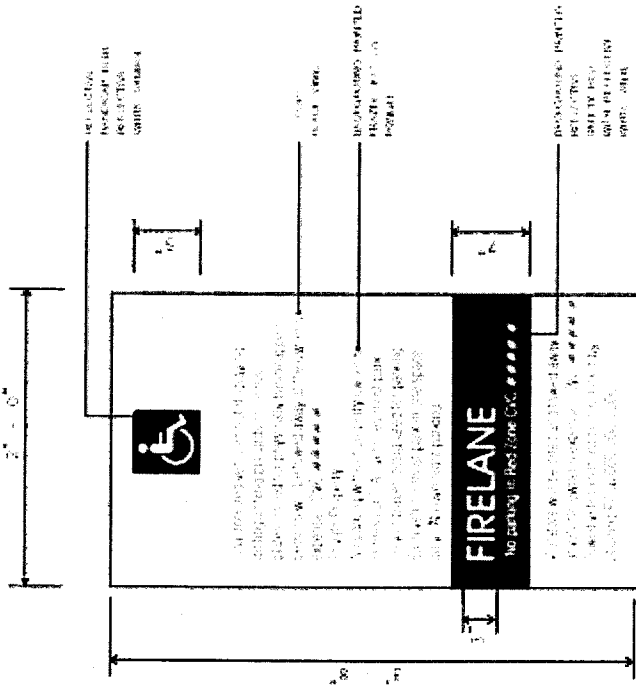
COLOR - As noted

LIGHTING - Sign does not illuminate



FRONT VIEW

END VIEW



ENLARGED FRONT VIEW

H A N D I C A P S I G N S

H Handicap Signs

MATERIALS - 1/8" x 11" sq. Aluminum panel with standard handicap blue graphics. Mounted to 3" aluminum, square post painted project color

QUANTITY - To Be Determined

SIGN AREA - 8' - 2" Maximum Height

COLOR - Standard reflective white and handicap blue vinyl.

LIGHTING - Sign does not illuminate



FRONT VIEW

STOP SIGNS

Stop Signs

MATERIALS - Single faced aluminum panel.
Mounted to 4" aluminum square
post painted project color.

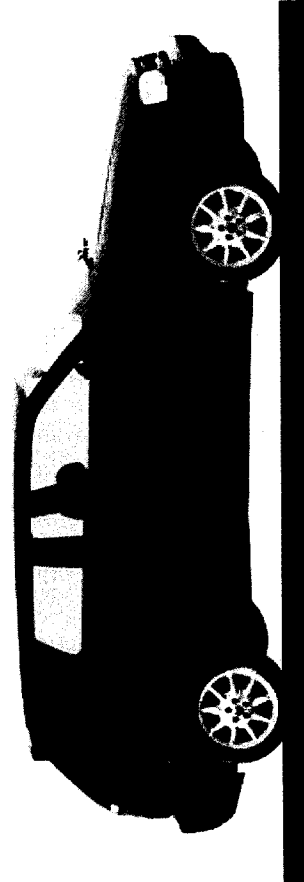
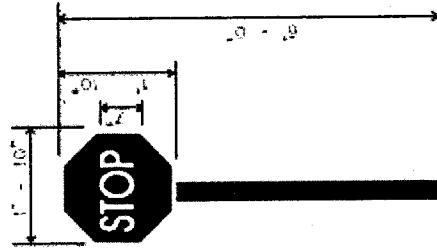
QUANTITY - To Be Determined

SIGN AREA - 6' - 0" Maximum Height

TYPE FACE - Helvetica Medium Condensed

COLOR - Standard reflective 3-M vinyl
red & white

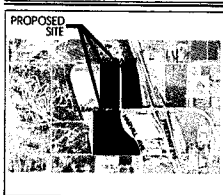
LIGHTING - Sign does not illuminate



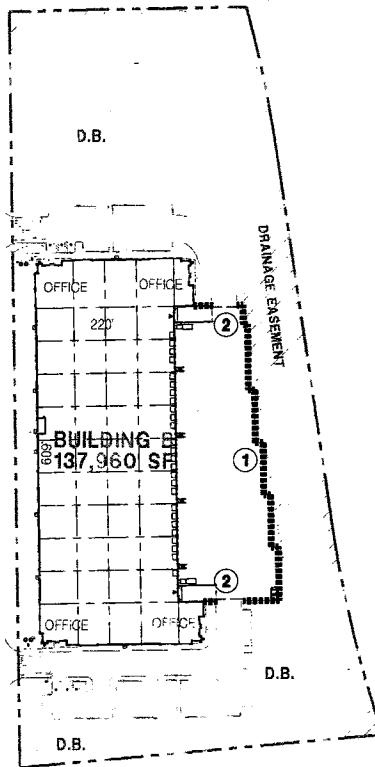
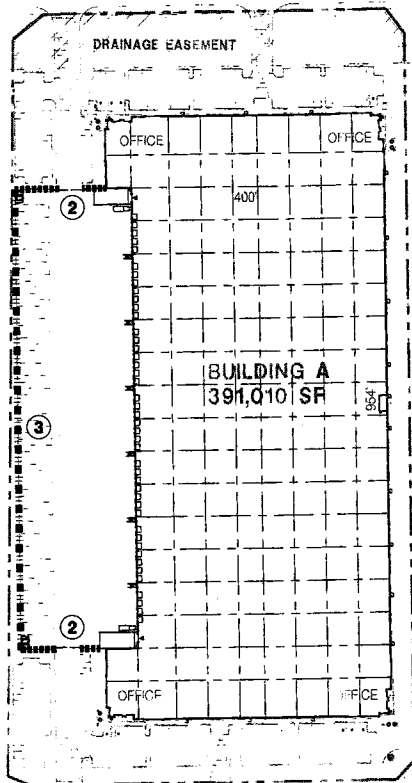
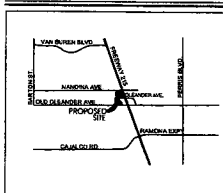
FRONT VIEW

NANDINA AVE.

AERIAL VIEW



VICINITY MAP

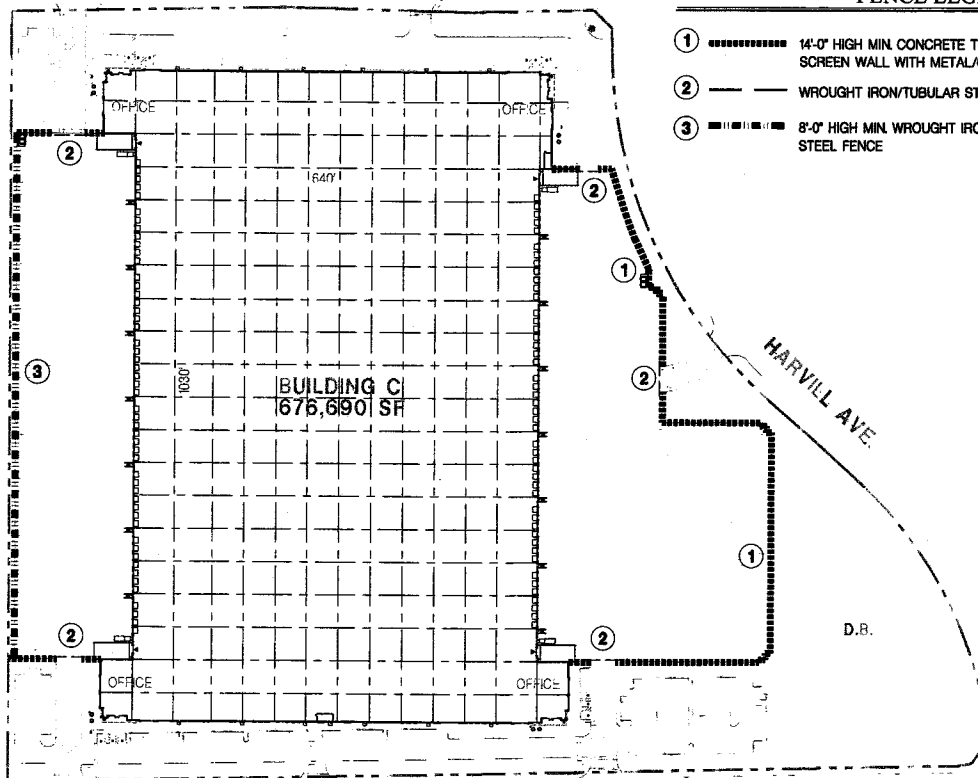


PROJECT MONUMENT HARLEY KNOX BLVD.

STRATTA RD

FENCE LEGEND

- ① 14'-0" HIGH MIN. CONCRETE TILT UP SCREEN WALL WITH METAL/CONCRETE PANEL
- ② ——— WROUGHT IRON/TUBULAR STEEL GATE
- ③ - - - - 8'-0" HIGH MIN. WROUGHT IRON/TUBULAR STEEL FENCE



OLD OLEANDER AVE.

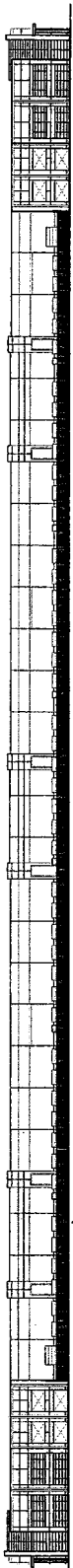


1-00

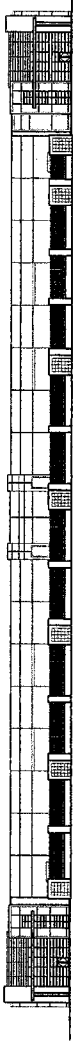


Fence Plan
TRAMMELL CROW BUSINESS
COUNTY OF RIVERSIDE, CA

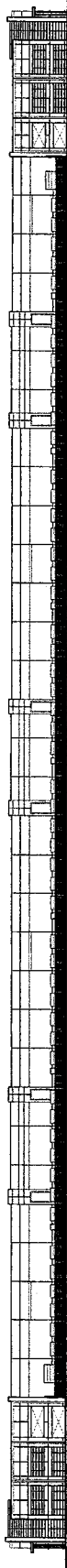
CASE: PP20699R1
EXHIBIT: W (Sheets 1-3)
DATED: 7/12/11
PLANNER: C. HINOJOSA



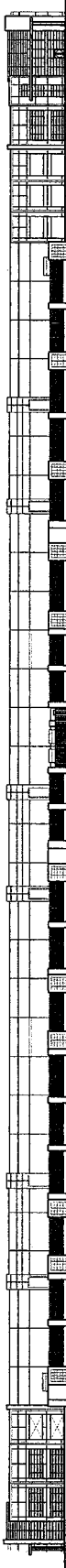
WEST ELEVATION OF BUILDING A
SCALE: 1" = 30'-0"



EAST ELEVATION OF BUILDING B
SCALE: 1" = 30'-0"

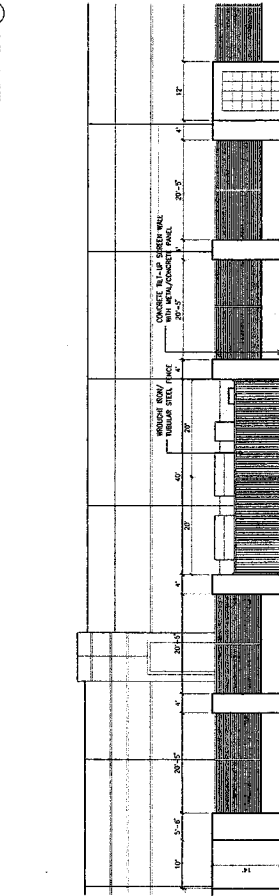


WEST ELEVATION OF BUILDING C
SCALE: 1" = 30'-0"



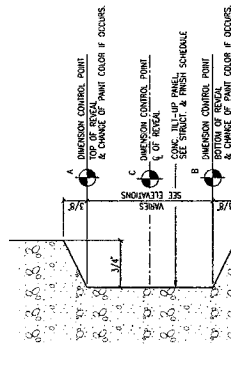
EAST ELEVATION OF BUILDING C
SCALE: 1" = 30'-0"

• East Building and Screen Wall Elevations were adjusted to reflect eight-line conditions typical along Harvill Avenue



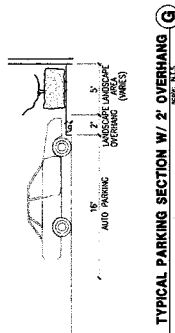
• East Building and Screen Wall Elevations were adjusted to reflect eight-line conditions typical along Harvill Avenue

ENLARGED SCREEN WALL ELEVATION
SCALE: 1" = 10'-0"

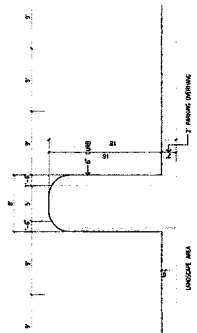


NOTES:
 1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE COLOR. SEE WALL SECTIONS.
 2. PAINT COLOR CHANGES TO ADJUST COLOR AT CONTROL JOINT "A" OR "B"

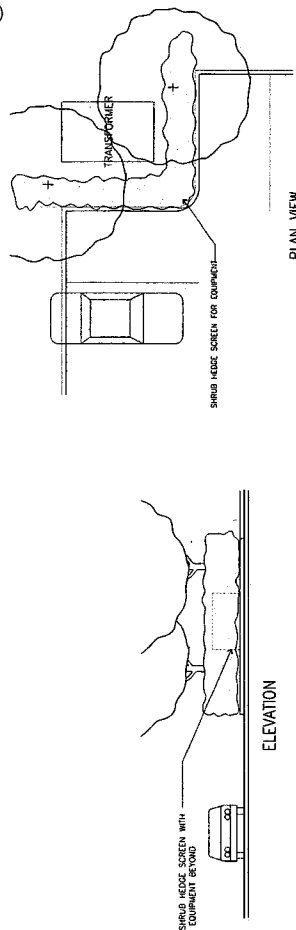
TYPICAL CONCRETE REVEAL
SCALE: N.T.S.



TYPICAL PARKING SECTION W/ 2' OVERHANG
SCALE: N.T.S.



TYPICAL PARKING SECTION W/ 2' OVERHANG
SCALE: N.T.S.



PLAN VIEW
SCALE: N.T.S.

ELEVATION

GROUND MOUNTED EQUIPMENT SCREENING, TYP.
SCALE: N.T.S.

HPA

HPA, Inc.
19031 Sandpoint Avenue, Suite #1100
Frisco, TX
Tel: 949-883-1770
Fax: 949-883-0851
email: info@hpa.com

OWNER:
TRAMMELL CROW
COMPANY

Project:
TRAMMELL
CROW
BUSINESS
CENTER
County of Riverside, CA

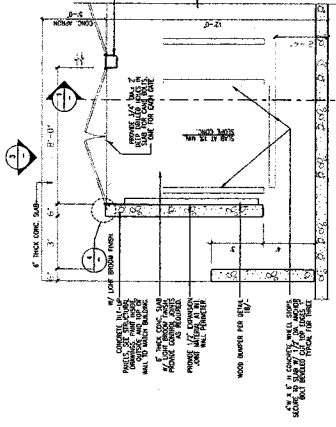
Consultants:

DATE:
DETAILS

Project Number: 11097
Drawn by: MJK
Date: 09/2011
Revised:

Sheet:

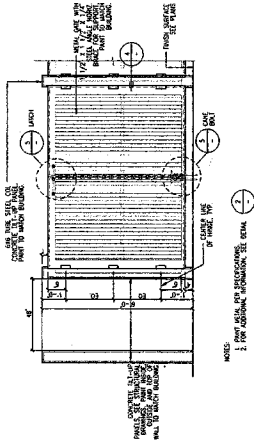
A4.3



NOTES:
1. SEE PLAN FOR DIMENSIONS, SEE ELECTIONS.
2. SLOPE AND FINISH ALL FLOOR, EXCEPT FLOOR ON OR WITH AN INLET TO MATCH.

TRASH ENCLOSURE PLAN

2



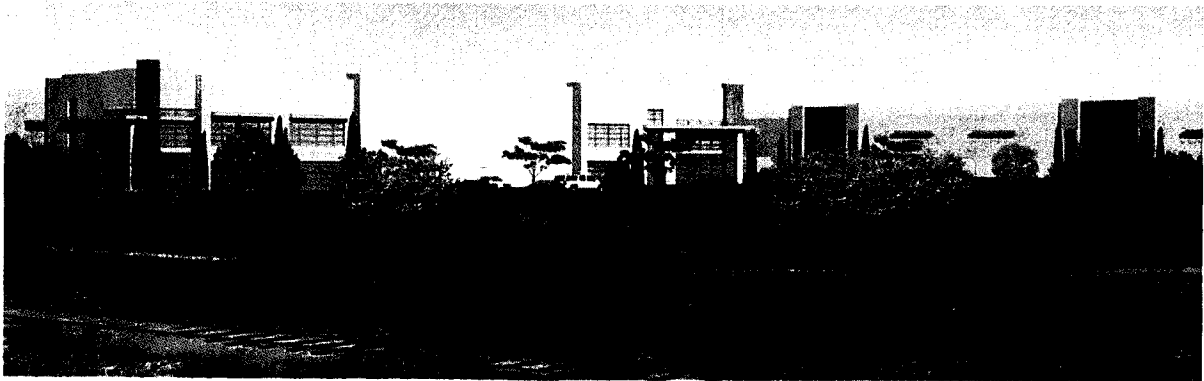
NOTES:
1. SEE PLAN FOR DIMENSIONS, SEE ELECTIONS.
2. SLOPE AND FINISH ALL FLOOR, EXCEPT FLOOR ON OR WITH AN INLET TO MATCH.

TRASH ENCLOSURE GATE ELEVATION

3

**Addendum No. 1 to
Environmental Impact Report (EIR) No. 485
for:**

Plot Plan No. 20699R1



**Prepared By:
County of Riverside, CA**

Applicant:
Trammel Crow Company
4 Park Plaza
Suite 700
Irvine, CA 92614

CEQA Consultant:
T&B Planning Inc.
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August 1, 2011

**CASE#: PP20699R1
EXHIBIT: Addendum No. 1 to EIR00485
DATED: 8/01/11
PLANNER: C. HINOJOSA**

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I. Addendum Introduction**A. Document Purpose**

This introduction is included to provide the reader with general information regarding: (1) the history of Plot Plan No. 20699; (2) the purpose of an Addendum to an Environmental Impact Report (Addendum); (3) standards for adequacy under the California Environmental Quality Act (CEQA); (4) a description of the format and content of this Addendum; and (5) the processing requirements for the proposed Project.

B. History of Plot Plan No. 20699

Plot Plan No. 20699 was approved by the Riverside County Planning Commission on June 11, 2008. Concurrently, Tentative Parcel Map No. 33942 was approved and Final Environmental Impact Report No. 485 was certified on June 25, 2008. The property was subsequently sold and purchased by a new owner who desired to make modifications to the approved site layout to accommodate the construction and operation of a state of the art industrial facility designed to attract high quality tenants and employers. An application was thus filed with Riverside County to revise Plot Plan No. 20699. The project analyzed in this document is Plot Plan No. 20699, Revised Permit No. 1 (PP20699R1).

C. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive review process associated with the proposed PP20699R1. The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. 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 shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present and an Addendum is determined to be the appropriate type of CEQA document required.

D. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified Project EIR (Final EIR No. 485) for the approved PP20699. As such, this Addendum is intended to provide additional information regarding effects associated with implementation of Plot Plan No. 20699, Revised Permit No. 1 (PP20699R1). Section 15161 of the CEQA Guidelines states that a Project EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, a Project EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make a final decision on the current requested application, which consists of a revision to PP20699.

The County has determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. PP20699R1 would not require "major revisions" to the previous EIR because the project will not involve any substantial increases in the severity of the previously identified significant impacts. As proposed, PP20699R1 would involve the following:

- PP20699R1 proposes to develop the subject property with three (3) single-story concrete tilt up shell buildings having footprint sizes of 391,010 s.f. (Building A), 137,960 s.f. (Building B), and 676,690 s.f. (Building C). The total sum of building space proposed is 1,205,660 s.f. In comparison, PP20699 was approved to provide five (5) buildings totaling 1,206,710 s.f. Thus, PP20699R1 represents a reduction of 1,050 s.f. of building space.
- Building A is proposed to be slightly enlarged (from 369,649 s.f. to 391,010 s.f.) and rotated 180 degrees, with the trucking activity oriented away from Harvill Avenue and Interstate 215. A driveway is proposed to be eliminated along Harvill Avenue and a driveway is proposed to be added at Stratta Road.
- Building B is proposed to be moved southerly and designed as one 137,960 s.f. building instead of two smaller paired buildings of 60,701 s.f. and 93,786 s.f. A landscaped water quality detention basin is proposed adjacent to the property's northeast freeway frontage. Upgraded screening and hardscape features are proposed to buffer the truck court areas. The number of driveways along Harvill Avenue is proposed to be reduced from three (3) to two (2).
- Building C is proposed to be expanded and previously approved Building D is proposed to be eliminated and replaced with a parking area and landscaping and water quality detention basin. Proposed Building C will total 676,690 s.f., whereas the previously approved buildings (C and D) were 592,885 s.f. and 86,969 s.f. The number of driveways along Harvill Avenue is proposed to be reduced from two (2) to one (1) and the number of driveways along Old Oleander Road is proposed to be increased from two (2) to three (3).
- The total number of trailer dock doors is proposed to be reduced from 176 doors to a revised 168 doors.
- The intersection at Harvill Avenue and Harley Knox Boulevard is proposed to be expanded to comply with current Riverside County intersection standards.
- The building architectural plans are proposed to be modified to incorporate upgrades to the building elevations, including the addition of materials, wall panel complexity (reveals and changes in elevation), overhangs/covered entries, lighting features, and a tailored color scheme to distinguish this business center from other projects in the area.
- Energy efficiency features are proposed to be added, including rooftop photovoltaic capability, enhanced mechanical ventilation, and 3% minimum skylights in the industrial/manufacturing areas. LEED certification will be pursued.
- The east/west community trail previously planned along Old Oleander Avenue is proposed to be relocated to Stratta Road, connecting to the north/south trail segment along Harvill Avenue.

- Additionally, there are associated revisions proposed to the master landscaping plan, infrastructure plans, and internal circulation and parking layouts to accommodate the modified building arrangements described above.

As indicated in the above description, the majority of changes included as part of PP20699R1 involve revisions to the building arrangement to provide more efficient buildings in response to current demand in the economic market and more area dedicated to landscaping and water quality improvements. The limits of ground disturbance would be the same, construction characteristics would be similar, and the land use after construction would remain the same, consistent with the Riverside County General Plan designation assigned to the property as Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio). The revisions proposed would not result in any changes to allowable land uses and the environmental effects associated with development of the property as distribution warehouse business center were previously subjected to evaluation under CEQA as part of Final EIR No. 485, which is hereby incorporated by reference and available for review at the County of Riverside, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Overall, the proposed PP20699R1 would result in impacts to the physical environment that are less than or equal to those addressed in Final EIR No. 485. As demonstrated in the accompanying Environmental Assessment No. 42455 (EA42455), changes proposed as part of the Plot Plan would not substantially increase the significance of impacts to the environment as compared to impacts that were evaluated and disclosed as part of Final EIR 485.

- b. Subsequent to the certification of Final EIR No. 485 and approval of PP20699, no new information of substantial importance has become available which was not known at the time the Final EIR No. 485 was prepared.
- c. As proposed, PP20699R1 would not involve any land uses or construction or operational characteristics that were not included in the analysis contained in Final EIR No. 485, and would therefore not result in any new significant effects that were not previously identified.
- d. PP20699R1 would result in a comparable level of development as approved by PP20699, and would therefore not result in a substantial increase in the severity of previously identified significant effects analyzed in the previous Final EIR No. 485.
- e. Updated technical reports were prepared for biology (including a focused survey for burrowing owl), hydrology, water quality, water and sewer service, and geotechnical (copies are contained as appendices to this document). Additionally, PP20699R1 was subject to a consistency review by the Riverside County Airport Land Use Commission (ALUC). These technical reports and the ALUC consistency determination did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in Final EIR No. 485. Specifically, these updated technical reports concluded as follows:
 1. The biology report reaffirmed the biological resource findings and mitigation measures established within Final EIR No. 485 and found that no new impacts would occur from the implementation of PP20699R1.

2. The hydrology and water quality reports analyzed the modified detention basin design proposed by PP20699R1 and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts.
3. The Eastern Municipal Water District (EMWD) plan of service describes the existing water and sewer systems and the proposed water and sewer system plans for PP20699R1. The Plan of Service determines that there would be adequate water and wastewater service provided to the subject property and that there would be less demand than disclosed in Final EIR No. 485.
4. The geotechnical update report reaffirmed the geology and soils findings and mitigation measures established within Final EIR No. 485 and found that no new impacts would occur from the implementation of PP20699R1.
5. The ALUC consistency determination (Case No. ZAP1073MA11, July 14, 2011) concluded that PP20699R1 would be consistent with the land use compatibility plan for March Air Reserve Base and issued conditions of approval similar to those previously issued for PP20699. No new impacts were identified.

Mitigation measures identified in Final EIR No. 485, other than those that have changed as a result of updated conditions of approval issued by the ALUC for airport compatibility, by the Riverside County Transportation Department for required roadway and intersection geometric improvements, by the Riverside County Flood Control and Water Conservation District for required storm water drainage improvements, and by the Riverside County Fire Department for required fire suppression improvements, remain appropriate and feasible for PP20699R1.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified Final Environmental Impact Report No. 485 (Final EIR No. 485) would be prepared for PP20699R1. Its focus is to evaluate PP20699R1 in relation to previously approved PP20699 and certified Final EIR No. 485.

E. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

An EA (EA42455) has been prepared by the County of Riverside, which, when combined with the technical appendices (A-G), comprises Addendum No. 1 to EIR No. 485 and reaffirms the findings of the previously certified Final EIR No. 485. The studies are as follows:

- A. Mitigation, Monitoring and Reporting Program for PP20699R1.
- B. "Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl (Assessor Parcel Numbers 298-310-011, -052, and -048) Unincorporated Riverside County, California." TetraTech. March 2010.
- C. "Focused Survey for Burrowing Owl (Assessor Parcel Numbers 298-310-011, -052, and -048) Unincorporated Riverside County, California." TetraTech. June 2011.

- D. "Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center – Plot Plan 20699R1." Webb Associates. June 15, 2011.
- E. "Preliminary Water Quality Management Plan for Revised Plot Plan 20699R1." Webb Associates. May 17, 2011.
- F. "EMWD Plan of Service for PP20699R1." Webb Associates. July 2011.
- G. "Plot Plan Review and Geotechnical Update." Southern California Geotechnical. June 2011.

The technical studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix A that was prepared by County of Riverside staff, describe the findings of Final EIR No. 485 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in Final EIR No. 485 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented.

F. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum together with Final EIR No. 485 which has been reviewed and determined to be complete and accurately by the Riverside County Planning Department. A public hearing will be held before the Riverside County Board of Supervisors, to consider the proposed action (i.e., PP20699R1) and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny approval of PP20699R1. If approved, the Board of Supervisors will also adopt findings relative to PP20699R1's environmental effects following the implementation of mitigation measures as described in Addendum No. 1 to EIR No. 485.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42455 (Addendum No. 1 to EIR No. 485)

Project Case Type (s) and Number(s): Plot Plan No. 20699, Revised Permit No. 1

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Christian Hinojosa

Telephone Number: (951) 955-0972

Applicant's Name: David Drake, Trammel Crow Company

Applicant's Address: 4 Park Plaza, Suite 700; Irvine, CA 92614

I. PROJECT INFORMATION

Project Description: Plot Plan No. 20699, Revised Permit No. 1 (PP20699R1) proposes modifications to PP20699, which was approved by the Riverside County Planning Commission on June 11, 2008. Final EIR No. 485 (SCH No. 2005091095) was certified in association with the case on June 25, 2008.

Figure 1 depicts proposed PP20699R1. Specifically, the following modifications are proposed to meet the Project Applicant's objective to construct and operate a state of the art industrial facility designed to attract high quality tenants and employers.

- PP20699R1 proposes to develop the subject property with three (3) single-story concrete tilt up shell buildings having footprint sizes of 391,010 s.f. (Building A), 137,960 s.f. (Building B), and 676,690 s.f. (Building C). The total sum of building space proposed is 1,205,660 s.f. In comparison, PP20699 was approved to provide five (5) buildings totaling 1,206,710 s.f. Thus, PP20699R1 represents a reduction of 1,050 s.f. of building space.
- Building A is proposed to be slightly enlarged (from 369,649 s.f. to 391,010 s.f.) and rotated 180 degrees, with the trucking activity oriented away from Harvill Avenue and Interstate 215. A driveway is proposed to be eliminated along Harvill Avenue and a driveway is proposed to be added at Stratta Road.
- Building B is proposed to be moved southerly and designed as one 137,960 s.f. building instead of two smaller paired buildings of 60,701 s.f. and 93,786 s.f. A landscaped water quality detention basin is proposed adjacent to the property's northeast freeway frontage. Upgraded screening and hardscape features are proposed to buffer the truck court areas. The number of driveways along Harvill Avenue is proposed to be reduced from three (3) to two (2).
- Building C is proposed to be expanded and previously approved Building D is proposed to be eliminated and replaced with a parking area and landscaping and water quality detention basin. Proposed Building C will total 676,690 s.f., whereas the previously approved buildings (C and D) were 592,885 s.f. and 86,969 s.f. The number of driveways along Harvill Avenue is proposed to be reduced from two (2) to one (1) and the number of driveways along Old Oleander Road is proposed to be increased from two (2) to three (3).
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- The intersection at Harvill Avenue and Harley Knox Boulevard is proposed to be expanded to comply with current Riverside County intersection standards.
- The building architectural plans are proposed to be modified to incorporate upgrades to the building elevations, including the addition of materials, wall panel complexity (reveals and changes in elevation), overhangs/covered entries, lighting features, and a tailored color scheme to distinguish this business center from other projects in the area.
- Energy efficiency features are proposed to be added, including rooftop photovoltaic capability, enhanced mechanical ventilation, and 3% minimum skylights in the industrial/manufacturing areas. LEED certification will be pursued.
- The east/west community trail previously planned along Old Oleander Avenue is proposed to be relocated to Stratta Road, connecting to the north/south trail segment along Harvill Avenue.
- Additionally, there are associated revisions proposed to the master landscaping plan, infrastructure plans, and internal circulation and parking layouts to accommodate the modified building arrangements described above. Refer to Figures 1 and 2 (Plot Plan 20699R1) and Figures 3 and 4 (Conceptual Master Landscaping Plan).

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

B. Total Project Area: 68.85 Gross Acres

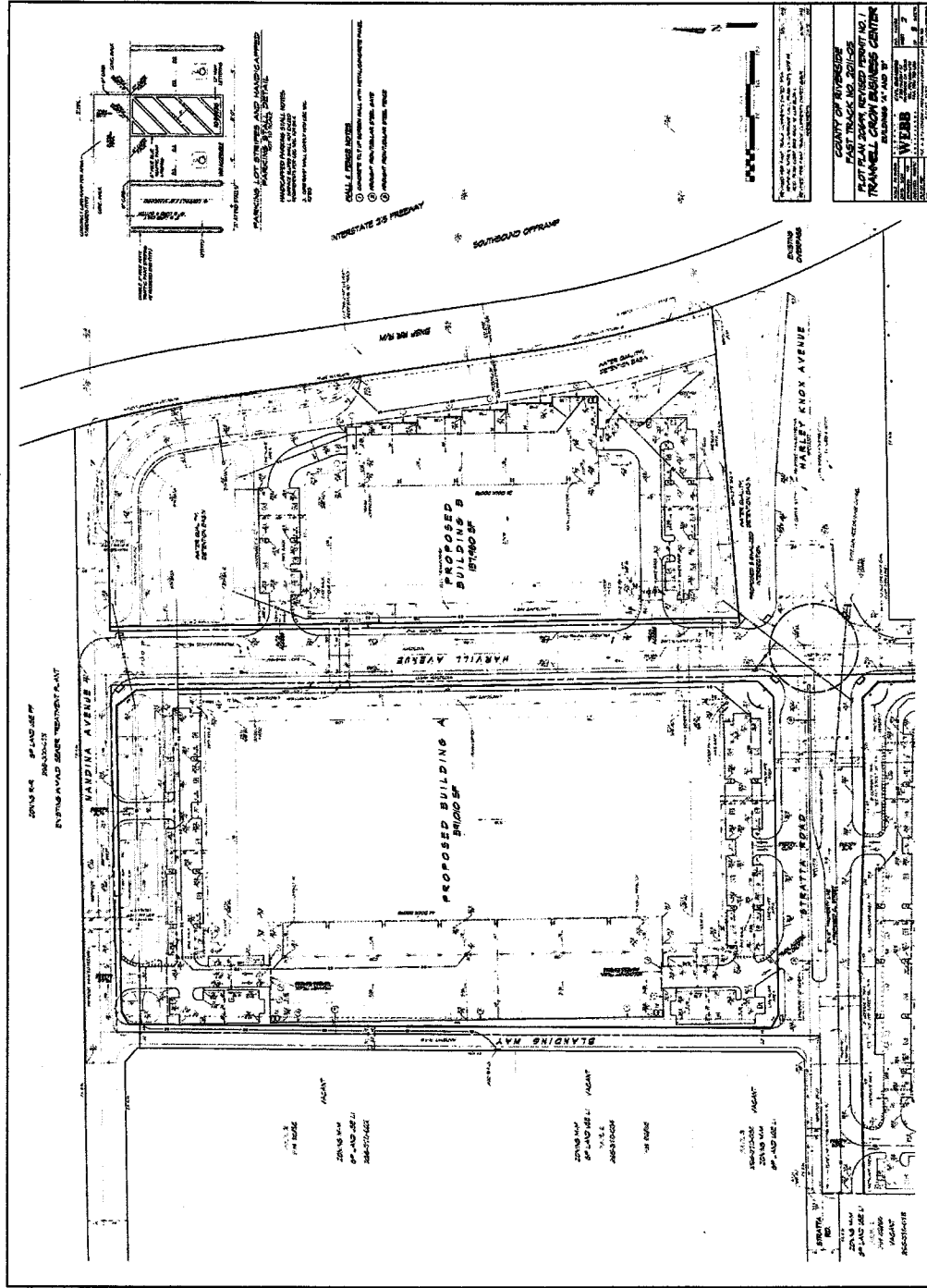
Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 68.85 Gross	Lots: 3	Sq. Ft. of Bldg. Area: 1,205,660	Est. No. of Employees: 450-750
Landscape Area: 17%		Sq. Ft. of LS. Area: 478,080	

C. Assessor's Parcel No(s): 295-310-011, 295-310-048, 295-310-052

D. Street References: North of Old Oleander Avenue; South of Nandina Avenue; North and South of Harley Knox Avenue; East and West of Harvill Avenue and Stratta Road; West of Interstate 215; and East of Blanding Way. Refer to Figure 5 (Vicinity Map).

E. Section, Township & Range Description or reference/attach a Legal Description: Section 35, Township 3 South, Range 4 West.

F. Brief description of the existing environmental setting of the project site and its surroundings: The subject property consists of an irregularly-shaped parcel that has been previously graded and is routinely disked for fire risk management. The property is vacant and undeveloped, having an elevation of approximately 1,500 feet above mean sea level and containing no relief other than a slight east-dipping gradient. The surrounding area is occupied by vacant land and commercial/industrial properties in the City of Perris and unincorporated Riverside County, in addition to a Western Municipal Water District wastewater treatment plant to the north. The Atchison Topeka and Santa Fe Railroad and Interstate 215 are located to the east. Refer to Figure 6 (Aerial Photograph).



Source: Webb Associates, July 11, 2011



EA 42455

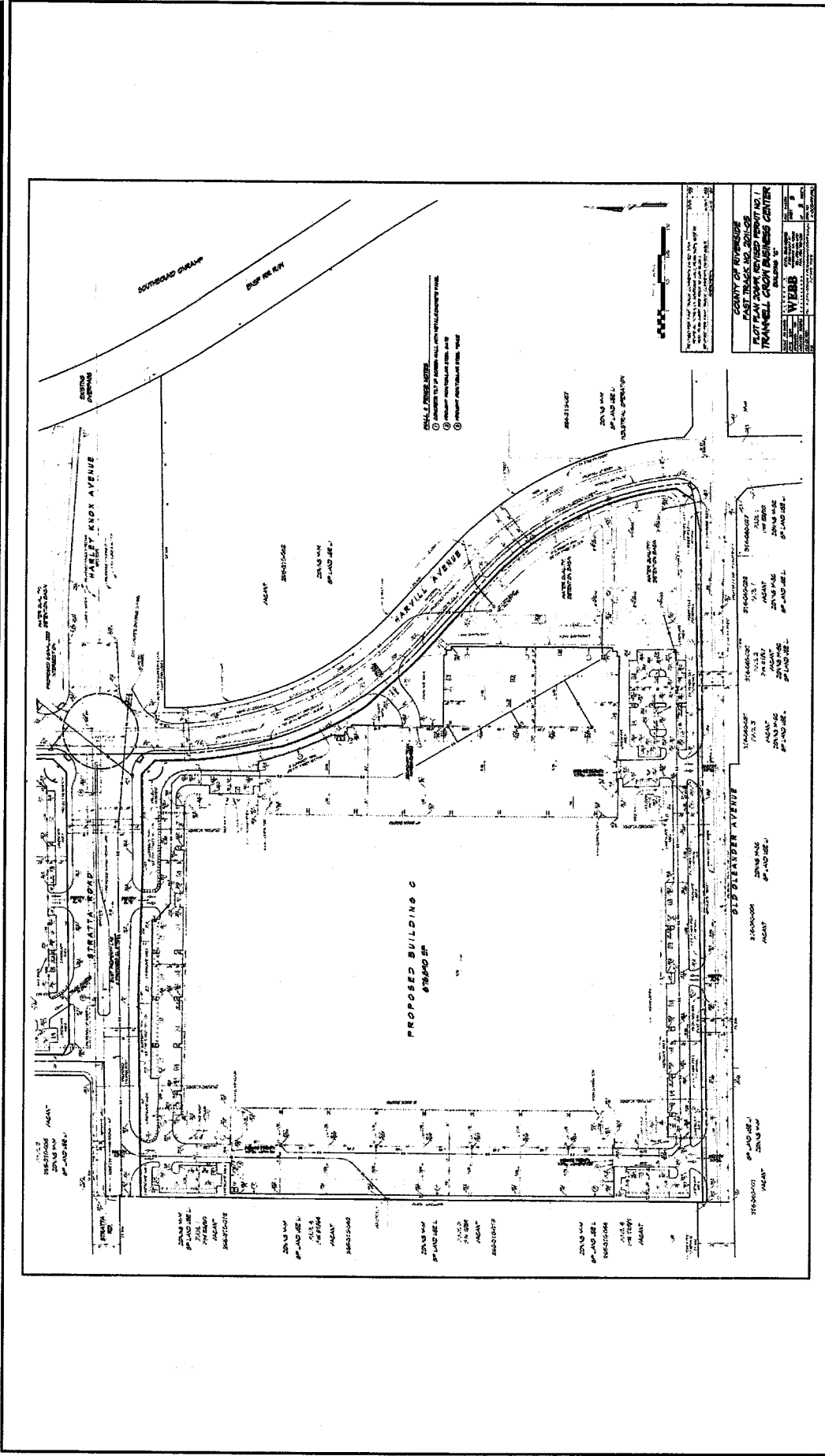


FIGURE 2

Source: Webb Associates, July 11, 2011



Conceptual Landscape Master Plan
KNOX LOGISTICS CENTER
 COUNTY OF RIVERSIDE, CA

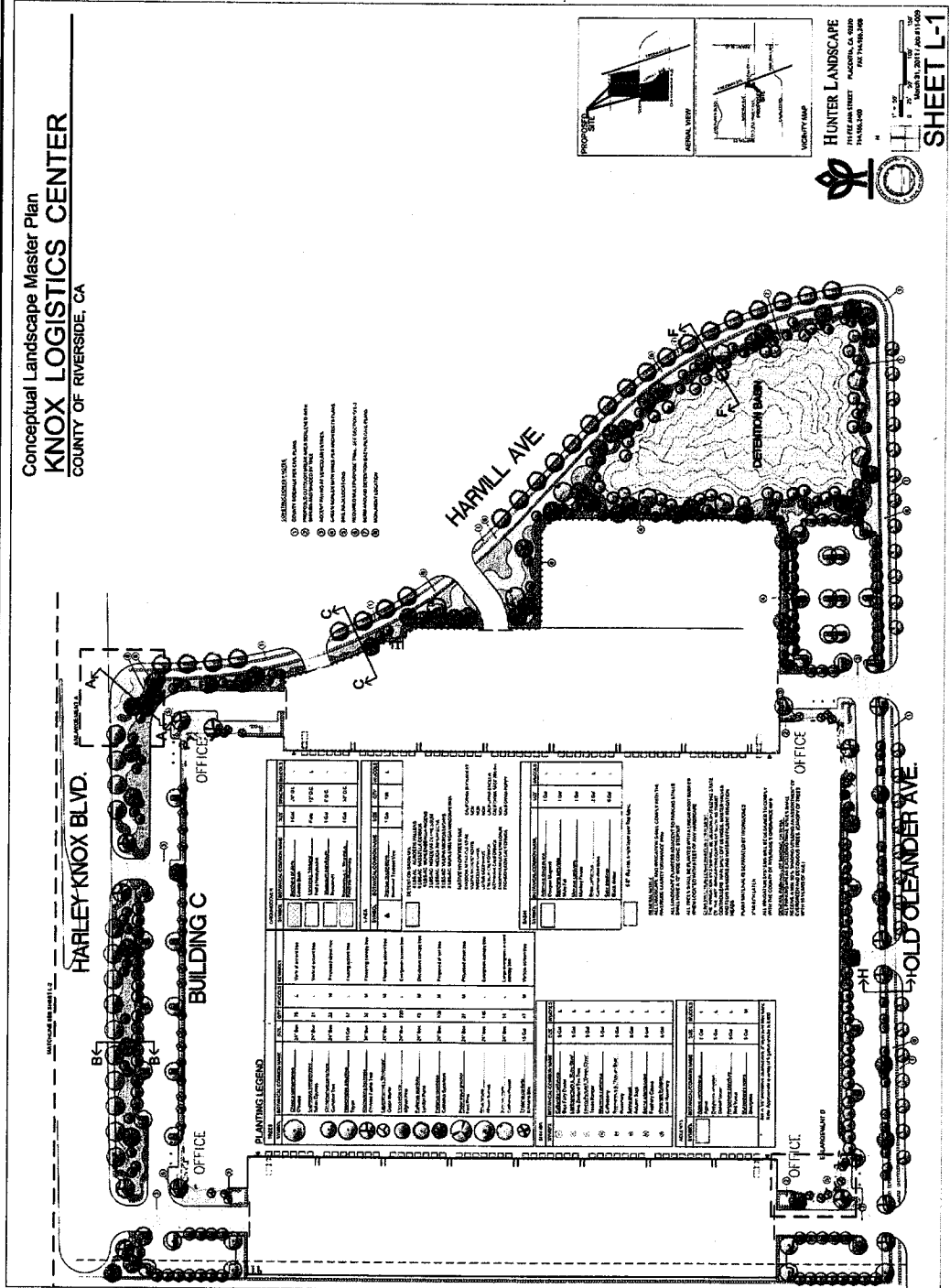


FIGURE 3

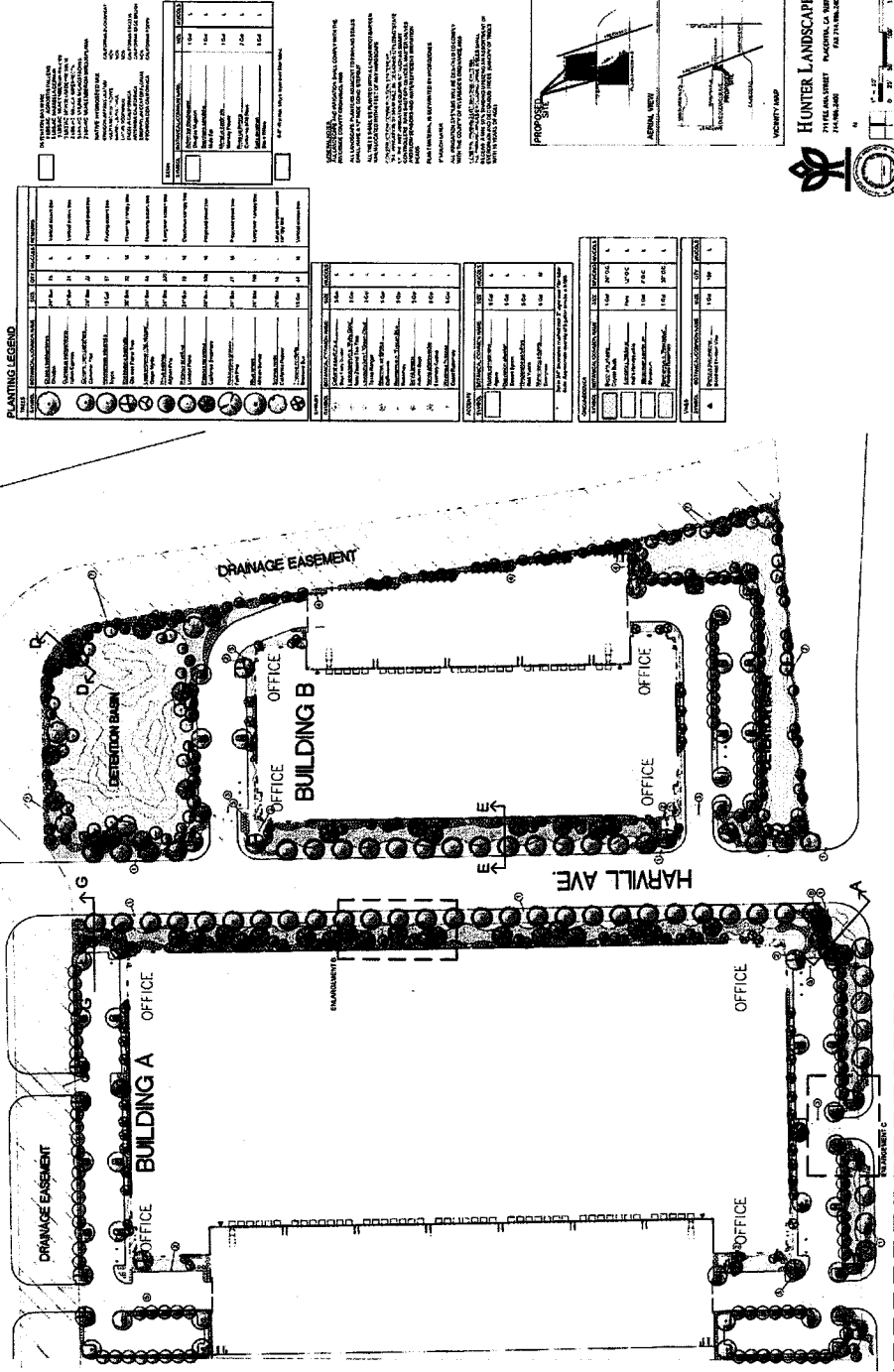
Conceptual Landscape Master Plan (1 of 2)

Source: Webb Associates, June 16, 2011



EA 42455

Conceptual Landscape Master Plan
KNOX LOGISTICS CENTER
 COUNTY OF RIVERSIDE, CA



TRAMMEL CROW BUSINESS CENTER

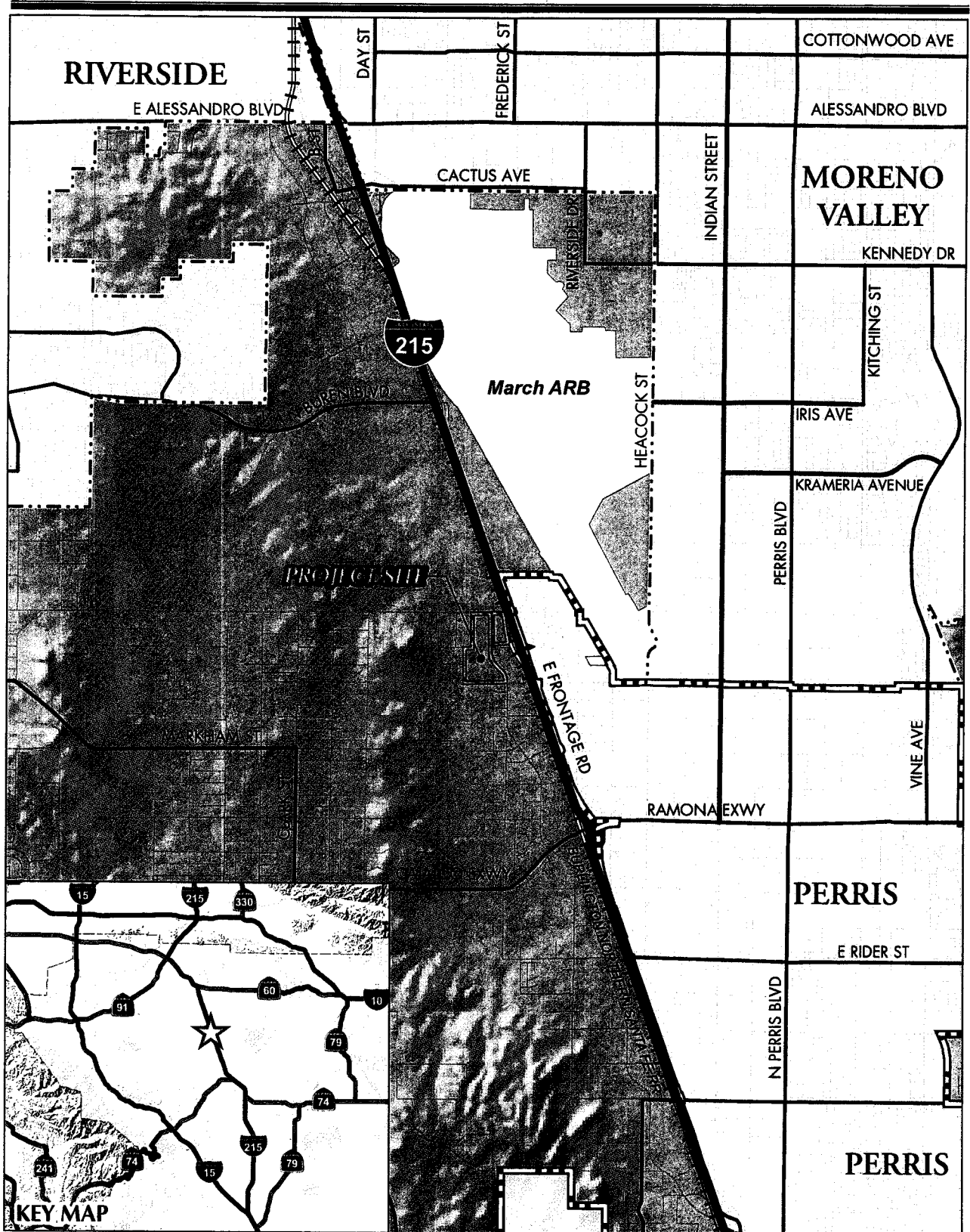
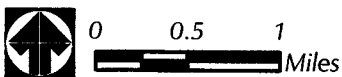


FIGURE 5



Vicinity Map

TRAMMEL CROW BUSINESS CENTER

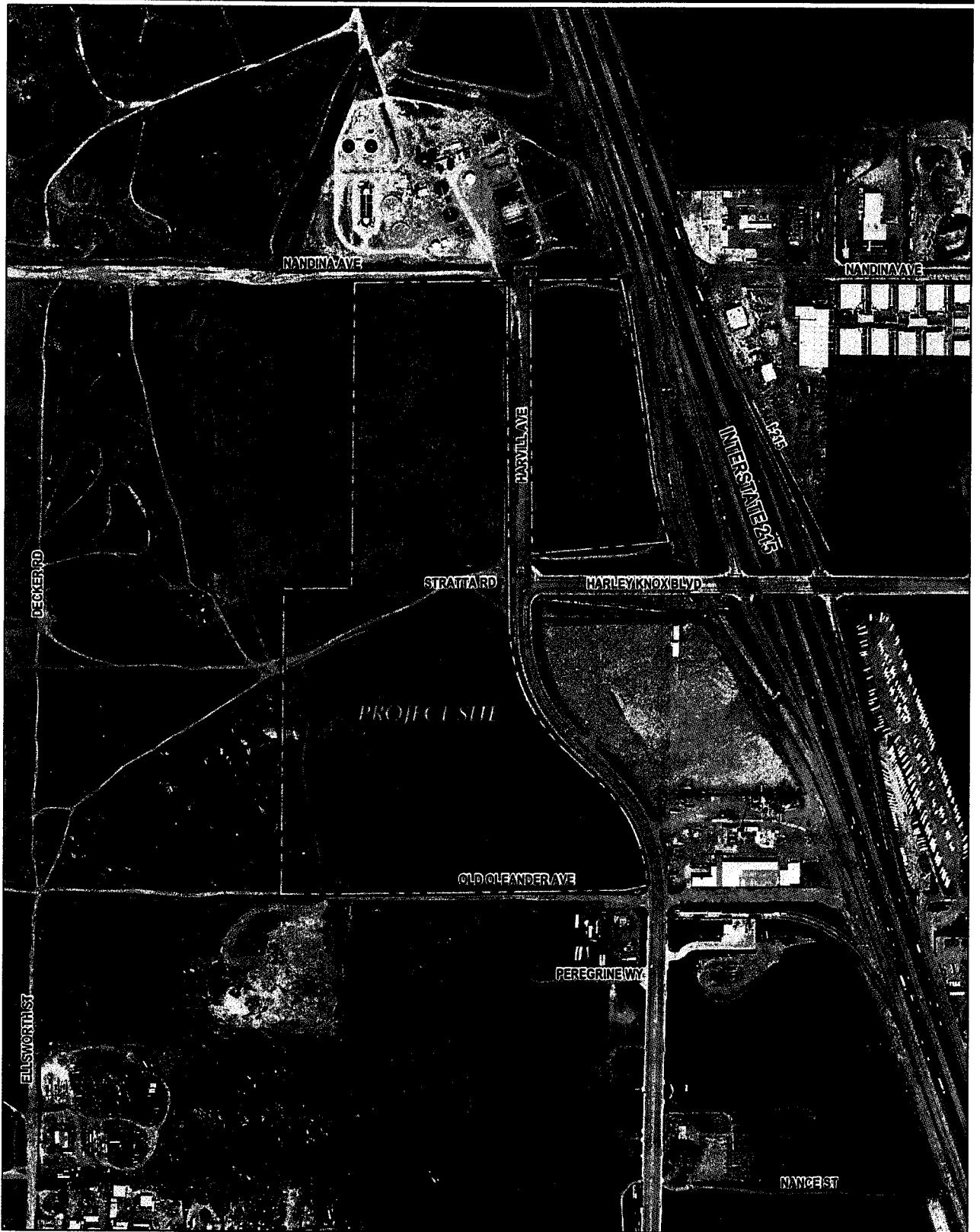
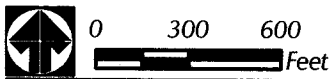


FIGURE 6



Aerial Photograph

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Proposed PP20699R1 is consistent with the Riverside County General Plan and Mead Valley Area Plan land use designation of Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio). Floor area ratios proposed by PP20699R1 are 0.51 for Building A, 0.25 for Building B, and 0.46 for Building C, which are within the target range of 0.25 – 0.60 set forth for the LI land use designation by the Riverside County General Plan. The proposal meets all other applicable land use policies.
2. **Circulation:** Proposed PP20699R1 has been reviewed by the Riverside County Transportation Department and is found to be in conformance with County Ordinance 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist and are proposed to serve the proposed development. PP20699R1 adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The subject property is not designated for open space conservation by the Western Riverside County Multiple Species Conservation Plan, nor is it designated by the Riverside County General Plan as important farmland or mineral resource land. PP20699R1 adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The subject property is located within an area that is subject to seismic ground shaking but the property is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone. Construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety. The property is not located in a high fire hazard area, a flood hazard area, a dam inundation area, or an area subject to blowsand (wind erosion). PP20699R1 is designed to accommodate the sufficient provision of emergency response services and has been reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. PP20699R1 adheres to all other applicable Safety Element policies.
5. **Noise:** PP20699R1 will accommodate a distribution warehousing business center, which is not a noise-sensitive land use. Operation of a distribution warehouse business center on the property was analyzed in an acoustical study that determined no significant noise impacts would be generated. PP20699R1 adheres to all applicable Noise Element policies.
6. **Housing:** PP20699R1 would not adversely impact the General Plan Housing Element goals or policies. The subject property does not contain housing, is not designated by the General Plan to provide housing, and PP20699R1 does not propose housing.
7. **Air Quality:** PP20699R1 has been conditioned to control fugitive dust during grading and construction activities and to reduce adverse air emissions to the greatest feasible extent. PP20699R1 meets all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

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

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

F. Policy Area(s), if any: Airport Policy Area (March Air Reserve Base); Mount Palomar Nighttime Lighting Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Jurupa

2. **Foundation Component(s):**
To the North, South, East and West: Community Development

3. **Land Use Designation(s):**
To the North: Public Facilities (PF) (< 0.60 Floor Area Ratio)
To the South, East and West: Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio)

4. **Overlay(s) and Policy Area(s):**
To the North, South, East and West: Airport Policy Area (March Air Reserve Base) and Mount Palomar Nighttime Lighting Policy Area.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

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

I. Existing Zoning: Industrial Park (IP)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning:

To the North: Rural Residential (R-R)

To the South: Manufacturing - Medium (M-M) and Manufacturing - Service Commercial (M-SC)

To the East: Manufacturing - Medium (M-M)

To the West: Manufacturing - Medium (M-M) and Industrial Park (I-P)

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

IV. DETERMINATION

On the basis of this initial evaluation:


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the

environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

August 1, 2011

Date

Christian Hinojosa

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

Note: The checkboxes marked indicate the same findings made by Final EIR No. 485. There would be no new significant impacts created by PP20699R1 and the severity of impacts identified by Final EIR No. 485 would not be increased. Therefore, an Addendum to Final EIR No. 485 is the appropriate form of CEQA documentation for PP20699R1.

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways;" Mead Valley Area Plan Figure 9, "Scenic Highways;" Final EIR No. 485, Section 4.2 "Aesthetics;" Google Earth (accessed June 28, 2011); Project Application Materials.

Findings of Fact:

- a) The subject property is located approximately 1.75 miles northwest of the County Eligible Ramona Expressway and approximately 6.0 miles north of State Eligible Highway 74. Due to its distance from these scenic highway corridors, the relatively flat topographic condition of the property, and existing intervening development, the property is not visible from these locations. Because the property is not visible from any scenic highway corridor, PP20699R1 does not have the potential to substantially affect the aesthetic values of a scenic highway.
- b) The subject property contains no perceptual topographic relief and sits at approximately 1,500 feet above mean sea level (amsl). In addition, the entire property has been routinely disked for fire risk management and does not contain any scenic resources such as trees or other unique visual or aesthetic features. Bedrock outcrops found in the western extreme of the site are not considered to be unique or scenic. The nearest scenic resource is Lake Perris, located approximately 3.5 miles to the east. Due to the subject property's flat topography, elevation at approximately 1,500 feet amsl, and the existing and planned pattern of intervening development, PP20699R1 would not have the potential to obstruct public views of the lake, which is consistent with the finding made by Final EIR No. 485.

PP20699R1 proposes to develop the subject property with three (3) buildings having footprint sizes of 391,010 s.f. (Building A), 137,960 s.f. (Building B), and 676,690 s.f. (Building C). The proposed buildings are single story warehouse/distribution facilities with concrete tilt-up construction. The PP20699R1 application materials on file with Riverside County indicate that the project would be constructed to Riverside County standards for development in the Industrial Park zone and would not be aesthetically offensive. Enhanced treatment is proposed to the architecture, landscaping, and screen wall treatments in areas visible from Interstate 215. Landscaped frontages and detention basins also would soften the appearance of the proposed buildings from Interstate 215 and other surrounding roadways.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: GIS database; Ord. No. 655 (Regulating Light Pollution); Mead Valley Area Plan Figure 5, "Mt. Palomar Nighttime Lighting Policy;" Final EIR No. 485, Section 4.2 "Aesthetics;" Trammel Crow Business Center Photometric Plan (Gregg Electric Inc., June 2011).

Findings of Fact:

a) PP20699R1 is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Development in the area is required to adhere to the lighting requirements (i.e. lighting time limits, shielding, type of light bulbs, etc.) specified in Riverside County Ordinance No. 655 for Zone B standards. Ordinance No. 655 is intended to limit light leakage and spillage that may interfere with the operation of the Mt. Palomar Observatory. With mandatory compliance with Ordinance No. 655, which is listed as Mitigation Measure 4-1-1 of Final EIR No. 485, potential lighting impacts to the Mt. Palomar Observatory would be mitigated to below a level of significance. This conclusion is consistent with the finding made by Final EIR No. 485.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to Mitigation Measure 4.1-1 of the attached MMRP (Section 4.1, Land Use and Planning, p. 1).

Monitoring: Monitoring for Mitigation Measure 4.1-1 shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.1, Land Use and Planning, p. 1).

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; Riverside County General Plan EIR Section 4.4 "Aesthetics/Visual Resources;" Final EIR No. 485, Section 4.2 "Aesthetics;" Google Earth (accessed June 28, 2011);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Trammel Crow Business Center Photometric Plan (Gregg Electric Inc., June 2011); ALUC Conditions of Approval for PP20699R1 (Case No. ZAP1073MA11, July 14, 2011)

Findings of Fact:

- a) PP20699R1 would introduce new sources of light and glare into the area as shown on the Photometric Plan. Riverside County staff reviewed the proposed Photometric Plan to ensure that sources of lighting meet County standards. PP20699R1 is consistent with the Light Industrial (LI) land use designation assigned to the property by the Mead Valley Area Plan and there would be no additional lighting impacts beyond those previously disclosed in the County's General Plan EIR and Final EIR No. 485.

Final EIR No. 485 indicated that light and glare impacts to the March Air Reserve Base (MARB) have the potential to be significant and concluded that with implementation of the conditions of approval issued by the Riverside County Airport Land Use Commission (ALUC), potential lighting impacts to the MARB would be reduced to below a level of significance. PP20699R1 does not propose any new or different sources of light or glare than were previously evaluated in Final EIR No. 485. The ALUC reviewed PP20699R1 (ALUC Case No. ZAP1073MA11) and issued a new set of conditions of approval, which are slightly different than those previously issued and documented in Final EIR No. 485 and that have the same or better level of effectiveness. With required adherence to the ALUC conditions of approval, incorporated as Mitigation Measure 4.1-3, potential light and glare impacts to the MARB would be reduced to below a level of significance.

- b) The subject property is not located adjacent to any parcels used for residential purposes. Property located immediately north of the site is zoned Rural Residential (R-R), but is used as a wastewater treatment facility. The remaining project boundaries are bound by roads and parcels zoned as Manufacturing - Medium (M-M), Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P), containing either vacant lands or commercial/industrial buildings. PP20699R1 would introduce new sources of light on the subject property as shown on the project's Photometric Plan and lighting levels would not be increased above that evaluated by Final EIR No. 485. Additionally, all artificial light sources are required to comply with Riverside County Ordinance No. 655 to limit light leakage and spillage. Because there are no residential parcels adjoining the site or close enough to the site to be significantly affected by artificial lighting, PP20699R1 would not expose any residential property to an unacceptable light level.

Mitigation:

The elements of Mitigation Measure 4.1-3 that address light and glare are specified below and in the attached MMRP (Section 4.1, Land Use and Planning, p. 2).

MM 4.1-3(2): Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.

MM 4.1-3(3): The following uses shall be prohibited:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

Monitoring: Monitoring for the mitigation measures identified above shall be the responsibility of the Federal Aviation Administration (FAA), the Riverside County Airport Land Use Commission (ALUC), and the Riverside County Building and Safety Department. Also refer to the attached MMRP (Section 4.1, Land Use and Planning, p. 2).

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources;" GIS database; Ord. No. 625; Project Application Materials; Riverside County General Plan Program EIR Section 4.2 "Land Use/Agricultural Resources;" Final EIR No. 485, Section 4.3, "Agricultural Resources."

Findings of Fact:

- a) The subject property is not located within an area mapped by the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, PP20699R1 has no potential to impact important farmlands.
- b) The subject property is not under a Williamson Act Preserve contract. The subject property and the surrounding properties are not designated for long-term agricultural use by the County's General Plan or Mead Valley Area Plan. No properties surrounding the subject property are being used for agriculture. Except for property zoned Rural Residential (R-R) located adjacent to the subject property's northern boundary, zoning of surrounding properties does not allow for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agricultural activities. The adjacent property that is zoned R-R is used as a wastewater treatment facility and is not under agricultural use; therefore, PP20699R1 would not pose a conflict with this R-R zoned property. The remaining project boundaries are bound by roads and parcels zoned as Manufacturing - Medium (M-M), Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P), containing either vacant lands or commercial/industrial buildings. Because no agricultural uses surround the site, PP20699R1 does not have the potential to conflict with an existing agricultural use or Williamson Act contract.

- c) Except for property zoned Rural Residential (R-R) located adjacent to the subject property's northern boundary, zoning of surrounding properties does not allow for agricultural activities. The adjacent property that is zoned R-R is used as a wastewater treatment facility and is not under agricultural use. Nonetheless, PP20699R1 will be conditioned to comply with County Ordinance No. 625 which requires that future owners of the subject property be noticed of the presence of agriculturally zoned property within 300 feet (applies to R-R zoned land to the north). The Riverside County Building Department will ensure compliance of Notice to Buyers of Land through the building permit process. Because no agricultural activities are occurring, nor are they planned to occur on the R-R-zoned property, impacts are less than significant.
- d) There are no active agricultural uses within close proximity of the subject property; as such, PP20699R1 would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. A significant impact would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The subject property is proposed to be developed consistent with its zoning designation of Industrial Park (IP) and land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio). Rezoning of forest land would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The subject property has been previously graded and is routinely disked for fire risk management. No forest lands or forest resources are located on the property or in close proximity to the property; therefore, there would be no loss of forest land and impacts would not occur.
- c) There are no components of PP20669R1 that could result in significant impacts, either directly or indirectly, to forestland resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: State CEQA Guidelines; California Code of Regulations Title 24; SCAQMD Significance Thresholds (2011); SCAQMD Air Quality Management Plan (2007); County General Plan Program EIR Section 4.5 "Air Quality;" Final EIR No. 485, Section 4.4 "Air Quality;" Final EIR No. 485 Appendix B "Oleander Business Park Air Quality Impact Analysis" (Urban Crossroads 2007), Appendix B1 "Updated Air Quality Modeling Results" (Urban Crossroads, 2008); Conditions of Approval for PP20699R1.

Findings of Fact:

- a) The subject property is located within the South Coast Air Basin (SCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The 2007 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on projections provided by both the California Air Resources Board (CARB) and the Southern California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Association of Governments (SCAG) in its 2007 Emissions Factor (EMFAC) Model. Final EIR No. 485 concluded that previously approved PP20699 was consistent with the AQMP because the subject property was proposed to be developed consistent with its General Plan land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio), which is consistent with the information relied upon by the AQMP.

Proposed PP20699R1 represents a modification to PP20699 that reduces the approved building square footage planned to be developed on the subject property by 1,050 s.f., resulting in a concomitant reduction in motor vehicle trips. PP20699R1 remains consistent with the Riverside County General Plan designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio). Thus, PP20699R1 would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Additionally, PP20699R1 would not exceed the assumptions in the AQMP for 2011 or increments based on the years of projected buildout and would not conflict with or obstruct implementation of the AQMP. PP20699R1 would slightly reduce the severity of short- and long-term air quality impacts previously identified in Final EIR No. 485 and would not create a conflict with the AQMP.

- b) & c) As disclosed in Final EIR No. 485, the construction and operation of a distribution warehousing business center on the subject property would result in emissions of carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen dioxide (NOx), sulfur dioxide (Sox), particulate matter (PM10), fine particulate matter (PM2.5), and reactive organic gasses (ROG), for which emissions thresholds are established by the SCAQMD. Although federal standards for NOx and ozone precursors were revised in 2008, such changes do not affect the analysis of Project impacts as presented in Final EIR No. 485, as the SCAQMD thresholds of significance for NOx and ozone precursors have not changed since certification of Final EIR No. 485. Similarly, although the SCAQMD threshold for lead emissions was revised in 2008 from a "quarterly" 1.5 µg/m3 standard to a "rolling 3-month average" standard of 0.15 µg/m3 standard, such a change would not affect the conclusions reached in Final EIR No. 485 because the Project's emissions of lead would be negligible (as evidenced by the County's methodology for evaluating impacts to air quality, which does not require estimates of Project-related emissions of lead). Because the SCAQMD significance thresholds have not changed and because PP20299R1 proposes less building square footage, fewer loading docks, and would generate fewer vehicle trips, resulting in a concomitant reduction in air emissions than evaluated by Final EIR No. 485, the updated federal standards do not comprise "new information of substantial importance" [CEQA Guidelines §15162(a)(3)], that would have denied the public adequate opportunity or information to comment on the air quality impacts disclosed in Final EIR No. 485.

Final EIR No. 485 presented mitigation measures to reduce significant air emissions resulting from construction and operation and concluded that after the implementation of all feasible mitigation measures, construction-related impacts would remain significant and unavoidable for NOx and PM10 and operational impacts would remain significant for NOx, CO, VOCs, and PM10. Proposed PP20699R1 represents a modification to PP20699 that slightly reduces the approved building square footage and number of loading docks planned to be developed on the subject property, resulting in a concomitant reduction of short-term construction activities and long-term motor vehicle trips and their associated air emissions. PP20699R1 would slightly reduce the severity of short- and long-term direct and cumulative air quality impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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previously identified in Final EIR No. 485 and would not create any additional air quality violations. PP20699R1 also would be required to comply with the most recent version of the California Green Building Standards Code (California Code of Regulations Title 24) that went into effect on January 1, 2011 (CALGreen). CALGreen requires more stringent construction practices than evaluated by Final EIR No. 485. CALGreen requires lower water usage, lower fossil fuel usage, and landfill waste diversion, which directly and indirectly reduce adverse air emissions during building construction and operation. Additionally, Riverside County has imposed additional conditions of approval on PP20699R1 to further address the project's unavoidable air quality impacts, as specified below under "Mitigation Measures" and in the attached MMRP (Section 4.4, Air Quality, pp. 5 - 11). Although the impact to air quality resulting from the implementation of PP20699R1 would be lower than disclosed in Final EIR No. 485, the adverse impact would remain significant and unavoidable. The mitigation measures presented in the attached MMRP (Section 4.4, Air Quality, pp 5- 11) represent a full range of measures to reduce the impacts to the greatest feasible extent.

- d) Final EIR No. 485 assessed and disclosed the potential health effects to sensitive receptors in the vicinity of the subject property that could result from implementing PP20699. For a warehouse distribution business center, the primary concern to sensitive receptors is health risk associated with diesel particulate matter emitted from idling truck engines at loading docks. The SCAQMD recommends a distance buffer of 300 meters between distribution/warehouse facilities and sensitive receptors. The closest existing sensitive receptor is a residentially zoned parcel located 225 meters to the southwest (zoned Rural Residential (R-R)). No other existing sensitive receptors are located within 300 meters of the project site. Final EIR No. 485 imposed a mitigation measure that prohibits loading docks that accommodate transport refrigeration units (TRUs) in the southwestern corner of Building C, within 300 meters of any sensitive receptor. This condition would also apply to PP20699R1. With the implementation of the recommended mitigation measure as specified in Final EIR No. 485 and the attached MMRP (Section 4.4, Air Quality, p 9), the potential impact to sensitive receptors would be reduced to below a level of significance. PP20699R1 proposes eight (8) fewer loading dock doors than previously approved in PP20699 and would not expose sensitive receptors to any greater severity of health concern than previously disclosed in Final EIR No. 485.
- e) PP20699R1 proposes to develop a distribution warehouse business center, which is not a sensitive receptor; therefore, no impacts would occur involving the construction of a sensitive receptor within one mile of an existing substantial point source emitter.
- f) PP20699R1 would not create objectionable odors because the proposed distribution warehouse business center would not contain land uses associated with emitting objectionable odors. This conclusion is consistent with the finding of Final EIR No. 485.

Mitigation: For a list of all applicable air quality mitigation measures, refer to the attached MMRP (Section 4.4, Air Quality, pp. 5 - 11). As compared to the mitigation measures identified in Final EIR No. 485, Measures 4.4.4(d), 4.4-19, and 4.4-20 have been revised to require a more stringent level of compliance and three (3) new mitigation measures (4.4-24, 4.4-25 and 4.4-26) have been added to further reduce the severity of air quality impacts.

MM 4.4-4(d) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). Street sweepers shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

MM 4.4-19: Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

MM 4.4-20: Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a existing restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

MM 4.4-24: The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

MM 4.4-25: The developer shall require future tenants to apply in good faith for funding for the replacement or retrofit of trucks, and shall actually utilize any received funding for the implementation of the replacement or retrofit of trucks, through programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (<http://www.aqmd.gov>).

MM 4.4-26: Plot Plan No. 20699, Revised Permit No. 1 shall incorporate features that permit the installation of a photovoltaic (PV) power generation system. This requirement shall include the up-grade of building structural, electrical & roofing systems as determined to support an approximate 1 Megawatt PV system. The applicant, land owner, developer and/or any successor-in-interest of this facility shall submit the project to Southern California Edison, the local electrical utility provider, for inclusion into either the "Utility Owned Generation" (UOG) or "Independent Power Producer" (IPP) program, through which the leasing of the rooftop and the actual installation of solar panels by SCE could occur. It is understood that the Utility Company will have the final word on whether the building will be included in the program.

Monitoring: Monitoring for the mitigation measures identified above shall be the responsibility of the Riverside County Planning Department, Riverside County Building and Safety Department, the SCAQMD, CARB, and/or the Project Developer/Owner as specified in the attached MMRP. For a list of all applicable air quality monitoring requirements, refer to the attached MMRP (Section 4.4, Air Quality, pp. 5 - 11).

BIOLOGICAL RESOURCES Would the project

7) **Wildlife & Vegetation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database; Western Riverside County Multiple Species Habitat Conservation Plan (2003); Final EIR No. 485, Section 4.5 "Biological Resources;" Final EIR No. 485 Appendix C "General Biological Survey and Burrowing Owl Survey (L&L, March 2005);" Final EIR No. 485 Appendix C1 "A Burrowing Owl and Narrow Endemic Species Surveys (L&L, August 2005); Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl" (Tetra Tech; March 2011); Focused Survey for Burrowing Owl (Tetra Tech, June 2011); Streambed Alteration Agreement No. 1600-201-01008-R6 (California Department of Fish and Game, 2010).

Findings of Fact:

- a) The subject property is not located within the Western Riverside County MSHCP Criteria Area and as such is not designated for open space conservation by the MSHCP. Properties located outside of the Criteria Area are required to be reviewed for consistency with the MSHCP's Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines, the Protection of Narrow Endemic Plant Species guidelines, and the Additional Survey Needs and Procedures. Final EIR No. 485 analyzed the ground disturbance area proposed by PP20699 for consistency with the MSHCP and disclosed that no impacts would occur, with the exception of potential impacts to burrowing owl. As a requirement of the MSHCP, focused surveys for burrowing owl were conducted on the subject property on February 24 and 25, 2005 with negative results. To confirm that the species did not locate onto the property since

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that time, Tetra Tech conducted an updated survey in June 2011, which also yielded negative results. Consistent with Mitigation Measure 4.5-2 included in Final EIR No. 485 and in the attached MMRP (Section 4.5, Biological Resources, p. 11), a condition has been placed on PP20699R1 to ensure further compliance with Objective 6 and Objective 7 of the Species Account for the burrowing owl per the MSHCP. The condition requires that "within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the burrowing owl, take of 'active' nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act." PP20699R1 proposes the same grading footprint as evaluated in Final EIR No. 485; thus, PP20699R1 would not create the potential for any more severe impacts to burrowing owl than disclosed in Final EIR No. 485 and the potential impact would be mitigated to below a level of significance.

- b) Biological surveys of the subject property were conducted by L&L Environmental in 2005 and Tetra Tech in March and June 2011. The most recent survey conducted by Tetra Tech found that the property has been disked and contains ruderal plants that are herbaceous non-native weeds. The buffer area found to the west and south of the property is dominated by non-native grasses and weeds. PP20699R1 would not have an adverse effect either directly or on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations or in Title 50, Code of Federal Regulations, because such species are not present on the subject property.
- c) The western burrowing owl is a California Species of Concern. Consistent with the findings of Final EIR No. 485, the PP20699R1 has been conditioned to conduct a pre-construction burrowing owl survey to confirm that the species has not moved onto the subject property prior to grading. Refer to the attached MMRP (Section 4.5, Biological Resources, Mitigation Measure 4.5-2, p. 11). If the species is found to be present, mitigation would be imposed as detailed in Final EIR No. 485 and the attached MMRP to lessen the impact to below a level of significance.
- d) As concluded in Final EIR No. 485, the subject property does not serve as part of a wildlife movement corridor. It could, however, be used by native bird species that are subject to the Migratory Bird Treaty Act. A mitigation measure is included in Final EIR No. 485 and the attached MMRP (Section 4.5, Biological Resources, Mitigation Measure 4.5-3, p. 12) that would reduce potential impacts to migratory birds to below a level of significance. PP20699R1 would not create the potential for any more severe impacts to migratory birds than disclosed in Final EIR No. 485.
- e) Field surveys conducted by L&L Environmental in 2005 and Tetra Tech in 2011 determined that there are no wetlands, riparian habitats, or sensitive vegetation communities located on the subject property; therefore, PP20699R1 does not have the potential to impact these features. This conclusion is consistent with the finding of Final EIR No. 485.
- f) There are unnamed drainage features found on the subject property that are documented in Final EIR No. 485 and determined to be subject to regulatory authority under Section 404 and 401 of the Clean Water Act and California Department of Fish and Game Code Section 1600. PP20699R1 would result in the same level of impact as disclosed in Final EIR No. 485.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Permits issued by the U.S Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Game are required as mitigation prior to disturbance of the drainages. PP20699R1 would be required to comply with all conditions of those permits. Refer to the attached MMRP (Section 4.5, Biological Resources, Mitigation Measures 4.5-4 and 4.5-5, pp. 12 – 13), which would reduce impacts to below a level of significance.

- g) With the exception of the Western Riverside County MSHCP as discussed in item a), above, there are no other local policies or ordinances protecting biological resources that are applicable to the subject property.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.5, Biological Resources, pp. 11 – 13).

Monitoring: Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.5, Biological Resources, pp. 11 - 13).

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection; Project Application Materials; County General Plan Figure OS-7 "Historic Resources;" County General Plan Program EIR Section 4.7 "Cultural Resources;" Final EIR No. 485 Appendix D "Phase I Archaeological and Paleontological Survey (L&L, 2005)"; Final EIR No. 485 Section 4.6 "Cultural Resources."

Findings of Fact:

- a) The subject property has been previously graded and is routinely disked for fire risk management. Final EIR No. 485 disclosed that no evidence of structures or buildings is located on historic maps of the project site and that the property does not contain any historic sites. As such, no impacts would occur.
- b) As documented in Final EIR No. 485, no historic resources are located on the subject property; thus, PP20699R1 has no potential to cause an adverse change in the significance of a historic resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

9) Archaeological Resources

a. Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
California Code of Regulations, Section 15064.5?				
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; County General Plan Program EIR Section 4.7 "Cultural Resources;" Final EIR No. 485 Appendix D "Phase I Archaeological and Paleontological Survey" (L&L, 2005); Final EIR No. 485 Section 4.6 "Cultural Resources;" Conditions of Approval for PP20699R1.

Findings of Fact:

- a) & b) Potential impacts to archaeological resources were evaluated as part of Final EIR No. 485, which determined that no known resources are present on the site but that there is a high potential for resources to be unearthed during ground disturbing construction activities. Final EIR No. 485 identified the potential for uncovering previously undiscovered archaeological resources as a potentially significant impact, and imposed mitigation requiring Tribal and archaeological monitoring during grading and other measures in the event that resources are discovered to reduce impacts to below a level of significance. These requirements are incorporated as part of the County's standard conditions of approval for PP20699R1. PP20699R1 proposes the same grading footprint as evaluated in Final EIR No. 485. Accordingly, PP20699R1 would not result in more severe or new significant impacts to archaeological resources than previously disclosed in Final EIR No. 485.
- c) Human remains are not known to exist beneath the surface of the subject property. Nonetheless and as disclosed in Final EIR No. 485, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County Coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded.
- d) As disclosed in Final EIR No. 485, the subject property does not contain any known existing religious or sacred uses. Ceremonial or sacred resources that may be unearthed during grading would be addressed by item c), above. Accordingly, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.6, Cultural Resources, pp. 13 - 15).

Monitoring: Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.6, Cultural Resources, pp. 13 - 15).

10. Paleontological Resources

a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" Project Application Materials; Final EIR No. 485 Appendix D "Phase I Archaeological and Paleontological Survey" (L&L, 2005); Final EIR No. 485 Section 4.6 "Cultural Resources;" Conditions of Approval for PP20699R1.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to General Plan Figure OS-8, "Paleontological Sensitivity," the property is mapped by Riverside County as having a paleontological sensitivity of "High B," defined as having the potential to yield fossils at or below four (4) feet in depth. Although no fossils were observed during the pedestrian survey conducted by L&L Environmental in 2005, Final EIR No. 485 disclosed that the potential exists for resources to be unearthed during earthmoving activities in sensitive Stratta. Final EIR No. 485 imposed mitigation measures requiring paleontological monitoring during grading and other measures in the event that resources are discovered to reduce impacts to below a level of significance. These requirements are incorporated as part of the County's standard conditions of approval for PP20699R1 and indicated on the attached MMRP (Section 4.6, Cultural Resources, pp. 15-18). PP20699R1 proposes the same grading footprint as evaluated in Final EIR No. 485. Accordingly, PP20699R1 would not result in more severe or new significant impacts to paleontological resources than previously disclosed in Final EIR No. 485.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.6, Cultural Resources, pp. 15 - 18).

Monitoring: Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.6, Cultural Resources, pp. 15 - 18).

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database; Geologist Comments; Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Geocon, 2004).

Findings of Fact:

- a) As disclosed in Final EIR No. 485, the subject property is not located in an Alquist-Priolo Earthquake Fault zone or a County Fault Hazard Zone, and there are no active faults crossing the property. Therefore, there is no potential for PP20699R1 to expose people or structures to potential adverse effects resulting from a fault hazard zone. Impacts would not occur, which is consistent with the finding of Final EIR No. 485.
- b) As disclosed in Final EIR No. 485, the subject property is not located in an Alquist-Priolo Earthquake Fault zone and there are no active faults crossing the property. Therefore, there is no potential for fault rupture on the property and no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Geocon, 2004).

Findings of Fact:

a) Liquefaction is a phenomenon in which loose, saturated, and relatively cohesionless soil deposits lose shear strength during strong ground motions. Final EIR No. 485 disclosed that the soils on the subject property consist of medium dense to dense well-graded alluvial soils and bedrock and that there is no indication of a static water table within the upper 20± feet, indicating a low susceptibility to liquefaction. For these reasons, and consistent with the findings of Final EIR No. 485, PP20699R1 would not be subject to seismic-related ground failure.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: California Code of Regulations Title 24; Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Southern California Geotechnical, 2004); Geotechnical Update (Southern California Geotechnical, 2011).

a) As indicated by Final EIR No. 485, the nearest fault to the subject property is the San Jacinto Fault, located approximately 8.7 miles to the east. As such, the subject property is located within an area that is subject to seismic ground shaking. Construction of the development proposed by PP20699R1 is required to comply with the California Building Standards Code (CALGreen), which would satisfactorily address seismic safety. This conclusion is consistent with the finding of Final EIR No. 485, which specified code compliance as a mitigation measure to reduce potential ground shaking impacts to below a level of significance.

Mitigation: Mitigation Measure 4.7-1 as specified in Final EIR No. 485 has been revised to reference the currently applicable building code and the geotechnical update prepared for PP 20699R1. Refer to the attached MMRP (Section 4.7, Geology and Soils, p. 18).

MM 4.7-1: All earthwork and grading shall be performed in accordance with all applicable requirements of the County of Riverside Building and Safety Department, in addition to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provisions of the California Building Standards Code. Grading shall also be performed in accordance with applicable provisions of the Standard Grading Specifications contained in the geotechnical report prepared by Southern California Geotechnical included as Appendix E to this EIR and the Geotechnical Report Update prepared for PP20699R1 that is appended to this Addendum No. 1 to EIR No. 485.

Monitoring: Monitoring for the mitigation measure identified above shall be the responsibility of the Riverside County Building and Safety Department as specified in the attached MMRP (Section 4.7, Geology and Soils, p. 18).

14. Landslide Risk

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

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Geocon, 2004).

Findings of Fact:

a) Final EIR No. 485 reported that the subject property is not subject to landslides, lateral spreading, formation collapse, or rockfall hazards. As such, no there is no potential for significant impacts to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" U.S. Department of Agriculture Soil Conservation Soil Service Soil Survey; Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix F "Phase I Environmental Site Assessment" (URS, 2005); Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Southern California Geotechnical, 2004); Geotechnical Update (Southern California Geotechnical, 2011).
Conditions of Approval for PP20699R1.

a) Final EIR No. 485 reported that soil consolidation could occur on the subject property as a result of loading exerted by warehouse distribution business center buildings. Surface soils extending to depths of up to four (4) feet on the subject property possess potential for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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moderate consolidation when exposed to load increases in the range of those that would be exerted by the foundations of new structures. Remedial grading and soil compaction was recommended in a geotechnical report prepared by Southern California Geotechnical (2004), and the recommendations were included as mitigation measures in Final EIR No. 485. PP20699R1 proposes the same land use (distribution warehouse business center) and building types as evaluated by Final EIR No. 485. As such, PP20699R1 would not result in any more severe impacts or new impacts related to soil collapse than previously disclosed in Final EIR No. 485. Conditions are imposed on PP20699R1 that require compliance with the recommendations given in the project's geotechnical study (2004) and geotechnical study update (2011), consistent with the findings of Final EIR No. 485. Adherence to the Final EIR No. 485 mitigation measures and County conditions of approval would reduce impacts to below a level of significance.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.7, Geology and Soils, pp. 19 - 20).

Monitoring: Monitoring shall occur as specified in Final EIR No. 485 and as specified in the attached MMRP (Section 4.7, Geology and Soils, pp. 19 - 20).

16. Other Geologic Hazards

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

Source: On-site Inspection; Project Application Materials; Final EIR No. 485 Section 4.7 "Geology and Soils."

Findings of Fact:

a) As reported in Final EIR No. 485, no dams, levees, or other large bodies of water are located within or adjacent to the subject property; therefore, there is no potential for PP20699R1 to be inundated with water resulting from tsunamis, seiches, or failure of a dam or levee.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

17. Slopes

a. Change topography or ground surface relief features?

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

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

Source: Riverside County 800-Scale Slope Maps; Project Application Materials; Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center PP20699R1 (Webb, June 2011).

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

- a) The subject property contains no topographic relief other than a slight east-dipping gradient of about 2%. No significant natural slopes or unique topographic features are present on the property; therefore, there is no potential for PP20699R1 to significantly impact ground surface relief features. This conclusion is consistent with the finding of Final EIR No. 485.
- b) Manufactured slopes over 10 feet in height are proposed by PP20699R1 to form the sides of five (5) proposed water quality/detention basins and an earthen drainage channel within a Riverside County Flood Control and Water Conservation District easement. Slope gradients would be 4:1. Slopes would be engineered for stability as required by the Riverside County Building and Safety Department. The slopes would be landscaped with a native seed mix and native evergreen trees as specified by the Conceptual Master Landscape Plan for PP20699R1, which is included as part of the Project Application Materials (see Figures 3 and 4). Large canopy accent trees and evergreen screen trees are proposed surrounding the top of basin slopes. Although the drainage/water quality basins are positioned differently than analyzed in Final EIR No. 485, slope heights would be similar and impacts related to manufactured slopes would remain less than significant.
- c) PP20699R1 proposes to install a domestic wastewater collection system, connecting to the EMWD wastewater collection and treatment system. There are no existing subsurface sewage disposal systems located on the subject property that would have the potential to be negated by the implementation of PP20699R1. As such, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

18. Soils

a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Final EIR No. 485 Section 4.7 "Geology and Soils;" Final EIR No. 485 Appendix F "Phase I Environmental Site Assessment" (URS, 2005); Final EIR No. 485 Appendix E "Geotechnical Investigation Proposed Commercial/Industrial Building, Oleander Avenue at I-215" (Geocon, 2004); Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center PP20699R1 (Webb, June 2011); Preliminary Water Quality Management Plan for PP20699R1 (Webb, May 2011).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Final EIR No. 485 disclosed that some of the near surface soils located on the subject property are susceptible to soil erosion and concluded that short-term soil erosion would be significant during grading and construction when soils are exposed. PP20699R1 proposes the same extent of ground disturbance as evaluated by Final EIR No. 485 and would not result in any more severe or new soil erosion impacts. Final EIR No. 485 concluded that with mitigation in the form of compliance with the site-specific Water Quality Management Plan, impacts would be reduced to below a level of significance. After development of the property as proposed by PP20699R1, impervious surfaces and landscaping would substantially reduce the amount of erosion that occurs under existing conditions and lessen the potential for soil erosion in the long-term.
- b) As reported in Final EIR No. 485, the subject property does not contain expansive soils. Thus, PP20699R1 would not create a substantial risk to life or property resulting from soil expansion and impacts do have the potential to occur.
- c) PP20699R1 would be served by a sanitary sewer system and will not rely on septic tanks or alternative wastewater treatment systems.

Mitigation: No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.7, Geology and Soils, p. 20).

Monitoring: Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.7, Geology and Soils, p. 20).

19. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Final EIR No. 485 Section 4.7 "Geology and Soils" and Section 4.9 "Hydrology and Water Quality;" Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center PP20699R1 (Webb, June 2011); Preliminary Water Quality Management Plan for PP20699R1 (Webb, May 2011).

Findings of Fact:

- a) & b) All potential short- and long-term erosion impacts were addressed in Final EIR No. 485, which concluded that erosion-related impacts would be reduced to a level below significance with the incorporation of a mitigation measure presented in the EIR requiring compliance with a site-specific Water Quality Management Plan. In addition, a NPDES permit would be required for Project construction activities, which requires that measures be incorporated to reduce the potential for substantial soil erosion from the site. A Preliminary Water Quality Management Plan (WQMP) was prepared for PP20699R1 in May 2011, which describes that runoff from the PP20699R1 property after development is designed to flow through a subsurface storm drain system and sheet flow to one of five water quality/detention basins. The water quality/detention basins are designed to treat the flows for water quality purposes by infiltrating (if feasible) or filtering the entire required water quality volume, including any silt or sediment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and further reducing impacts to below a level of significance. Compliance with the WQMP is required as a condition of project approval. Additionally, the Riverside Flood Control and Water Conservation District imposed an additional condition of approval requiring temporary erosion control measures, which has been added as a mitigation measure as indicated below and on the attached MMRP (Section 4.7, Geology and Soils, p. 20).

Mitigation: In addition to the mitigation measures identified in Final EIR No. 485, the following additional measure is imposed to further reduce water erosion impacts. Refer to the attached MMRP (Section 4.7, Geology and Soils, p. 20).

MM 4.7-9: Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the Riverside County Flood Control and Water Conservation District for review.

Monitoring: Monitoring for the mitigation measures stated above shall be the responsibility of the Riverside County Flood Control and Water Conservation District. For a list of all applicable erosion-related monitoring requirements, refer to Final EIR No. 485 and the attached MMRP (Section 4.7, Geology and Soils, p. 20).

20. 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. No. 460, Article XV; Ord. No. 484; Final EIR No. 485.

Findings of Fact:

a) As disclosed in Final EIR No. 485, the subject property is not located in an area that is subject to blowsand conditions (wind erosion).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: State CEQA Guidelines; California Code of Regulations Title 24, Project Application Materials; Final EIR No. 485, Section 4.4 "Air Quality;" Final EIR No. 485 Appendix B "Oleander Business Park Air Quality Impact Analysis" (Urban Crossroads, 2007); Knox Logistics Center Traffic Generation Memo (Webb, 2011); CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011); Moss v. County of Humboldt (2008); Laurel Heights Improvement Ass'n v Regents of Univ. of Cal. (1993)

Findings of Fact:

a) & b) Final EIR No 485 acknowledged that development of the subject property as a distribution warehouse business center has the potential to incrementally contribute to global climate change in several ways. As stated in EIR No. 485, operation of construction equipment used during grading and development would result in the short-term emission of greenhouse gases. PP20699R1 would have the same construction characteristics considered by Final EIR No. 485 and would not generate any more severe or new construction-related greenhouse gas emissions than previously disclosed. Additionally, during operation of the proposed distribution warehouse business center, Final EIR No. 485 stated that operational activities would directly release or indirectly cause the release of greenhouse gas emissions, namely carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O). The primary contributing operational activities were listed in Final EIR No. 485 as 1) vehicle emissions; 2) combustion emissions associated with natural gas use and electricity generation; and 3) emissions from consumer products. PP20699R1 proposes 1,050 less square feet of building space, two (2) fewer buildings, and eight (8) fewer loading dock doors than PP20699 evaluated by Final EIR No. 485, and the same type of tenants that were anticipated by Final EIR No. 485.

PP20699R1 is projected to generate 1,462 fewer passenger car equivalent (PCE) vehicle trips than analyzed by Final EIR No. 458, resulting in a concomitant reduction in vehicle emissions. Additionally, energy efficiency features are proposed to be added to the building design, including rooftop photovoltaic capability, enhanced mechanical ventilation, and 3% minimum skylights in the industrial/ manufacturing areas. To further reduce energy use, landscaping is proposed that will partially shade the buildings and parking areas, reducing solar heat gain and lowering need to operate air conditioning systems. Thus, PP20699R1 would not create any more severe or new greenhouse gas emission impacts than documented by Final EIR No. 485, which concluded that impacts would not be significant.

Based on CEQA case law, the issue of project-related greenhouse gasses does not provide substantial evidence of a new impact to the environment that was not or could not have been known at the time Final EIR No. 485 was certified; thus, an updated analysis using a different methodology or significance threshold than contained in Final EIR No. 485 is not required (CREED v. City of San Diego (2011); CREED v. City of Chula Vista (2011)).

Under CEQA, an Addendum to a previously-certified EIR may be prepared if none of the conditions identified in §15162 of the CEQA Guidelines calling for preparation of a subsequent or supplemental) EIR have occurred. Based on a review of the CEQA Guidelines and applicable case law, PP20699R1 does not trigger any of the conditions identified in §15162. Under CEQA Guidelines §15162(a), there are three conditions triggering the need for a subsequent or supplemental EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1). PP20699R1 does not propose “substantial changes” to the project evaluated in EIR No. 485 and thus does not meet the criteria set forth under §15162(a)(1). Rather, the currently proposed Project seeks a slight reduction in intensity as compared to the project that was evaluated in EIR No. 485. PP20699R1 proposes 1,050 less square feet of building space, two (2) fewer buildings, eight (8) fewer loading dock doors, the same type of tenants, and similar construction characteristics. These changes are not considered to be substantial.

- 2) There are no substantial changes that have occurred with respect to the circumstances under which the project is undertaken which will require major changes to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [§15162(a)(2)]. As noted above, the currently-proposed Project involves a slight reduction in building intensity compared to the project evaluated in EIR No. 485, and there are no components of the currently-proposed Project or its environmental setting that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as compared to what was disclosed in Final EIR No. 485.

- 3) Finally, PP20699R1 does not meet the criteria set forth in CEQA Guidelines §15162(a)(3), which requires a subsequent or supplemental EIR to be prepared if there is “[n]ew information of substantial importance, which was not known and could not have been known with the exercise of reasonable due diligence at the time the previous EIR was certified...” EIR No. 485 was certified in 2008. At that time, the State of California had already adopted Assembly Bill 32 and other regulations related to greenhouse gas emissions; therefore, the issue of Global Climate Change was known at the time EIR No. 485 was certified. Although Riverside County had not adopted a significance criterion for greenhouse gas emissions and climate change in 2008, EIR No. 485, Section 4.4, Air Quality, disclosed information about the issue and concluded that impacts would not be significant. During the public review period and public hearings associated with EIR No. 485, no objections or concerns were raised regarding the EIR’s analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). This determination is supported by the findings of the CREED v. City of San Diego (2011).

As noted above, the currently-proposed Project (PP20699R1) does not meet the criteria of CEQA Guidelines §15162, and there is no evidence that PP20699R1 would result in any new or more severe impacts associated with greenhouse gas emissions. On the contrary, such emissions would decrease with implementation of PP20699R1 as compared to the analysis provided in Final EIR No. 485 because PP20699R1 proposes less building square footage, fewer loading docks, and would generate less vehicle trips. Additionally, PP20699R1 would be required to comply with the most recent version of the California Green Building Standards Code (California Code of Regulations Title 24) that went into effect on January 1, 2011 (CALGreen). CALGreen requires more stringent construction practices than evaluated by Final EIR No. 485. CALGreen requires lower water usage, lower fossil fuel usage, and landfill waste diversion, which directly and indirectly reduce adverse air emissions during building construction and operation. Additionally, Riverside County has imposed additional conditions of approval on PP20699R1 to further address the project’s air quality impacts, as specified above under the topic of “Air Quality.”

This determination that PP20699R1 does not meet the criteria of CEQA Guidelines §15162 is relevant to the question of whether EIR No. 485 must be revised to incorporate an analysis of