

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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greenhouse gas emissions using a new or different criterion for determining significance, because under §15162 a lead agency can rely on an previously certified EIR and all of its basis for determining significance if the Project does not trigger the provisions under §15162(a)(1) through (a)(3) (CREED v. City of San Diego (2011)). A similar conclusion was found in CREED v. City of Chula Vista (2011), which states that the Lead Agency has discretion in its use of greenhouse gas significance thresholds. Regarding PP20699R1 and relying on both CREED cases, there is no fair argument that PP20699R1 would have a significant impact on greenhouse gasses and global climate change. There is a presumption of validity granted by CEQA to certified EIRs; thus, the conclusion reached by Final EIR No. 485 can be relied upon. Because PP20699R1 would have a lesser severity of emissions than disclosed in EIR No. 485, further study is not warranted.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials; Final EIR No. 485 Section 4.8 "Hazards and Hazardous Materials;" Final EIR No. 485 Appendix F "Phase I Environmental Site Assessment" (URS 2004); Final EIR No. 485, Section 4.4 "Air Quality;" Final EIR No. 485 Appendix B1 "Mobile Source Health Risk Assessment" (Urban Crossroads 2007).

Findings of Fact:

a) & b) Final EIR No. 485 disclosed the possibility that hazardous materials could be used during the course of constructing and operating a distribution warehouse business center on the subject property. Also, hazardous materials have the potential to be discovered during earthmoving

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activities (particularly from potential subsurface migration of hazardous substances in groundwater from March Air Reserve Base). Mitigation measures are identified in Final EIR No. 485 to reduce potential impacts to below a level of significance. Approval of PP20699R1 is for shell buildings, as tenants have not yet been identified. As such, the conclusions of Final EIR No. 485 remain applicable. Examples of types of businesses that could occupy the buildings include warehouses, distribution centers, manufacturing industries, cold storage facilities, lumber and wood industries, and service and commercial uses. Hazardous materials used in these types of facilities may include many chemical reagents, solvents, fuels, paints, and cleansers. Proposed uses could also generate hazardous byproducts that must eventually be handled and disposed of as hazardous materials. Should the use of hazardous materials be proposed on the site in the future, the use would be subject to standard County Department of Environmental Health policies and permitting procedures. Also, state, federal, and local laws strictly regulate the storage and use of hazardous materials. These regulations reduce potential impacts associated with storage and use of hazardous materials to less than significant levels. This conclusion is consistent with the finding of Final EIR No. 485.

- c) As reported in Final EIR No. 485, there are no emergency facilities or emergency evacuation routes planned on the subject property. Therefore, there is no potential for PP20699R1 to impair the implementation of or physically interfere with an emergency response or evacuation plan.
- d) The subject property is not located within one-quarter mile of an existing or proposed school. The nearest school site is approximately 1.5 miles from the project site. Therefore, there is no potential for PP20699R1 to emit or handle hazardous substances within 1/4-mile of an existing or planned school.
- e) The subject property and the properties located within an approximately 1/8-mile radius of the site are not listed on any of the searched databases of the regulatory database report, as previously stated in Final EIR No. 485. No impact would occur.

**Mitigation:** No new mitigation measures beyond those identified in Final EIR No. 485 are required. Refer to the attached MMRP (Section 4.8, Hazards and Hazardous Materials, pp. 21 - 22)

**Monitoring:** Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.8, Hazards and Hazardous Materials, pp. 21 - 22).

**23. Airports**

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

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Source: Riverside County General Plan Figure S-19 "Airport Locations;" GIS database; Final EIR No. 485 Section 4.1 "Land Use and Planning" and Section 4.8 "Hazards and Hazardous Materials;" ALUC Conditions of Approval for PP20699R1 (Case No. ZAP1073MA11, July 14, 2011)

Findings of Fact:

- a), b) & c) The subject property is located south of a portion of the March Air Reserve Base and the boundaries of the March Joint Powers Authority (JPA) General Plan. As described in EIR No. 485, there are a number of safety zones associated with the Airport Influence Area and the subject property is located in Safety Zone Area II. Properties within Zone II are subject to regulations governing issues such as development intensity, density, height of structures, and noise. Final EIR No. 485 indicated safety hazard 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), these potential impacts would be reduced to below a level of significance. PP20699R1 does not pose any new or different hazards 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 hazard impacts associated with the MARB would be reduced to below a level of significance.
- d) The subject property is not located in the vicinity of a private airstrip or heliport; therefore, there is no potential for PP20699R1 to have a hazard impact on private airstrips or heliports.

Mitigation: The ALUC conditions of approval specified in Final EIR No. 485 Section 4.1 "Land Use and Planning" (for previously approved PP20699) shall be replaced with the ALUC conditions of approval for PP20699R1, issued by the ALUC on July 14, 2011 as specified below. Refer to the attached MMRP (Section 4.1, Land Use and Planning, pp. 1 – 4).

**MM 4.1-3:** Prior to the issuance of building permits, the Project proponent shall satisfactorily demonstrate to the County of Riverside that the Project has complied with the following conditions of approval imposed by the ALUC:

1. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority.
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.
3. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of assembly, aboveground bulk storage of hazardous materials (and/or more than 6,000 gallons of flammable materials), and highly noise-sensitive outdoor nonresidential uses.
4. This finding of consistency pertains to the use of the proposed buildings for office, manufacturing, and warehousing activities. Any proposal for use of any portion of these buildings for uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) shall be subject to further review by the Airport Land Use Commission.
  5. A "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants.
  6. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

**MM 4.1-4:** The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

**MM 4.1-6:** The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

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), the Riverside County Planning Department, and the Riverside County Building and Safety Department. Also refer to the attached MMRP (Section 4.1, Land Use and Planning, pp. 1 - 4).

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**24. Hazardous Fire Area**

a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" GIS database; Final EIR No. 485 Section 4.1 "Land Use and Planning;" Conditions of Approval for PP20699R1.

Findings of Fact:

a) As reported in Final EIR No. 485, the subject property is not located within a high fire hazard area and is not adjacent to a property that poses a significant wildfire hazard risk. Fire risk management measures would be implemented as part of constructing the development proposed by PP20699R1 as required by County conditions of approval, including the installation of fire hydrants, fire sprinklers, and portable fire extinguishers.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b. Violate any water quality standards or waste discharge requirements?

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

d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g. Otherwise substantially degrade water quality?

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h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Final EIR No. 485 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); Conditions of Approval for PP20699R1.

Findings of Fact:

a) Final EIR No. 485 describes the subject property as being located in the San Jacinto Basin Subunit of the Santa Ana River Basin. The subject property receives runoff water from the west and drains towards the east with runoff draining to Caltrans storm drain facilities that convey water under Interstate 215. The Preliminary Hydrology and Hydraulics Study prepared for PP20699R1 (Webb, June 2011) reports that the subject property drains into two separate systems that are part of the Perris Valley Area Drainage Plan, a publically owned, operated, and maintained drainage system: Line B (which includes Lateral B-8) and Lateral F-4. Although Lateral F-4 connects to the Line F system, the current Line F system discharges at a point immediately downstream of Interstate 215 and is not fully constructed to the Perris Valley Channel. Therefore, flows discharging to this facility are required to be kept at pre-development flow rates to prevent potential impacts to downstream properties.

PP20699R1 has been designed to include five (5) water quality/detention basins constructed to design standards that would reduce the post project flow rates to pre-project levels for the 2-year, 5-year, and 10-year storm frequencies. All onsite flows would be collected in one of the water quality/detention basins to address water quality and to mitigate flows for increased runoff. The flows would then discharge into one of the downstream facilities designated as Line B, Lateral B-8 or Lateral F-4. All onsite flows would ultimately discharge into the Perris Valley Channel. With construction of the proposed water quality/detention basins, PP20699R1 would not substantially alter the existing drainage pattern of the site in any way that could result in substantial on-site or off-site erosion. Pre- and post- development hydrology calculations for discharge (cfs), velocity (fps), volume (cubic feet), and duration (in minutes) for each water quality/detention basin is given in the Water Quality Management Plan (WQMP) prepared for PP20699R1 (Webb, 2011). Impacts would be less than significant, which is the same conclusion drawn by Final EIR No. 485.

b) Final EIR No. 485 determined that with the incorporation of water quality best management practices (BMPs) into the design of the distribution warehouse business center, impacts to water quality would be less than significant. A Water Quality Management Plan (WQMP) has been prepared for PP20699R1 (Webb, 2011), which identifies the same potential pollutants, expected pollutants, 303(d) impairments, and pollutants of concern as disclosed by Final EIR No. 485. These include Sediment/Turbidity, Nutrients, Organic Compounds, Trash & Debris, Oxygen Demanding Substances, Bacteria & Viruses, Oil & Grease, Pesticides, and Metals. Refer to the PP20699R1 WQMP for a list of the BMPs designed to address water quality and lessen impacts to less than significant levels. The BMPs include features that minimize urban runoff, minimize the impervious surface footprint, conserve natural areas, and minimize

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directly connected impervious areas. With compliance to the WQMP, water quality impacts would be less than significant, which is consistent with the finding made by Final EIR No. 485.

- c) As stated in Final EIR No. 485, a regional groundwater aquifer does not exist under the subject property. Research of available water well information in the vicinity of the subject property suggests that groundwater is approximately 50 feet below existing grade. The development proposed by PP20699R1 would be served by domestic water supplies and no water wells are proposed that would directly draw water from the groundwater table. Runoff from the developed property would flow into water quality/detention basins, be released into the Perris Valley Area Drainage Plan system, and ultimately flow to the Perris Valley Channel. PP20699R1 would not result in a depletion of groundwater supplies, would not lower the local groundwater table level, and would not cause a deficit in aquifer volume.
- d) Refer to responses a) and b), above.
- e) PP20699R1 does not propose the construction of housing and the subject property is not located within a 100-year flood hazard area; therefore, the project has no potential to place housing within a 100-year flood hazard area. No impact would occur.
- f) As disclosed by Final EIR No. 485, the subject property is not located with a 100-year flood hazard area. As such, PP20699R1 has no potential to place structures in a 100-year flood zone or to impede the flow of floodwaters.
- g) PP20699R1 would not degrade water quality in ways not previously mentioned above in item b) or as previously disclosed in Final EIR No. 485.
- h) PP20699R1 proposes to construct and operate five (5) detention/water quality basins on the subject property. Basins were previously approved as part of PP20699, but in a different number and configuration. The basins have been designed to filter and pass water into the regional drainage system. Water in the basins would not be stagnant and it would, therefore, be unlikely for the basins to attract vectors or produce an adverse odor. The Riverside County Airport Land Use Commission imposed the following condition of approval on PP20699R1 for the purpose of deterring use of the basins by birds, which would preclude stagnant water and further prevent vectors and odor: "Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls..." Required maintenance of the basins as detailed in the Water Quality Management Plan (WQMP) would address any potentially adverse conditions.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a. Substantially alter the existing drainage pattern of

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center PP20699R1 (Webb, 2011)

Findings of Fact:

- a) & b) The Preliminary Hydrology and Hydraulics Study prepared for PP20699R1 (Webb, June 2011) reports that the subject property drains into two separate systems that are part of the Perris Valley Area Drainage Plan, a publically owned, operated, and maintained drainage system: Line B (which includes Lateral B-8) and Lateral F-4. Although Lateral F-4 connects to the Line F system, the current Line F system discharges at a point immediately downstream of Interstate 215 and is not fully constructed to the Perris Valley Channel. Therefore, flows discharging to this facility are required to be kept at pre-development flow rates to prevent potential impacts to downstream properties. PP20699R1 has been designed to include five (5) water quality/detention basins constructed to design standards that would reduce the post project flow rates to pre-project levels for the 2-year, 5-year, and 10-year storm frequencies. The flows would then discharge into one of the downstream facilities designated as Line B, Lateral B-8 or Lateral F-4. All onsite flows would ultimately discharge into the Perris Valley Channel. With construction of the proposed water quality/detention basins, PP20699R1 would not substantially alter absorption rates or the existing drainage pattern of the site in any way that could result in on- or off-site flooding. Impacts would be less than significant, which is the same conclusion drawn by Final EIR No. 485.
- c) As disclosed by Final EIR No. 485, the subject property is not located with a 100-year flood hazard area or dam inundation area. The property is located 1.15 miles southwest of the nearest dam inundation zone (Lake Perris). As such, PP20699R1 has no potential to expose people or structures to flooding as a result of dam or levee failure.
- d) As discussed in items a) & b), above, the Preliminary Hydrology and Hydraulics Study prepared for PP20699R1 (Webb, June 2011) reports that the subject property is designed to drain into Line B (which includes Lateral B-8) and Lateral F-4 of the Perris Valley Area Drainage Plan, a publically owned, operated, and maintained drainage system. All onsite flows would be directed to on-site water/quality detention basins, flow into the Perris Valley Area Drainage Plan infrastructure, and ultimately discharge into the Perris Valley Channel. With construction of the proposed water quality/detention basins, PP20699R1 would not



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significantly change the amount of surface water in the Perris Valley Drainage Channel or its receiving water bodies. Impacts would be less than significant, which is the same conclusion drawn by Final EIR No. 485.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a. Result in a substantial alteration of the present or planned land use of an area?

b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan; Mead Valley Area Plan; GIS database; Project Application Materials; City of Perris General Plan; Final EIR No. 485, Section 4.1 "Land Use and Planning."

Findings of Fact:

a) The subject property is designated by the Riverside County General Plan and the Mead Valley Area Plan as Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio) under the Community Development Foundation Component. The Community Development Foundation Component designates areas in Riverside County that are anticipated for development. Consistent with the Mead Valley Area Plan, PP20699R1 proposes to develop the subject property as a distribution warehouse business center containing three (3) buildings. 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 Light Industrial (LI) land use designation by the Riverside County General Plan. Tentative Parcel Map No. 33942 (PM33942) that was approved in association with PP20699 for the subject property designates seven (7) parcels for the development of distribution warehouse buildings and detention basins, and the conveyance of a drainage easement to the Riverside County Flood Control and Water Conservation District. PM33942 has not yet been recorded. Proposed PP20699R1 is consistent with the property's land use designation and zoning as indicated on PM33942. When PM33942 is recorded as a final parcel map, the internal parcel lines shown on the approved tentative parcel map may be adjusted, but such adjustment would have no effect on the planned land use of the area. PP20699R1 is consistent with the present and planned land use of the area and no land use impact would occur. This conclusion is consistent with the finding of Final EIR No. 485.

b) As disclosed in Final EIR No. 485, the subject property is located within the City of Perris Sphere of Influence. The City of Perris General Plan designates the subject property as Light Industrial (L-I) with the exception of about nine (9) acres that are designated Residential (R-20,000). Final EIR No. 485 concluded that although development of the subject property would be inconsistent with the City of Perris' R-20000 designation, no physical impacts would occur as a result of inconsistency; therefore, a significant impact to the environment is not identified. PP20699R1 would not result in any more severe or new land use designation inconsistencies than disclosed by Final EIR No. 485.

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

**Monitoring:** No monitoring is required.

**28. Planning**

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

**Source:** Riverside County General Plan Land Use Element; Staff review; GIS database; Ord. 655; Final EIR No. 485 Section 4.1 "Land Use and Planning;" ALUC Conditions of Approval for PP20699R1 (Case No. ZAP1073MA11, July 14, 2011)

**Findings of Fact:**

- a) The subject property is zoned Industrial Park (IP). PP20699R1 proposes to develop the property as a distribution warehouse business center, which is a permitted land use in the IP Zone. There is consistency with the property's zoning designation and no impact would occur.
- b) & c) The issue of land use and zoning compatibility was evaluated as part of Final EIR No. 485, which concluded that the development of the subject property as a distribution warehouse business center would be compatible with surrounding land use and zoning designations. To the north is property zoned Rural Residential (R-R) and containing a Western Municipal Water District wastewater treatment facility. To the west are vacant lands and railroad right-of-way zoned Manufacturing - Medium (M-M) and Industrial Park (IP). Vacant lands zoned Manufacturing - Medium (M-M), Manufacturing - Heavy (M-H), and Manufacturing - Service Commercial (M-SC) are located to the east, southeast, and south, respectively. PP20699R1 would not present a conflict with these surrounding zoning designations, which is the same conclusion reached by Final EIR No. 485.
- d) The subject property designated Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio) by the Riverside County General Plan and Mead Valley Area Plan. PP20699R1 proposes to develop the property as a distribution warehouse business center, which is a permitted land use under the Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio) designation. As disclosed in Final EIR No. 485, the subject property is overlain by two policies of the Mead Valley Area Plan, the Airport Policy Area (March Air Reserve Base) and the Mount Palomar Nighttime Lighting Policy Area. To comply with airport policies, PP20699R1 has been reviewed by the Riverside County Airport Land Use Commission ALUC. On July 14, 2011, the Riverside County ALUC found that PP20699R1 was consistent with the Riverside County Airport Land Use Plan, as

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applied to March Air Reserve Base, subject to conditions of approval. Pursuant to mitigation measures documented in Final EIR No. 485, Section 4.1, PP20699R1 would be required to comply with the Riverside County ALUC conditions of approval, which include standard land use, site design, architectural, and landscaping design measures, to reduce potential safety hazards associated with air traffic to less than significant levels. To comply with the Mount Palomar Nighttime Lighting policies, PP20699R1 is required to comply with Riverside County Ordinance No. 655, which is intended to limit light leakage and spillage that may interfere with the operation of the Mt. Palomar Observatory. With mandatory compliance with the ALUC conditions of approval and Ordinance No. 655, a significant impact would not occur, which is consistent with the finding made by Final EIR No. 485.

- e) PP20699R1 would not result in the physical disruption or division of any established communities. As concluded by Final EIR No. 485, the development of a distribution warehouse business center on the subject property would represent the continuation of an existing development pattern and would be consistent with the planned pattern of land use as anticipated by the Riverside County General Plan and Mead Valley Area Plan. No impacts would occur.

**Mitigation:** The ALUC conditions of approval specified in Final EIR No. 485 Section 4.1 "Land Use and Planning" (for previously approved PP20699) shall be replaced with the ALUC conditions of approval for PP20699R1, issued by the ALUC on July 14, 2011 as specified below. Refer to the attached MMRP (Section 4.1, Land Use and Planning, pp. 1 – 4).

**MM 4.1-3:** Prior to the issuance of building permits, the Project proponent shall satisfactorily demonstrate to the County of Riverside that the Project has complied with the following conditions of approval imposed by the ALUC:

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority.
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.
3. The following uses shall be prohibited:
  - (d) 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.
  - (e) 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.
  - (f) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of assembly, aboveground bulk storage of hazardous materials (and/or more than 6,000 gallons of flammable materials), and highly noise-sensitive outdoor nonresidential uses.

4. This finding of consistency pertains to the use of the proposed buildings for office, manufacturing, and warehousing activities. Any proposal for use of any portion of these buildings for uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) shall be subject to further review by the Airport Land Use Commission.

5. A "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants.

6. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

**MM 4.1-4:** The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

**MM 4.1-6:** The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

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), the Riverside County Planning Department, and the Riverside County Building and Safety Department. Also refer to the attached MMRP (Section 4.1, Land Use and Planning, pp. 1 - 4).

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mine?

d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Final EIR No. 485 Section 6.4.1 "Effects Found Not to be Significant."

Findings of Fact:

- a) & b) The subject property is not located within an area of known mineral resources. PP20699R1 is consistent with the approved Mead Valley Area Plan's land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio) assigned to the property; thus, development of the property as proposed would be consistent with the finding of "less than significant impact" previously disclosed in the County General Plan EIR for mineral resources and in Final EIR No. 485.
- c) There are no State classified or designated surface mines located adjacent to the subject property.
- d) No known existing or abandoned mines or quarries are located near the subject property.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations;" County of Riverside Airport Facilities Map; Final EIR No. 485 Section 4.10 "Noise."

Findings of Fact:

- a) The subject property is located south of a portion of the March Air Reserve Base. As described in Final EIR No. 485, the property is located outside the March Air Reserve base 65

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dBA CNEL noise contours. Therefore, no off-site stationary noise impacts are anticipated to adversely affect people working in the distribution warehouse business center proposed by PP20699R1.

b) The subject property is not located within the vicinity of a private airstrip.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan;" GIS database; On-site Inspection; Final EIR No. 485 Section 4.10 "Noise;" Knox Logistics Center Traffic Generation Memo (Webb, 2011).

Findings of Fact: A railroad line is located east of the subject property and parallel to I-215. PP20699R1 does not propose to use the rail line or create any railroad noise. As such, PP20699R1 would not generate any railroad noise. The proposed distribution warehouse business center is not a noise sensitive land use and would not be significantly impacted by railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection; Project Application Materials; Final EIR No. 485 Section 4.10 "Noise."

Findings of Fact: As previously discussed in Final EIR No. 485, the development of a distribution warehouse business center on the subject property would not cause significant highway noise impacts. PP20699R1 would generate 1,462 fewer passenger car equivalent (PCE) vehicle trips than analyzed by Final EIR No. 458, resulting in a concomitant reduction in highway noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials; GIS database; Final EIR No. 485 Section 4.10 "Noise."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** There are no other sources of noise that have the potential to cause a significant impact.

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

**Monitoring:** No monitoring is required.

**34. Noise Effects on or by the Project**

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; Final EIR No. 485 Section 4.10 "Noise," Knox Logistics Center Traffic Generation Memo (Webb, 2011).

**Findings of Fact:**

a) As previously discussed in Final EIR No. 485, the development of a distribution warehouse business center on the subject property would not cause significant, permanent increases to ambient noise levels. Traffic generated from uses proposed on the subject property were analyzed by Final EIR No. 485, which found that although off-site noise levels on Harvill Avenue (north of Oleander Avenue) would increase by 15.1 dBA CNEL, the resulting noise level at 100 feet from the roadway centerline would be 55.8 dBA CNEL, which is well below the County of Riverside 65 dBA CNEL exterior noise standard for noise sensitive land uses. Additionally, the noise increase would remain within the boundaries of PP20699R1, which would not contain a noise sensitive land use. For all other roadway segments, off-site noise levels would increase by up to 3.7 dBA CNEL as a result of project-generated traffic and the resulting noise levels would remain in the "normally acceptable" category. PP20699R1 would generate 1,462 fewer PCE vehicle trips than analyzed by Final EIR No. 458, resulting in a concomitant reduction in projected ambient noise levels. Thus, consistent with the conclusion drawn by Final EIR No. 485, PP20699R1 would not generate a substantial permanent increase in transportation related ambient noise levels or expose persons to noise levels in excess of the standards established by the County of Riverside General Plan.

b) Final EIR No. 485 disclosed that ambient noise levels would be increased during construction activities on the subject property, but that the increase would be less than significant. Short-term, construction-related noise impacts were found to be less than significant because no noise-sensitive land uses are located close enough to the site to experience a significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase in ambient noise above County of Riverside General Plan standards. PP20699R1 proposes the same construction characteristics, but with 1,050 less building square footage. Thus, PP20699R1 would not create any more severe or new construction-related noise impacts than disclosed in Final EIR No. 485 and the level of impact would remain less than significant.

- c) As discussed under items a) and b), above, PP20699R1 would not expose persons to noise levels in excess of the standards established by the County of Riverside General Plan. PP20699R1 does not propose any noise-sensitive land uses, there are no noise sensitive land uses within 1,000 feet of the subject property, and noise generated by traffic from the proposed distribution warehouse business center would be below County of Riverside General Plan standards along all studied roadway segments. Impacts would be less than significant, consistent with the finding of Final EIR No. 485.
- d) Riverside County does not have any ground-borne vibration standards for distribution warehouse business centers. Any vibration experienced on the subject property from activity on the nearby railroad would not be considered significant based on the Federal Transit Administration's screening procedure for vibration assessment because PP20699R1 does not propose any buildings located closer than 120 feet from the rail line. The closest building (the northeast corner of Building B) would be approximately 210 feet from the rail line.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; GIS database; Riverside County General Plan Housing Element; Ord. 677; Ord. 659; Final EIR No. 485 Section 4.1 "Land Use and Planning."



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

- a) No existing housing is located on the subject property; therefore, PP20699R1 does not have the potential to displace homes or people.
- b) PP20699R1 is consistent with the Mead Valley Area Plan land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio). Consistent with the findings of Final EIR No. 485, the development of a distribution warehouse business center on the property would not generate a population or population growth beyond that envisioned to occur in the Mead Valley Area Plan.
- c) No people or housing would be displaced by PP20699R1 because no people or homes are located on the subject property.
- d) As described in Final EIR No. 485, the subject property is located within the northwestern most portion of the Mead Valley Community Sub-Area of the I-215 Corridor Project Area. The Mead Valley Community Sub-Area is comprised of approximately 2,500 acres located west of I-215. PP20699R1 is consistent with Ordinance No. 677's policy goals of fostering economic revitalization and public works improvements, such as the improvement of public roads. PP20699R1 would not create an adverse physical environmental effect on the Redevelopment Area, consistent with the conclusion drawn by Final EIR No. 485.
- e) & f) PP20699R1 is consistent with the Mead Valley Area Plan land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio). Consistent with the findings of Final EIR No. 485, the development of a distribution warehouse business center on the property would not generate a population or population growth beyond that envisioned to occur in the Mead Valley Area Plan.

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

**Monitoring:** No monitoring is required.

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

**36. Fire Services**

**Source:** Riverside County General Plan Safety Element; Ord. 460; Ord. 659; Ord. 787; Final EIR No. 485 Section 4.11 "Public Services;" Conditions of Approval for PP20699R1.

**Findings of Fact:** Impacts associated with fire protection services were evaluated and disclosed in Final EIR No. 485, which found that development of the subject property with a distribution warehouse business center would not result in the need to provide new or physically altered fire stations. Final EIR No. 485 also found that impacts to fire services would be reduced to less than significant levels through mandatory compliance with Riverside County Ordinance No. 659 (Development Impact Fee Ordinance) and the incorporation of mitigation measures requiring the installation of fire suppression and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emergency response features. The Riverside County Fire Department has reviewed PP20699R1 and issued conditions of approval requiring the necessary fire suppression and emergency response features. PP20699R1 would not result in any more severe impacts or new impacts related to fire services than previously disclosed in Final EIR No. 485. With mandatory compliance with the Riverside County conditions of approval for PP20699R1 and the mitigation measures specified in Final EIR No. 485, potential impacts to fire services would be reduced 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 4.11, Public Services, pp. 24 - 25).

**Monitoring:** Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.11, Public Services, pp. 24 - 25).

**37. Sheriff Services**

**Source:** Riverside County General Plan; Ord. No. 659; Final EIR No. 485 Section 4.11 "Public Services."

**Findings of Fact:** Impacts associated with sheriff services were evaluated and disclosed in Final EIR No. 485, which found that development of the subject property with a distribution warehouse business center would not result in the need to provide new or physically altered sheriff stations. Final EIR No. 485 also found that impacts to sheriff services would be reduced to less than significant levels through mandatory compliance with Riverside County Ordinance No. 659 (Development Impact Fee Ordinance), which was listed as a mitigation measure. PP20699R1 would not result in any more severe impacts or new impacts related to sheriff services than previously disclosed in Final EIR No. 485. With mandatory compliance with the Riverside County conditions of approval for PP20699R1 and the mitigation measures specified in Final EIR No. 485, potential impacts to fire services would be reduced 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 4.11, Public Services, p. 25).

**Monitoring:** Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.11, Public Services, p. 25).

**38. Schools**

**Source:** GIS database; Final EIR No. 485 Section 4.11 "Public Services;" Val Verde Unified School District Correspondence.

**Findings of Fact:** As disclosed by Final EIR No. 485, the development of a distribution warehouse business center on the subject property would not generate a student population and would not create any adverse physical impacts to school facilities. The subject property is within the boundaries of the Val Verde Unified School District, which has adopted State statutory industrial/commercial fees to offset potential indirect impacts to school facilities and that would be paid by the PP20699R1 applicant prior to the issuance of building permits.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Ord. No. 659; Final EIR No. 485 Section 4.11 "Public Services."

Findings of Fact: As disclosed by Final EIR No. 485, the development of a distribution warehouse business center on the subject property would not generate a population and would not create any adverse physical impacts to library facilities. The developer is required to comply with County Ordinance No. 659 (Development Impact Fee Ordinance), which requires a fee payment that the County applies to the funding of public facilities, including the public library system.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; Ord. No. 659; Final EIR No. 485 Section 4.11 "Public Services."

Findings of Fact: As disclosed by Final EIR No. 485, the development of a distribution warehouse business center on the subject property is consistent with the Mead Valley Area Plan's land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio) and would not create any adverse physical impacts to health service facilities. The developer is required to comply with County Ordinance No. 659 (Development Impact Fee Ordinance), which requires a fee payment that the County applies to the funding of public facilities, including the public health system.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**RECREATION**

**41. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community Parks and Recreation Plan (Quimby fees)?

Source: GIS database; Ord. No. 460 Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review; Final EIR No. 485 Section 4.11 “Public Services.”

Findings of Fact:

- a) & b) As disclosed by Final EIR No. 485, the development of a distribution warehouse business center on the subject property is consistent with the Mead Valley Area Plan’s land use designation of Light Industrial (LI) (0.25 - 0.60 Floor Area Ratio). No parks or recreation facilities are proposed to be developed on the subject property. Development as proposed by PP20699R1 would not include the use of off-site recreational facilities such to cause substantial and adverse physical deterioration of off-site parks and recreation facilities.
- c) The subject property is located in an area of the County which does not have an established Community Service Area; therefore, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps; Project Application Materials; Final EIR No. 485.

Findings of Fact: PP20699R1 proposes a community trail to be located within the boundaries of the subject property along Stratta Road (east/west), connecting to a north/south trail segment along Harvill Avenue. The east/west community trail was previously planned along Old Oleander Avenue as evaluated by Final EIR No. 485. Relocating the planned east/west trail segment from Old Oleander Avenue to Stratta Road would not result in any more severe or new impacts to the environment than disclosed by Final EIR No. 485. The trail is proposed within the ground disturbance area evaluated by Final EIR No. 485 and would not create any additional physical impacts to the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Final EIR No. 485 "Land Use and Planning" and Section 4.12, "Transportation and Traffic;" Final EIR No. 485 Appendix I "Oleander Warehouse Traffic Impact Analysis" (Urban Crossroads, 2006); Knox Logistics Center Traffic Generation Memo (Webb, 2011); Conditions of Approval for PP20699R1; ALUC Conditions of Approval for PP20699R1 (Case No. ZAP1073MA11, July 14, 2011)

Findings of Fact:

- a) As part of PP20699R1, roadway segment and frontage improvements would be constructed consistent with the designations assigned to these roadways by the County General Plan Circulation Element: The technical traffic analysis contained in Final EIR No. 485 determined that the development of an industrial warehouse business center on the subject property would not degrade the level of service of any existing or proposed intersection below an acceptable level with the application of mitigation measures that identify roadway improvement and intersection geometric requirements. The Riverside County Transportation Department has reviewed PP20699R1 and issued conditions of approval requiring the implementation of required improvements. Many of these conditions replace those that were listed in EIR No. 485 as mitigation measures and the new measures are listed below under "Mitigation" and in the attached MMRP (Section 4.12, Transportation and Traffic, pp. 25-39). The measures imposed for PP20699R1 provide the equivalent or better level of impact reduction as the measures identified in EIR No. 485.

PP20699R1 is consistent with the General Plan Land Use Plan, and is thereby consistent with the traffic volumes envisioned by the General Plan Circulation Element, as concluded by Final EIR No. 485. PP20699R1 is projected to generate 1,462 fewer passenger car equivalent

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(PCE) vehicle trips than analyzed by Final EIR No. 458, resulting in a concomitant reduction in level of impact to the transportation system. Regarding trails, the General Plan identifies a community trail traversing the subject property and PP20699R1 would provide a trail that provides the same functional linkage as the route identified in the General Plan. PP20699R1 would meet Riverside County's performance measures for the circulation system and impacts would be less than significant with implementation of the conditions of approval for roadway standards and geometrics issued by the County Transportation Department for PP20699R1 and as specified below under "Mitigation" and in the attached MMRP (Section 4.12, Transportation and Traffic, pp. 25 - 39).

- b) As concluded by Final EIR No. 485, the development of a distribution warehouse business center on the subject property as planned for by the Mead Valley Area Plan would not conflict with the Riverside County Congestion Management Plan; however, cumulative impacts to freeway mainline segments, a CMP facility, were identified in Final EIR No. 485 as significant and unavoidable. PP20699R1 would generate 1,462 fewer PCE vehicle trips than analyzed by Final EIR No. 458, resulting in a concomitant reduction in projected traffic volumes on freeway segments, but the cumulative impact would remain significant and unavoidable. PP20699R1 would not result in any more severe or new impacts than those disclosed by Final EIR No. 485.
- c) The subject property is does not involve travel by air and would not adversely impact air travel or cause an increase in air travel. The property is located south of a portion of the March Air Reserve Base. PP20699R1 has been reviewed for consistency by the Riverside County Airport Land Use Commission (ALUC) and conditions of approval have been issued by the ALUC to ensure that development of the property as proposed would not have an adverse affect on airport operations.
- d) PP20699R1 would not generate an increase in water, rail, or air travel; therefore, no impacts to water, rail, or air travel operations would occur that could result in a physical impact to the environment.
- e) As part of PP20699R1, roadway segment and frontage improvements would be constructed, as well as internal circulation improvements such as driveways, parking areas, truck yards, and drive isles. The Riverside County Transportation Department has reviewed PP20699R1 and issued conditions of approval requiring the implementation of required improvements, which preclude the creation of hazardous design features. Final EIR No. 485 identified a potential safety hazard associated with constructing a proposed driveway on Harvill Avenue close to the intersection of Harvill Avenue/Nandina Avenue. PP20699R1 has revised the project design to eliminate this driveway, thereby removing the potential safety hazard. PP20699R1 would not create any sharp curves, dangerous intersections, or other transportation hazards; therefore, no adverse transportation safety impacts would occur.
- f) As part of PP20699R1, public roadway segment and frontage improvements would be constructed consistent with the designations assigned to these roadways by the County General Plan Circulation Element. Public roads require periodic maintenance but such maintenance is inherent in operational activities and would not cause any physical impacts to the environment beyond those disclosed in Final EIR No. 485.
- g) PP20699R1 would not adversely affect any roadways in the vicinity of the subject property during construction, as surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. PP20699R1 has the same construction characteristics

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as analyzed by Final EIR No. 485. As such, it is concluded that PP20699R1 would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

- h) Project implementation would result in the development of a new distribution warehouse business center on the subject property, thereby increasing the need for emergency access to the site. PP20699R1 has been designed to provide adequate paved access, which is also a condition of approval. PP20699R1 also would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.
- i) PP20699R1 would construct a community trail segment along a portion of Stratta Road and Harvill Avenue, as well as sidewalks on fronting roadways. As stated in Final EIR No. 485, the subject property is not currently served by the Riverside Transportation Agency (RTA); therefore, PP20699R1 is not required to provide transit support facilities. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; therefore, no adverse impacts would occur.

**Mitigation:** The Riverside County Transportation Department conditions of approval specified in Final EIR No. 485 Section 4.12 "Transportation and Traffic" (for previously approved PP20699) shall be replaced with new conditions of approval for PP20699R1, as specified below. Refer to the attached MMRP (Section 4,12,Transportation and Traffic, pp. 25 – 39) for a full set of transportation mitigation measures.

**MM 4.12-1:** The Project shall participate in funding of off-site improvements that are needed to serve existing plus ambient plus Project plus other development conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fees and Development Impact Fees (DIF) in accordance with the fee schedule in effect at the time of final building inspection. The following study area improvement is included in the TUMF Program: Harley Knox Avenue from the I-215 Freeway, east to Evans Road (4-lanes).

**MM 4.12-2:** Old Oleander Avenue along the project boundary is designated Industrial Collector and shall be improved with 46' part-width AC pavement, 6" concrete curb and gutter, 6' sidewalk (on the project side) within a 69' to 89' (39' on project side and 30'-50' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 111. A 6' concrete sidewalk (on the project side) shall be constructed adjacent to curb line within the 11' parkway.

**MM 4.12-3:** Harvill Avenue along project boundary from Harley Knox Avenue (Stratta Road) southerly to Old Oleander Avenue is a paved County maintained road designated as a Major Highway and shall be improved with 68'-82 foot full-width AC pavement (38' to 43' on the project side and 30' to 39' on the opposite side of the centerline); 8" concrete curb and gutter, 5' sidewalk, and 8' d.g. Community Trail (project side), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 109' to 114' (59' to 64' on project side and 50' on the opposite side of the centerline) full width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (A 5' meandering sidewalk and 8' d.g. Community Trail (project side) shall be constructed within the 21' parkway.)

**MM 4.12-4:** Harvill Avenue along project boundary between Harley Knox Avenue (Stratta Road) northerly to Nandina Avenue is a paved County maintained road designated as a Major Highway and shall be improved with 76'-80 foot full-width AC pavement, 8" concrete curb and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gutter, 5' sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 118' full width dedicated right-of-way in accordance with County Standard No. 93. (A 5' meandering sidewalk shall be constructed within the 17' to 21' parkway.)

**MM 4.12-5:** Harley Knox Avenue (Stratta Road) along project boundary from Blanding Way to westerly project boundary is designated Urban Arterial Highway and shall be improved with 81' (55' on the project side and 26' on the opposite side of the centerline) part-width AC pavement; 8" concrete curb and gutter, 8" raised curb landscaped median, 5' sidewalk, and 8' d.g. Community Trail within the 106' (76' on the project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 91. (A 5' meandering sidewalk and 8' d.g. Community Trail (on project side) shall be constructed within the 21' parkway. Cash in lieu of construction of 8" raised curb landscaped median (from Blanding Way to westerly project boundary only) shall be paid as directed by the Director of Transportation.

**MM 4.12-6:** Harley Knox Avenue (Stratta Road) along project boundary (from Harvill Avenue westerly to Blanding Way) is designated Urban Arterial Highway and shall be improved with 119'-132 foot full-width AC pavement; 8" concrete curb and gutter, 8" raised curb landscaped median, 5' sidewalk, 8' d.g. Community Trail and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 152' to 165 foot full width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (A 5' meandering sidewalk (both sides) and 8' d.g. Community Trail (on south side) shall be constructed within the 12' to 21' parkway.) (Truck access driveway shall be right in only.)

**MM 4.12-7:** Harley Knox Avenue (Stratta Road) along project boundary (from Harvill Avenue to easterly project boundary) is designated Urban Arterial Highway and shall be improved with 55' - 68 foot half-width AC pavement; 8" concrete curb and gutter, 8" raised curb landscaped median, and 5' sidewalk, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 76' to 86' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (A 5' meandering sidewalk (project side) shall be constructed.) Cash in lieu of construction of 8" raised curb landscaped median (from Harvill Avenue to easterly project boundary) shall be paid as directed by the Director of Transportation.

**MM 4.12-8:** Nandina Avenue from Harvill Avenue to westerly project boundary is designated Industrial Collector and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk (on the project side) within a 69' (39' on project side and 30' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 111. (A 6' concrete Sidewalk (on the project side) shall be constructed adjacent to curb line within the 11' parkway. Modified sidewalk to be on the project side only.)

**MM 4.12-9:** Blanding Way along project boundary is designated Frontage Collector and shall be improved with 36' full-width AC pavement (14' on the project side and 22' on the opposite side of the centerline), 6" concrete curb and gutter (both sides) within a 45' (15' on project side and 30' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 107. (Modified for no sidewalks and landscaping.) Cash in lieu of construction of Blanding Way shall be paid as directed by the Director of Transportation.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MM 4.12-13:** The Project Proponent shall ensure (either through construction or bond) the design and construction of a traffic signal at the intersection of Harvill Avenue and Harley Knox Avenue with fee credit eligibility. The signal design shall be completed prior to final map recordation and the signal shall be operational prior to final inspection of the first building. The Project Proponent shall contact the County Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to the start of signal design and construction. Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

**MM 4.12-14:** The Project Proponent shall ensure (either through construction or bond) the design and construction of a traffic signal at the Harvill Avenue and the Project Driveway south of Harley Knox Avenue with no fee credit given for Traffic Signal Mitigation Fees. The signal design shall be completed prior to final map recordation and the signal shall be operational prior to final inspection of the first building. Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

**MM 4.12-18:** The intersection of Harvill Avenue at Harley Knox Avenue shall be improved to provide the following geometrics:

- Northbound: One left turn lane, one through lane, two right turn lanes with right turn overlap signal phase
- Southbound: Two left turn lanes, one shared through/right turn lane
- Eastbound: One left turn lane, one through lane, one shared through/right turn lane
- Westbound: Two left turn lanes, one through lane, one right turn lane

**MM 4.12-19:** The intersection of Blanding Way at Stratta Road shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: One shared left/right turn lane
- Eastbound: Two through lanes
- Westbound: One through lane, one right turn lane

**MM 4.12-19A:** The intersection of West Project Driveway at Old Oleander Avenue (located approx. 1,520' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: One left turn lane, one right turn lane
- Eastbound: One left turn lane, one through lane
- Westbound: One shared through/right turn lane

**MM 4.12-19B:** The intersection of Center Project Driveway at Old Oleander Avenue (located approx. 1,130' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: One left turn lane, one right turn lane
- Eastbound: One left turn lane, one through lane
- Westbound: One shared through/right turn lane

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MM 4.12-20:** The intersection of East Project Driveway (NS) at Old Oleander Avenue (EW) (located approx. 670' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one through lane
- Westbound: One shared through/right turn lane

**MM 4.12-21:** The intersection of West Project Driveway at Stratta Road (south side, located approx. 920' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: One right turn lane
- Southbound: N/A
- Eastbound: One shared through/right turn lane
- Westbound: One through lane

**MM 4.12-21A:** The intersection of West Project Driveway at Stratta Road (north side, located approx. 570' west of Harvill Avenue) shall be improved to provide the following geometrics. (Only right turns-in shall be allowed at this driveway. All other turning movements shall be prohibited. The applicant shall provide appropriate channelization, such as a center raised median, to enforce this turn provision.)

- Northbound: N/A
- Southbound: N/A
- Eastbound: Two through lanes
- Westbound: One through lane and one right turn lane

**MM 4.12-22:** The intersection of East Project Driveway at Stratta Road (south side, located approx. 370' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: One right turn lane
- Southbound: N/A
- Eastbound: Two through lanes
- Westbound: Two through lanes

**MM 4.12-22A:** The intersection of East Project Driveway at Stratta Road (north side, located approx. 370' west of Harvill Avenue) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: One right turn lane
- Eastbound: Two through lanes
- Westbound: Two through lanes, one right turn lane

**MM 4.12-23:** The intersection of Blanding Way at Nandina Avenue shall be improved to provide the following geometrics:

- Northbound: One shared left/right turn lane
- Southbound: N/A
- Eastbound: One left turn lane, one through lane

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Westbound: One through lane

**MM 4.12-23A:** The intersection of West Project Driveway (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:

Northbound: One right-turn lane  
 Southbound: N/A  
 Eastbound: One shared through/right turn lane  
 Westbound: One through lane

**MM 4.12-23B:** The intersection of East Project Driveway (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:

Northbound: One right-turn lane  
 Southbound: N/A  
 Eastbound: One shared through/right turn lane  
 Westbound: One through lane

**MM 4.12-24:** The intersection of Harvill Avenue (NS) at North Project Driveway (EW) (located approx. 980' north of Harley Knox Avenue) shall be improved to provide the following geometrics improvements:

Northbound: Two through lanes  
 Southbound: Two through lanes  
 Eastbound: N/A  
 Westbound: One left-turn lane, one right-turn lane

**MM 4.12-27:** The intersection of Harvill Avenue (NS) at South Project Driveway (EW) (located approx. 300' north of Harley Knox Avenue) shall be improved to provide the following geometrics. Only right-turns into and out of the project driveway will be allowed. Left-turns into and out of the project driveway will be prohibited.

Northbound: Two through lanes, one right-turn lane  
 Southbound: One through lane, one shared through/right-turn lane  
 Eastbound: N/A  
 Westbound: One right-turn lane

**MM 4.12-28:** The intersection of Harvill Avenue at Project Driveway (located approx. 630' south of Harley Knox Avenue) shall be improved to provide the following geometrics:

Northbound: One left turn lanes, two through lanes  
 Southbound: Two through lanes, one right turn lane  
 Eastbound: One left turn lane, one right turn lane  
 Westbound: N/A

**Monitoring:** Monitoring for the mitigation measures identified above shall be the responsibility of the Riverside County Transportation Department. Also refer to the attached MMRP (Section 4.12, Transportation and Traffic, pp. 25 - 39).

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<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan; Final EIR No. 485

Findings of Fact: PP20699R1 includes a community trail to be located within the boundaries of the subject property along Stratta Road (east/west), connecting to a north/south trail segment along Harvill Avenue. This trail will accommodate bicycles. The east/west community trail was previously planned along Old Oleander Avenue as evaluated by Final EIR No. 485. Relocating the planned east/west trail segment from Old Oleander Avenue to Stratta Road would not result in any more severe or new impacts to the environment than disclosed by Final EIR No. 485. The trail is proposed within the ground disturbance area evaluated by Final EIR No. 485 and would not create any additional physical impact to the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Final EIR No. 485 Section 4.13 "Utility and Service Systems;" Plan of Service for PP20699R1 (Webb, July 2011).

Findings of Fact:

a) & b) As discussed in Final EIR No. 485, the subject property is within the domestic water service area of Eastern Municipal Water District (EMWD). Potential impacts associated with supplying water to a distribution warehouse business center on the subject property were evaluated as part of Final EIR No. 485, which concluded that impacts would be less than significant. PP20699R1 would not require the installation of any water conveyance facilities beyond the boundaries of the subject property and fronting roadways, the impacts of which were fully analyzed in Final EIR No. 485. Additionally, PP20699R1 would not generate a greater water demand than disclosed in Final EIR No. 485, which calculated the water demand to be an average annual day flow of 206,400 gallons per day (gpd). The EMWD Plan of Service prepared for PP20699R1 (Webb, 2011) indicates an average day demand of 128,720 gpd. PP20699R1 would not create any more severe impacts or new impacts related to the water system than were previously disclosed in Final EIR No. 485, which concluded that impacts would be less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

**46. Sewer**

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

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

Source: Department of Environmental Health Review; Final EIR No. 485 Section 4.13 "Utility and Service Systems."

a) & b) As discussed in Final EIR No. 485, the subject property is provided wastewater collection and treatment service by Eastern Municipal Water District (EMWD). The subject property is served by the Perris Valley Water Reclamation Facility, which Final EIR No. 485 determined has adequate capacity to serve the wastewater treatment needs of planned development on the subject property. PP20699R1 would not require the installation of any wastewater conveyance facilities beyond the boundaries of the subject property and fronting roadways, the impacts of which were fully analyzed in Final EIR No. 485. Additionally, PP20699R1 would not generate a greater wastewater treatment demand than disclosed in Final EIR No. 485. As such PP20699R1 would not create any more severe impacts or new impacts related to the wastewater system than were previously disclosed in Final EIR No. 485, which concluded that impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

**47. Solid Waste**

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

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

Source: Riverside County General Plan;; Final EIR No. 485 Section 4.13 "Utility and Service Systems;" 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) & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of Final EIR No. 485, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures requiring waste reduction. PP20699R1 would not generate a higher volume of waste than evaluated by Final EIR No. 485 and would be required to comply with all applicable waste reduction requirements. Additional conditions of approval have been imposed on PP20699R1 by the Riverside County Planning Department to ensure compliance with requirements of the Riverside County Waste Management District. Additionally, the mitigation measures specified in Final EIR No. 485 would continue to apply. Accordingly, PP20699R1 would not result in any new impacts to solid waste services impacts would be reduced 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 4.14, Utilities and Service Systems, p 40).

**Monitoring:** Monitoring shall occur as specified in Final EIR No. 485 and the attached MMRP (Section 4.14, Utilities and Service Systems, p. 40).

**48. Utilities**

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

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

**Source:** Project Application Materials; Final EIR No. 485.

**Findings of Fact:** Impacts to utilities were evaluated and disclosed as part of Final EIR No. 485, which concluded that the construction of utility connections would occur within the ground disturbance area analyzed by Final EIR No. 485, and that no other physical impacts would have the potential to occur. PP20699R1 proposes the same construction characteristics as evaluated by Final EIR No. 485 and would not create any more severe or new impacts related to the installation and use of utilities.

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

**Monitoring:** No monitoring is required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Project Application Materials

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

- a) PP20699R1 would not conflict with any adopted energy conservation plans. In addition to mandatory compliance with Title 24 of the California Building Standards Code, energy efficiency features are proposed to be added to the building design include rooftop photovoltaic capability, enhanced mechanical ventilation, and 3% minimum skylights in the industrial/manufacturing areas. Leadership in Energy and Environmental Design (LEED) certification may be pursued by the Project Applicant.

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

**Monitoring:** No monitoring is required.

**OTHER**

50. Other:

**Source:** Staff review

**Findings of Fact:** There are no other impacts identified.

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

**Monitoring:** No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

**Source:** Staff review, Project Application Materials

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review; Project Application Materials; Final EIR No. 485.

Findings of Fact: PP20699R1 does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in Final EIR No. 485. As concluded in Final EIR No. 485, cumulatively considerable impacts that are significant and unavoidable are impacts related to adding traffic to freeway mainline segments and air quality emissions.

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

Source: Staff review; Project Application Materials

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Final EIR No. 485 (SCH No. 20055091095)

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VII. AUTHORITIES CITED**

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



**VII. REFERENCES**

The following documents were referred to as information sources during the preparation of this document.

Cited As:

ALUC Conditions of Approval for PP20699R1	Staff Report and Conditions of Approval for PP20699R1, as on file with the Riverside County Airport Land Use Commission (Case No. ZAP1073MA11). July 14, 2011.
Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl	<i>Biological Reconnaissance Survey and Habitat Assessment for Burrowing Owl (Assessor Parcel Numbers 298-310-011, -052, and -048) Unincorporated Riverside County, California.</i> TetraTech. March 2010.
California Code of Regulations Title 24	California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2011.
Conditions of Approval for PP20699R1	Conditions of Approval for PP20699R1, as on file with the Riverside County Transportation and Land Management Agency (July 2011)
CREED v. City of San Diego	<i>CREED v. City of San Diego</i> (2011), Super. Ct. No. 37-2009-00085307-CU-MC-CTL.
CREED v. City of Chula Vista	<i>CREED v. City of Chula Vista</i> (2011), Super. Ct. No. 37-2009-000959-47-CU-TT-CTL.
Final EIR No. 485 and Final EIR No. 485 Technical Appendices	<i>Final Environmental Impact Report No. 485 (SCH No. 2005091095) for Oleander Business Park; Tentative Parcel Map No. 33942 and Plot Plan No. 20699.</i> Certified 2008.
Focused Survey for Burrowing Owl	<i>Focused Survey for Burrowing Owl (Assessor Parcel Numbers 298-310-011, -052, and -048) Unincorporated Riverside County, California.</i> TetraTech. June 2011.
Geotechnical Update	<i>Plot Plan Review and Geotechnical Update, Knox Logistics Center.</i> Southern California Geotechnical. June 1, 2011.
GIS Database	Riverside County Land Information System (accessed December 6, 2010). <a href="http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html">http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html</a>
Google Earth	Google Earth (ver. 5.2.1.1588)
Hydrology Study for PP20699R1	<i>Preliminary Hydrology and Hydraulics Study for Trammel Crow Business Center – Plot Plan 20699R1.</i> Webb Associates. June 15, 2011.

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Knox Logistics Center Traffic Generation Memo	<i>Knox Logistics Center (TPM33942 &amp; PP20699) Traffic Generation. Memo from Albert A. Webb Associates to Trammell Crow Company. May 17, 2011.</i>
Laurel Heights v. Regents	<i>Laurel Heights Improvement Ass'n v Regents of Univ. of Cal. (1993) 6 C4th 1112, 1130, 26 CR2d 231</i>
MSHCP	<i>Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.</i>
Mead Valley Area Plan	<i>Mead Valley Area Plan. Riverside County Transportation and Land Management Agency, October 2003.</i>
Ord. No. 460	<i>Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.</i>
Ord. No. 484	<i>Riverside County Ordinance No. 484, Sand Blowing.</i>
Ord. No. 625	<i>Riverside County Ordinance No. 625, Agricultural Activities for Nuisance Defenses.</i>
Ord. No. 655	<i>Riverside County Ordinance No. 655, Regulating Light Pollution.</i>
Ord. No. 659	<i>Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.</i>
Ord. No. 677	<i>Riverside County Ordinance No. 677, Adopting the Redevelopment Plan for Amendment No. 1 to Redevelopment Project No. 5-1987</i>
Ord. No. 787	<i>Riverside County Ordinance No. 787, Fire Code of the Riverside County Fire Department.</i>
Plan of Service for PP20699R1	<i>Eastern Municipal Water District Plan of Service for PP20699R1. Albert A. Webb Associates. July 2011.</i>
Preliminary Water Quality Management Plan	<i>Preliminary Water Quality Management Plan for Revised Plot Plan No. 20699R1. Webb Associates. May 17, 2011.</i>
Project Application Materials	<i>As on file with Riverside County, including Plot Plan No. 20699R1 (Webb); Trammel Crow Business Center Conceptual Color Elevations (HPA); Trammel Crow Business Center Perspective View Drawings (HPA); Trammel Crow Business Center Street Sections (HPA); Trammel Crow Business Center Conceptual Landscape Master Plan (Hunter Landscape); Trammel Crow Business Center Perspective Photo Plate (Webb); Project Narrative (Webb); Trammel Crow Business Center Photometric Plan (Gregg Electric Inc.).</i>

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Riverside County General Plan	<i>County of Riverside General Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.
Riverside County General Plan EIR	<i>General Plan Final Program Environmental Impact Report.</i> County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003.
SCAQMD Air Quality Management Plan (AQMP)	<i>Final 2007 Air Quality Management Plan.</i> South Coast Air Quality Management District, June 2007.
SCAQMD Air Quality Thresholds	<i>Air Quality Significance Thresholds.</i> South Coast Air Quality Management District. March 2011. (Available online at <a href="http://www.aqmd.gov/ceqa/handbook/signthres.pdf">http://www.aqmd.gov/ceqa/handbook/signthres.pdf</a> )
State CEQA Guidelines	California Environmental Quality Act Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 – 15387), as of January 1, 2011.
Streambed Alteration Agreement	Streambed Alteration Agreement No. 1600-201-0108-R6. California Department of Fish and Game; executed on December 29, 2010.
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.
Val Verde Unified School District Correspondence	Letter from the Val Verde Unified School District to the County of Riverside Planning Department regarding Plot Plan No. 20699, Fast Track Auth. No. 2011-05, dated June 28, 2011.

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APPENDIX A  
MITIGATION, MONITORING AND REPORTING  
PROGRAM  
FOR  
PP20699R1

MITIGATION, MONITORING AND REPORTING PROGRAM

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p><b>4.1 LAND USE AND PLANNING</b></p> <p>The proposed Project would be consistent with the land use designations and policies of the County General Plan and the Mead Valley Area Plan. The site is not located in an MSHCP Criteria Area nor is it located near a proposed CETAP corridor.</p> <p>At buildout of the proposed Project, views of the site from surrounding areas would change from predominantly vacant undeveloped agricultural land to light industrial and business park uses. This change is not regarded as adverse. The proposed Project site is located within the Mount Palomar Nighttime Lighting Policy Area. Lighting from the proposed Project could adversely affect the Palomar Observatory, resulting in a potentially significant impact.</p>	<p>Not significant.</p> <p>Less than significant with mitigation incorporated.</p>	<p>N/A</p> <p>4.1-1 The Project shall comply with the applicable provisions of Riverside County Ordinance No. 655, which was established to regulate the use of certain light fixtures, and requires evidence of compliance with the lighting standards contained therein. All outdoor lighting systems shall comply with Ordinance No. 655.</p>	<p>N/A</p> <p>Riverside County Planning Department, Riverside County Building and Safety Department.</p>	<p>N/A</p> <p>Prior to the issuance of building permits.</p>
<p>The Project site is located approximately 0.27 miles south of a portion of the March Air Reserve Base and the boundaries of the March JPA General Plan. The proposed Project site is located within the March Air Reserve Base Airport Influence Policy Area, Safety Zone Area II and could therefore impact the Influence Policy Area. Properties within these zones are subject to regulations governing issues such as development intensity, density, height of structures, and noise.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>4.1-2 The Project shall comply with ALUC and General Plan regulations regarding development intensity, density, height of structures, and noise for Land Use Compatibility Guidelines for Airport Safety Zone II (March Air Reserve Base).</p> <p>4.1-3 Prior to the issuance of building permits, the Project proponent shall satisfactorily demonstrate to the County of Riverside that the Project has complied with the following conditions of approval imposed by the ALUC:</p> <p><i>The following stricken measures were replaced by new conditions of approval issued by the ALUC for PP20699R1 (ALUC Case Number ZAP1073 MA11).</i></p> <p>1. Provide Avigation Easement/Deed Restrictions to March-ARB prior to any Permits being issued or sale to any entity exempt from the Subdivision Map Act.</p>	<p>Airport Land Use Commission (ALUC), Riverside County Building and Safety Department.</p> <p>FAA, Airport Land Use Commission (ALUC), Riverside County Building and Safety Department.</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45-decibel levels.</p> <p>3. Install hooded or shielded outdoor lighting measures to ensure that no lights are above the horizontal plane.</p> <p>4. Prior to the issuance of occupancy permits and in accordance with Business and Profession Code 11010-12(A), the developer or builder shall provide a Notice of Airport in Vicinity to each potential purchaser of homes within the Project.</p> <p>1. Prior to the issuance of building permits, the landowner shall convey an aviation easement to the March Inland Port Airport Authority.</p> <p>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.</p> <p>3. The following uses shall be prohibited:</p> <p>(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.</p> <p>(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.</p> <p>(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise</p>		

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		<p>affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)</p> <p>(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.</p> <p><i>The following measures were added by the ALLUC:</i></p> <p>(e) <u>Children's schools, day care centers, libraries, hospitals, nursing homes, places of assembly, aboveground bulk storage of hazardous materials (and/or more than 6,000 gallons of flammable materials), and highly noise-sensitive outdoor nonresidential uses.</u></p> <p>4. <u>This finding of consistency pertains to the use of the proposed buildings for office, manufacturing, and warehousing activities. Any proposal for use of any portion of these buildings for uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) shall be subject to further review by the Airport Land Use Commission.</u></p> <p>5. <u>A "Notice of Airport in Vicinity" shall be provided to all potential purchasers and tenants.</u></p> <p>6. <u>Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project</u></p>		

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.</p> <p><i>This mitigation measure 4.1-4 was replaced with a new condition of approval issued by the ALLUC.</i></p> <p>Prior to construction, the Project applicant shall complete Form 7460-01 (Notice of Construction) with the Federal Aviation Administration (FAA).</p> <p>The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.</p> <p><i>This mitigation measure 4.1-5 was replaced with mitigation measure 4.1-4(1).</i></p> <p>An aviation easement shall be placed on the property due to its location within an Airport Influence Area II, to fully disclose the existing and future airport operations in the vicinity.</p> <p><i>This mitigation measure 4.1-6 was replaced with a new condition of approval issued by the ALLUC.</i></p> <p>Building heights associated with the proposed Project shall be restricted to a maximum of 175 feet and shall be verified through the County building permit review process.</p> <p>The project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.</p>	<p>FAA, Airport Land Use Commission (ALUC), Riverside County Building and Safety Planning Department.</p> <p>FAA, Airport Land Use Commission (ALUC), Riverside County Building and Safety Department.</p> <p>FAA, Airport Land Use Commission (ALUC), Riverside County Building and Safety Planning Department.</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p>
<p><b>4.2 AESTHETICS</b></p> <p>At buildout of the proposed Project, views of the site from surrounding areas would change from predominantly vacant undeveloped agricultural land to light industrial land uses. This change is not</p>		<p>Less than significant with mitigation incorporated.</p>	<p>Riverside County Building and Safety Department</p>	<p>Prior to the issuance of building permits.</p>



Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p>regarded as adverse. The proposed Project site is located within the Mount Palomar Nighttime Lighting Policy Area. Lighting from the proposed Project could adversely affect the Palomar Observatory, resulting in a potentially significant impact.</p>				
<p><b>4.3 AGRICULTURAL RESOURCES</b></p>				
<p>Approximately 67.06 acres of the Project site is designated as Farmland of Local Importance. Because the Project would not convert Prime, Unique or Statewide Important Farmland to a non-agricultural use, impacts of the Project are not regarded as significant. The conversion of Farmland of Local Importance to a non-agricultural use is not identified as a significant impact.</p>	<p>Not significant.</p>	<p>Significant impacts to agricultural resources would not occur; therefore mitigation is not required.</p>	<p>N/A</p>	<p>N/A</p>
<p><b>4.4 AIR QUALITY</b></p>				
<p>Construction activities associated with the proposed Project will result in emissions of CO, VOC's, NOx, SOx, and PM10.</p>	<p>Significant and unavoidable air quality impact during short-term construction for emissions of NO and PM<sub>10</sub> (localized impact).</p>	<p><u>Regulatory Requirements:</u> 4.4-1 During grading and construction activities, the applicant/builder shall comply with the requirements of SCAQMD Rule 403, Fugitive Dust, as amended on June 3, 2005. Applicable Rule 403 measures consist of the following:  (a) Apply nontoxic chemical soil stabilizers according to the manufacturer's specifications to all inactive construction areas (previously graded areas inactive for ten days or more).  (b) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.  (c) Pave construction access roads at least 100 feet onto the site from the main road.  (d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</p>	<p>Construction Supervisor, Riverside County Building and Safety Department, SCAQMD.</p>	<p>Concurrent with grading and construction activities.</p>
<p>Operational activities associated with the proposed Project would result in emissions of ROG, NO<sub>x</sub>, CO, PM<sub>10</sub>, and SO<sub>x</sub>.</p>	<p>Significant and unavoidable long-term impact associated with operational emissions of NO<sub>x</sub>, CO, VOC's, and PM<sub>10</sub> (localized impact), as defined by daily emissions thresholds set forth by the SCAQMD.</p>			

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>4.4-2 In accordance with SCAQMD Rules 431.1 and 431.2, ultra-low sulfur fuel diesel shall be used for stationary construction equipment.</p> <p>4.4-3 Construction contractors shall adhere to the commercial idling restrictions as set forth in Air Resources Board (ARB) Section 2485, Airborne Toxic Control Measure to Limit Diesel Fueled Motor Vehicle Idling.</p> <p><u>Requirements of the County's General Plan Program EIR.</u></p> <p>4.4-4 During grading and construction activities, the Project shall comply with the following dust measures as specified in the SCAQMD CEQA Air Quality Handbook:</p> <ul style="list-style-type: none"> <li>(a) All disturbed areas shall be revegetated as quickly as possible.</li> <li>(b) Soil disturbing activities, including excavating and grading operations, shall be suspended when wind speeds exceed 25 mph (measured as instantaneous gusts) and make dust control difficult control difficult.</li> <li>(c) Disturbed areas shall be revegetated as quickly as possible.</li> <li>(d) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> </ul> <p><i>The following addition to mitigation measure 4.4.4(d) was added by the Riverside County Planning Department.</i></p> <p><u>Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.</u></p> <ul style="list-style-type: none"> <li>(e) "Spill-over" effects shall be minimized by washing dirt from vehicles or installing wheel</li> </ul>	<p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Contractors; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p>	<p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>washers where vehicles enter and exit unpaved roads onto paved roads.</p> <p>4.4-5 The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>4.4-6 Concurrent with construction activities, lean NOx catalyst for off-road construction vehicles/ equipment shall be used, if such technology is available for use at the time of construction.</p> <p>4.4-7 During construction, the contractor shall use electricity from power poles when feasible instead of using portable diesel or gasoline powered generators.</p> <p>4.4-8 The construction contractor shall use "Zero-VOC" paints (no more than 100 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with SCAQMD Rule 1113. Alternatively, the construction contractor shall consider using materials that do not require painting or are pre-painted.</p> <p>4.4-9 Prior to construction commencement and throughout Project buildout, on-site equipment emissions shall be controlled through regularly scheduled engine maintenance and low-emissions tune-ups. Construction grading plans shall include a statement that all construction equipment shall be tuned and maintained in accordance with manufactures specifications.</p> <p>4.4-10 Where feasible, aqueous or emulsified diesel fuel shall be used for all construction equipment. Aqueous diesel formulations have received interim verification by CARB and show a reduction of 16% in NOx, and 60% in PM10 from diesel exhaust.</p> <p>4.4-11 Construction grading plans shall include a statement that work crews shall shut off equipment when not in use. During all phases of construction, all contractors shall limit idling time to five minutes or less.</p>	<p>Construction Contractor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p>	<p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with grading and construction activities.</p> <p>Concurrent with construction activities.</p> <p>Prior to and concurrent with construction and grading activities.</p> <p>Prior to and concurrent with construction and grading activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>4.4-12 The construction contractor shall time the construction activities so as not to interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site. If necessary, a flag person shall be retained by the construction supervisor to maintain safety adjacent to existing roadways.</p> <p>4.4-13 The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>4.4-14 During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.</p> <p>4.4-15 During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph.</p> <p>4.4-16 Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved, landscaped or otherwise developed to reduce dust generation.</p> <p>4.4-17 Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>4.4-18 Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from point of origin.</p> <p>4.4-19 <i>This mitigation measure 4.4-19 was replaced with a new condition of approval issued by Riverside County Planning Department.</i></p> <p><del>Electrical hook-ups shall be installed in loading</del></p>	<p>Construction Contractor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Contractor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor; Riverside Building and Safety Department, SCAQMD.</p>	<p>Concurrent with construction and grading activities.</p> <p>Concurrent with construction and grading activities.</p> <p>Concurrent with construction and grading activities.</p> <p>Concurrent with construction and grading activities.</p> <p>Immediately after clearing, grading, earthmoving, or excavation is completed.</p> <p>Concurrent with construction and grading activities.</p> <p>Concurrent with construction and grading activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p><del>bay areas to eliminate unnecessary idling of main and auxiliary truck engines.</del></p> <p>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.</p> <p>4.4-20 <i>This mitigation measure 4.4-20 was replaced with a new condition of approval issued by the Riverside County Planning Department.</i></p> <p><del>Signs shall be posted on the site in loading bay areas to identify applicable CARB anti idling regulations and request that truck drivers turn off engines when not in use. The locations of such signs shall be indicated on construction drawings and buildings plans, and approved by the County Department of Building and Safety.</del></p> <p>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.</p> <p>4.4-21 Warehouse/distribution uses that accommodate transport refrigeration unit (TRUs) shall not be permitted in southwestern corner of Building C, within 300 meters of any off-site sensitive receptor (residential home, school, day-care center, outdoor park or public playground, hospital or health facility). Prior to approval of Plot Plans, Site Plans and/or building permits, the County of Riverside Planning Department shall review the</p>	<p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD, CARB.</p> <p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p>	<p>Concurrent with operational activities.</p> <p>Concurrent with operational activities.</p> <p>Prior to final building inspection approval.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>configuration of Building C and the location of loading docks to ensure that loading bays that accommodate transport refrigeration units (TRUs) are sited at least 300 meters from the nearest off-site sensitive receptor.</p> <p>4.4-22 Prior to the final inspection of the first building, a truck routing plan shall be prepared for the Project that directs truck traffic directly to I-215. Signs shall be posted at the Project's primary exit points directing traffic to I-215. The locations of such signs shall be indicated on construction drawings.</p> <p>4.4-23 Prior to the issuance of building permits, the County Department of Building and Safety shall review construction drawings to ensure that on-site truck parking areas are adequate and allow for overnight parking to eliminate trucks parking on streets outside the Project boundary.</p> <p><i>The following measures were added by the Riverside County Planning Department:</i></p> <p>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 the 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.</p> <p>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 (<a href="http://www.aqmd.gov">http://www.aqmd.gov</a>).</p> <p>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 &amp; roofing systems as determined to support an approximate 1 Megawatt</p>	<p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p> <p>Construction Supervisor, Riverside Building and Safety Department, SCAQMD.</p> <p>Riverside County Planning Department, Developer/Owner</p> <p>Riverside County Planning Department, Developer/Owner</p> <p>Construction Supervisor, Riverside Building and Safety Department</p>	<p>Prior to final building inspection of the first building.</p> <p>Prior to the issuance of building permits.</p> <p>Concurrent with operational activities.</p> <p>Concurrent with operational activities.</p> <p>Prior to the issuance of building permits.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p><b>4.5 BIOLOGICAL RESOURCES</b></p> <p>The Project site is not located within an MSHCP Criteria Area. Implementation of the proposed Project would result in permanent disturbance to the entire 68.81-acre site. No burrowing owl or raptor nest sites are present on the site, but potential impacts may occur if burrowing owl or raptor nesting establish on the site and are present before commencement of grading and construction.</p>	<p>Less than significant.</p>	<p>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.</p>		
<p>4.5-1 Prior to the issuance of grading permits, the applicant shall be required to pay Local Development Mitigation Fees (per County Ordinance No. 4.62.070) for implementation of the MSHCP.</p> <p>4.5-2 Thirty days prior to grading, a qualified biologist shall make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report to be reviewed and accepted by the County of Riverside. If the species is determined to be present, and the MSHCP's stated objectives 1-4 for burrowing owl have not yet been met as determined by the Riverside County Environmental Programs Department, mitigation shall be required in compliance with the MSHCP, Appendix E which states:</p> <p>(a) If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and surrounding areas support less than 3 pairs of burrowing owls, then the on-site burrowing owls shall be passively or actively relocated following accepted protocols.</p> <p>(b) If the site (including adjacent areas) supports 3 or more pairs of burrowing owls, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP conservation</p>			<p>Riverside County Environmental Programs Department.</p> <p>Riverside County Environmental Programs Department.</p>	<p>Prior to the issuance of grading permits.</p> <p>Thirty days prior to grading activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p>Based on the USACE determination, the Project site includes 0.09 acre of federal nonwetland waters (see Table 4-13, <i>On-Site Jurisdictional Areas and Impacts</i>). State jurisdiction broadly overlaps the federal jurisdiction, with the major difference being the inclusion of channel slopes from bank to bank, for a total area of 0.10 acres. Implementation of the proposed Project would result in permanent impacts to all onsite jurisdictional waters.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Area Lands, at least 90 percent of the area with long-term conservation value and burrowing owls shall be conserved on-site.</p> <p>4.5-3 If grading and construction activities occur between February 1 and August 31 and within 150 feet of suitable raptor nesting locations (trees), a focused raptor survey shall be conducted by a qualified biologist prior to issuance of grading permits. If active nests are located within the portion of the site to be disturbed, measures shall be initiated to avoid impacts to nesting raptors. Measures to avoid impacts will include identifying the location and creating a buffer zone around the tree within which impacts shall be avoided until the juveniles have fledged.</p> <p>4.5-4 Prior to the issuance of grading permits, the applicant shall submit documentation to the County of Riverside Planning Department that verifies the necessary permits required by the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Game (CDFG) and Regional Water Quality Control Board (RWQCB) have been obtained. The ACOE has a no net loss policy which requires that any unavoidable impacts to wetlands values and functions be replaced. In addition, the RWQCB will add restrictions to control runoff from the site, require on the site treatment of runoff to improve water quality, and impose Best Management Practice's (BMP's) during the pre-construction and construction phases of the proposed project's development. It is anticipated that the following measures as approved by the ACOE, CDFG and RWQCB would reduce impacts to ACOE &amp; CDFG jurisdictional areas to below a level of significance.</p> <p>(a) On or off-site replacement of ACOE jurisdictional water and wetlands at not less than 1:1 ratio;</p> <p>(b) On or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at not less than 1:1 ratio; and /or</p>	<p>Riverside County Environmental Programs Department.</p> <p>Riverside County Environmental Programs Department, ACOE, CDFG, RWQCB.</p>	<p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of grading permits.</p>



Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p><b>4.6 CULTURAL RESOURCES</b></p> <p>Due to the Project's proximity to previously recorded archaeological resources in the area, the probability exists that archaeological resources may be located below the surface of the Project site. Implementation of the Project would therefore result in a potentially significant impact to subsurface archaeological resources, if such resources are discovered during ground disturbing activities conducted during Project grading and construction. Also, the potential exists for the discovery of remains during ground disturbing activities, which is regarded as a potentially significant impact.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>(c) Incorporation of design features into the proposed project that will avoid biological impacts to blue-line streams.</p> <p>4.5-5 Prior to any earthmoving or vegetation disturbing activities the applicant shall obtain a 401 water quality certification and 1602 streambed alteration agreement from the RWQCB and CDFG, respectively.</p>	<p>ACOE, CDFG, RWCQB.</p>	<p>Prior to any earthmoving or vegetation disturbing activities.</p>
<p><b>Archaeological Resources</b></p> <p>4.6-1 Prior to any clearing, grubbing and/or earth moving activities, a qualified archaeologist shall be retained by the developer. The potential for discovery of archaeological resources on the Project site has been indicated as moderate to high; therefore, consultation with the appropriate Native American tribe (Pechanga) is required. A pre-grading meeting between the archaeologist, the Pechanga Tribe, and the excavation and grading contractor shall take place to ensure an understanding of the mitigation measures required during earthmoving activities and construction.</p> <p>4.6-2 Prior to issuance of a grading permit, a qualified archaeologist will develop a mitigation plan and a discovery clause/treatment plan, which shall include mitigation monitoring to be implemented during earthmoving on the Project site. The treatment plan shall be developed in consultation with the Pechanga Tribe and shall account for the treatment of any archaeological remains and associated data uncovered by brushing, grubbing, or earthmoving.</p> <p>4.6-3 The Project applicant shall enter into a cultural resources treatment and monitoring agreement with the Pechanga Band of Luiseño Indians. The agreement shall address tribal monitoring requirements and treatment and disposition of all</p>			<p>Riverside County Planning Department, Pechanga Tribe.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p>	<p>Prior to any clearing, grubbing, and/or earthmoving activities.</p> <p>Prior to the issuance of grading permits.</p> <p>Prior to the issuance of clearing, grubbing, or grading permits.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>resources discovered during earthmoving and grading activities.</p> <p>4.6-4 The landowner shall relinquish ownership of all cultural resources, including all Luiseno cultural sacred items, burial goods and all archeological artifacts that are found on the Project site to the Pechanga Band of Luiseno Indians for proper treatment and disposition.</p> <p>4.6-5 Archaeological and tribal monitoring shall be conducted on a full-time basis for all grading and ground disturbing activities, including archeological testing, until the Project archeologist in consultation with the Pechanga Tribe and the County of Riverside determines that resources are not likely to be discovered.</p> <p>4.6-6 If archeological or cultural resources are found by the archeological monitor or the Pechanga Tribal monitor, earthmoving shall be diverted temporarily around the deposits until they have been evaluated. Earthmoving shall be allowed to proceed when the archeological supervisor, in consultation with the Pechanga Tribe and the County of Riverside, determines the resources are recovered and/or the site is mitigated.</p> <p>4.6-7 If possible human remains are encountered during any earthmoving activities, all work shall stop in the area in which the find(s) are present, and the Riverside County Coroner must be notified. State law dictates that the Native American Heritage Commission (NAHC) shall be notified in the event that remains are determined to be human and of Native American decent.</p> <p>4.6-8 If a previously unknown site is encountered and it requires additional mitigation, a plan or proposal shall be prepared by the archaeologist, in consultation with the Pechanga Tribe and the County of Riverside, outlining the plan of action that needs to be implemented to mitigate the new site. If the developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the</p>	<p>Riverside County Planning Department, Pechanga Tribe.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p> <p>Riverside County Planning Department, Pechanga Tribe, NAHC.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p>	<p>Concurrent with grading activities.</p> <p>Concurrent with grading activities.</p> <p>Concurrent with earthmoving activities.</p> <p>Concurrent with earthmoving activities.</p> <p>Concurrent with grading activities.</p>

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<p>Significant late Pleistocene fossils representing an extinct large mammal assemblage have been recovered from deposits (resembling those underlying the project site) in Memfee Valley and Domingoni Valley to the south of the proposed Project site. Therefore, there is a high possibility that fossils could be encountered during earthmoving activities on the Project site, resulting in a potentially significant impact to subsurface resources.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe.</p> <p>4.6-9 Archaeological resources that are not considered ceremonial or sacred by the Pechanga Tribe shall be identified, recorded, mapped, and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist shall be included where necessary, dependent upon the artifacts, features or sites that are encountered and in consultation with the Pechanga Tribe. Specialists shall identify, date, and/or determine CEQA significance potential, in consultation with the Pechanga Tribe.</p> <p>4.6-10 A final report of findings shall be prepared by the archaeologist for submission to the Eastern Information Center and the County of Riverside. The report shall describe parcel history, summarize field and laboratory methods used, if applicable, and include any testing or special analysis information conducted to support the findings.</p> <p><u>Paleontological Resources</u></p> <p>4.6-11 Prior to any earthmoving and/or grading activities in areas containing older alluvium, a vertebrate paleontologist retained by the Project proponent and approved by the County of Riverside shall develop a storage agreement with the LACM Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered within the project area as a result of the monitoring program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.</p> <p>4.6-12 The paleontologist shall develop a mitigation plan and a discovery clause/treatment plan that, when</p>	<p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p>	<p>Concurrent with grading activities.</p> <p>At the completion of grading activities.</p> <p>Prior to any earthmoving and/or grading activities.</p> <p>Concurrent with earthmoving activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>implemented during earthmoving activities in the Project area, shall allow for the recovery and subsequent treatment of any fossil remains and associated specimen and site data uncovered by these activities.</p> <p>4.6-13 The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the monitoring program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving activities, particularly when a monitor may not be on-site.</p> <p>4.6-14 Paleontologic monitoring of earthmoving activities shall be conducted on a full-time basis by the monitor during all earthmoving activities due to the exposure of sensitive strata. Earthmoving activities in areas of the Project area where previously undisturbed strata will be buried but not otherwise disturbed shall not be monitored. The supervising paleontologist shall have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.</p> <p>4.6-15 If the paleontological monitor finds fossil remains, earthmoving activities shall be diverted around the fossil site until the remains have been recovered and these activities are allowed to proceed through the site by the monitor.</p> <p>4.6-16 If fossil remains are encountered by earthmoving activities when the monitor is not on the site, these activities shall be diverted around the fossil site and the monitor called to the site immediately to recover the remains.</p> <p>4.6-17 If fossil remains are found, an appropriate amount of fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit.</p>	<p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p>	<p>Prior to the issuance of grading permits.</p> <p>Concurrent with earthmoving activities.</p> <p>Concurrent with earthmoving activities.</p> <p>Concurrent with earthmoving activities.</p> <p>Concurrent with earthmoving activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>4.6-18 Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated (assigned and labeled with museum repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued and associated specimen data and corresponding geologic and geographic site data shall be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized databases) at the museum repository by a laboratory technician. The remains shall then be accessioned into the museum repository fossil collection, where they shall be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.</p> <p>4.6-19 A final report of results and findings shall be prepared by the Project paleontologist for submission to the County of Riverside and the museum repository following accessioning of the fossil collection into the museum repository fossil collection. The report will describe the geology and stratigraphy parcel, summarize field and laboratory methods used, include a faunal list and an inventory of catalogued fossil specimens, evaluate the scientific importance of the specimens, and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from the fossil-bearing rock unit in the parcel vicinity and from correlative rock units in other regions.</p> <p>4.6-20 Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation, and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any</p>	<p>Riverside County Planning Department.</p> <p>Riverside County Planning Department.</p> <p>Riverside County Planning Department, Pechanga Tribe.</p>	<p>Concurrent with and upon completion of earthmoving activities.</p> <p>Upon completion of grading activities.</p> <p>Concurrent with all grading, excavation, and ground-breaking activities</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting-Responsible Party	Implementation Stage
		<p>archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.</p> <p>4.6-21 Prior to the issuance of a grading permit, the property's western boundary shall be demarked by orange construction fencing and temporary signs shall be posted stating that construction activities are prohibited beyond the marked area. The location of the construction fencing shall be shown on grading plans and the fence shall be installed prior to grading.</p>	<p>Riverside County Planning Department.</p>	<p>Prior to the issuance of a grading permit.</p>
<p><b>4.7 GEOLOGY AND SOILS</b></p>				
<p>There are no known active or potentially active faults that traverse the Project site and the site is not located with an Alquist-Priolo Fault Zone; therefore, the possibility of significant fault rupture on the site is considered to be low. The nearest known active fault is the San Jacinto Fault located approximately 8.7 miles east of the proposed site. The proposed Project site is located in an area which is subject to strong ground motions due to earthquakes, therefore the potential exists for groundshaking</p>	<p>Less than significant with mitigation incorporated.</p>	<p><u>Groundshaking</u></p> <p>4.7-1 <i>This mitigation measure 4.7.1 has been replaced with an updated measure referencing the currently applicable building code and the geotechnical report update prepared for PP20699R1.</i></p> <p><del>All earthwork and grading shall be performed in accordance with all applicable requirements of the Grading and Excavation Code and the Grading Manual of the County of Riverside, in addition to the provisions of the 1997 Uniform Building Code (UBC) including Appendix Chapter 33. 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.</del></p> <p>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 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 Addendum No. 1 to EIR No. 485.</p>	<p>Riverside County Building and Safety Department.</p>	<p>From issuance of grading permits through completion of grading.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p>Soil samples on the Project site exhibited a moderate to high collapse potential in their existing condition, resulting in a potentially significant impact. Some of the near surface soils possess appreciable silt and/or clay content and will become unstable if exposed to significant moisture infiltration or disturbance by construction traffic. In addition, based on their granular content, some of the on-site soils will also be susceptible to soil erosion. Therefore impacts to soil stability and soil erosion are considered significant.</p>		<p><u>Collapsible Soils and Erosion</u></p> <p>4.7-2 Existing soils within the proposed building areas shall be overexcavated to a depth of at least 4 feet below existing grade and to a depth of 4 feet below the influence zones of the new foundations, the overexcavation depth shall also be sufficient to provide at least 3 feet of compacted fill below the proposed foundation bearing grades. The excavation area shall extend at least 5 feet beyond the building perimeters. If the proposed structures incorporate any exterior columns (such as for canopy or overhang) the area of excavation shall also encompass these areas. Following completion of overexcavation, the subgrade soils within the building areas shall be evaluated by the geotechnical engineer to verify their suitability to serve as structural fill subgrade, as well as to support foundation loads of the new structures.</p> <p>4.7-3 Soils suitable to serve as the structural fill subgrade shall consist of either bedrock or very dense alluvial soils that possess an in-situ dry density equal to at least 85 percent of the ASTM D-1577 maximum dry density. Some localized areas of deeper excavation may be required if loose, porous, or low density soils are encountered at the bottom of the overexcavation. After a suitable overexcavation subgrade has been achieved, the exposed soils shall be scarified to a depth of at least 12 inches; moisture treated to 2 to 4 percent above optimum, and compacted. The previously excavated soils shall then be replaced as compacted structural fill.</p> <p>4.7-4 The existing soils within the areas of any proposed retaining walls shall be overexcavated to a depth of 2 feet below foundation bearing grade and replaced as compacted structural fill for the proposed bearing grade. The overexcavation subgrade soils shall be evaluated by the geotechnical engineer prior to scarifying, moisture conditioning and recompacting the upper 12 inches of exposed subgrade soils. The previously excavated soils may</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>	<p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>then be replaced as compacted structural fill.</p> <p>4.7-5 Subgrade preparation in the new parking areas shall initially consist of removal of all soils disturbed during stripping and demolition operations. The geotechnical engineer shall then evaluate the subgrade to identify any areas of additional unsuitable soils. The subgrade soils shall then be scarified to a depth of ±12 inches, moisture conditioned to ± 2 to 4 percent above optimum, and recompact to at least 90 percent of the ASTM D-1557 dry density. If the developer cannot tolerate minor amounts of settlement within the parking areas, the parking area shall be graded in a manner similar to that described of the building area (Mitigation Measure 4.7-2).</p> <p>4.7-6 All grading and fill placement activities shall be completed in accordance with the requirements of the UBC and the requirements of the County of Riverside.</p> <p>4.7-7 Compaction tests shall be performed periodically by the geotechnical engineer as random verification of compaction and moisture content.</p> <p>4.7-8 Temporary and permanent erosion control measures shall be provided in conformance with the Project's site-specific Water Quality Management Plan included as Appendix G3 to the EIR.</p> <p><i>The following measures were added by the Riverside County Flood Control and Water Conservation District:</i></p> <p>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.</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p> <p>Riverside County Flood Control and Water Conservation District</p>	<p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p> <p>Prior to the issuance of grading permits.</p>



Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<b>4.8 HAZARDS AND HAZARDOUS MATERIALS</b>				
<p>Potential impacts associated with materials that may be buried beneath the site surface, and the import or export of soils during grading of the Project site is regarded as a potentially significant short-term impact.</p> <p>Use of hazardous materials, such as paints, roofing materials and solvents, would be used in the building and construction of the Project thereby resulting in a potentially significant impact.</p>	<p>Less than significant with mitigation incorporated.</p> <p>Less than significant with mitigation incorporated.</p>	<p>4.8-1 Any petroleum contaminated materials and/or buried trash/debris encountered during removal and/or grading shall be evaluated by an experienced environmental consultant prior to removal, and shall be properly disposed of in accordance with regulatory requirements.</p> <p>4.8-2 Users of hazardous materials such as paints, roofing materials and solvents during construction shall comply with applicable federal, state, and local regulation requiring elimination and reduction of waste at the source by prevention of leakage and by segregation of hazardous wastes. To ensure compliance, a Construction Waste Management Plan shall be prepared and enforced by the construction superintendent.</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>	<p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p>
<p>The Project site is currently used for non-irrigated row grain crops during the growing season. Thus, there may be a potential for the presence of herbicides and/or pesticides within the soils. Potential impacts associated with materials that may be buried beneath the site surface, and the import or export of soils during grading of the Project site is regarded as a potentially significant short-term impact.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>4.8-3 In the event that any subsurface hazardous materials are found during grading or construction, all activity in the area of discovery and/or in an appropriate radius of the area of discovery shall temporarily cease and the County of Riverside Environmental Health Department shall be notified. Prior to the resumption of any construction activity in the area of discovery, the site shall be deemed safe by the Riverside County Environmental Health Department prior to the resumption of grading and/or construction activities.</p> <p>4.8-4 If soil is to be exported to or from the site during grading and other construction activities, the transported soil shall be sampled for contaminants prior to proposed use or disposal and handled in accordance with prevailing environmental laws and regulations, including Land Disposal Restrictions, if applicable.</p>	<p>Riverside County Building and Safety Department.</p> <p>Riverside County Building and Safety Department.</p>	<p>From issuance of grading permits through completion of grading.</p> <p>From issuance of grading permits through completion of grading.</p>
<p>The Project site is currently used for non-irrigated row grain crops during the growing season. Thus, there may be a potential for the presence of herbicides and/or pesticides within the soils. Potential impacts associated with materials that may be buried beneath the site surface, and the import or export of soils during grading of the Project site is regarded as a potentially significant short-term impact.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>4.8-5 All occupants and tenants of on-site buildings shall be required to comply with applicable federal, state, and local regulation requiring proper storage, handling, transport and elimination of toxic substances and hazardous by-products as regulated by the State of California</p>	<p>Riverside County Building and Safety Department.</p>	<p>From issuance of grading permits through completion of grading.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p><b>4.9 HYDROLOGY AND WATER QUALITY</b></p> <p>As part of the proposed Project, storm drains will be installed to convey runoff to appropriate outlets. The Riverside County Flood Control and Water Quality Conservation District is responsible for approving site-specific drainage improvements to ensure proper facility sizing and construction. Offsite flow tributary to the southernmost portion of the site would be intercepted in a swale at the westerly property line then conveyed south to Oleander Avenue. The southwest portion of the Building "D" site would drain to a catch basin located in the truck yard. A proposed storm drain would convey flow south to an existing storm drain in Old Oleander Avenue.</p> <p>Runoff from the northwest portion of Building "C", a portion of the truck yard and offsite runoff) would be conveyed in a storm drain north to Oleander Avenue. The drain continues east to an existing trapezoidal channel located on the south side of Oleander Avenue east of Harvill Avenue. Runoff from the northeast portion of Building "C" and the northerly parking area would be conveyed to a detention basin then discharged to the proposed storm drain in Oleander Avenue.</p> <p>Flow from building "A" site, Harvill Avenue and offsite area would be conveyed to a proposed storm drain in Nandina Avenue. This drain would traverse easterly towards the Freeway. Runoff from the Building "B1" site and a portion of Building "B2" are also tributary to this storm drain. This drain conveys runoff to existing double 54" pipe culverts under the railroad tracks.</p>	<p>Less than significant.</p>	<p>Department of Toxic Substances and the County of Riverside Department of Environmental Health.</p>	<p>N/A</p>	<p>N/A</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p>Runoff from the majority of Building "B2" would drain to a proposed detention basin at the southeast corner of the site. Flow would ultimately drain to proposed storm drain that would convey runoff under Oleander Avenue to an existing Caltrans facility. Flow from the southeast portion of Building "C" and Building "D" would drain to a proposed detention basin that discharges to an existing culvert under Harvill Avenue.</p> <p>Detention is proposed to limit runoff to the Caltrans storm drains to that under existing conditions.</p> <p><u>Water Quality</u></p> <p>Impacts to the hydrologic regime resulting from development of the Project may include increased runoff volume and velocity; reduced infiltration, increased flow frequency, duration, and peaks; faster time to reach peak flow; and water degradation. Under certain circumstances, changes could also result in the reduction in the amount of available sediment for transport; storm flows could fill this sediment-carrying capacity by eroding the downstream channel. These changes have the potential to permanently impact downstream channels and habitat integrity. However, runoff from the Project is discharged directly to a publicly-owned, operated and maintained MS-4; the discharge is in full compliance with Co-Permittee requirements for connections and discharges to the MS4 (including both quality and quantity requirements); the discharge would not significantly impact stream habitat in proximate Receiving Waters; and the discharge is authorized by the Co-Permittee. Therefore, because the Project site is discharging into a public storm drain system in Oleander Avenue,</p>	<p>Less than significant.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
development would not result in a significant impact to downstream waters				
<p><b>4.10 NOISE</b></p> <p>Development of the proposed Project would increase the off-site noise levels on Harvill Avenue (north of Oleander Avenue) by 15.1 dBA CNEL and the resulting noise level at 100 feet from centerline will be 55.8 dBL CNEL, well below the County of Riverside exterior noise standard for noise sensitive residential uses. The segment is currently bounded by vacant uses and will be entirely bounded by the proposed Project; therefore, all noise impacts will remain within the Project boundaries; therefore, the proposed Project's contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future sensitive noise receptors. For all other roadway segments, the development of the proposed Project would increase off-site noise levels by up to 3.7 dBA CNEL and the resulting noise levels would remain in the "normally acceptable" category. The proposed Project will not generate a substantial permanent increase in transportation related ambient noise levels or expose persons to noise levels in excess of the standards established by the County of Riverside General Plan.</p>	Less than significant.	Impacts are less than significant; therefore, mitigation is not required.	N/A	N/A
<p><b>4.11 PUBLIC SERVICES</b></p> <p>Because the Project site is not currently serviced by a Heavy Urban I level of service, development of the site would create a potentially significant cumulative impact on fire protection services as identified by the additional demand being placed on fire protection services in the Project area.</p>	Less than significant with mitigation incorporated.	<p><u>Fire Protection Services</u></p> <p>4.11-1 All water mains and fire hydrants shall be constructed in accordance with Ordinance 460.</p> <p>4.11-2 Prior to final building inspection, the applicant shall comply with the provisions of the County Development Impact Fee (DIF) Ordinance (Ord. 659), which requires a fee payment that the County applies to the funding of public facilities, including</p>	<p>Riverside County Fire Department.</p> <p>Riverside County Planning Department.</p>	<p>Prior to the issuance of building permits or water improvement plans.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<p>When considered in conjunction with planned buildout of the area in accordance with the County's General Plan and Mead Valley Area Plan, the Project would place an incremental demand on sheriff services which is regarded as a potentially significant cumulative impact.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>fire protection facilities.</p> <p>4.11-3 Electrically operated gates shall be provided with knox boxes per County Fire Department standards per each driveway.</p> <p>4.11-4 Prior to issuance of building permits, the Riverside County Fire Department shall verify that it can service the site with a Heavy Urban Category 1 level of service.</p> <p><u>Sheriff Protection Services</u></p> <p>4.11-5 Prior to final building inspection the applicant shall comply with the provisions of the County Development Impact Fee (DIF) Ordinance (Ord. No. 659) which requires a fee payment that the County applies to funding of public facilities, including Sheriff Department facilities.</p>	<p>Riverside County Fire Department.</p> <p>Riverside County Fire Department.</p> <p>Riverside County Planning Department.</p>	<p>Prior to final building inspection.</p> <p>Prior to the issuance of building permits.</p> <p>Prior to final building inspection.</p>
<p><b>4.12 TRANSPORTATION AND TRAFFIC</b></p>				
<p>The proposed Project is projected to generate a net total of approximately 8,943 trip-ends per day with 811 vehicles per hour during the AM peak hour and 847 vehicles per hour during the PM peak hour, resulting in potential impacts to local streets and surrounding roadways.</p> <p>The Project will contribute to I-215 freeway mainline segments, thereby resulting in a cumulatively significant and unavoidable impact.</p>	<p>Less than significant direct impacts with mitigation incorporated.</p> <p>There are no mechanisms available for payment of fair share contributions to mitigate freeway impacts. Therefore, cumulative impacts to the I-215 freeway segments would be significant and unavoidable.</p>	<p>4.12-1 <i>This mitigation measure 4.12-1 has been revised reflect an approved street name change.</i></p> <p>The Project shall participate in funding of off-site improvements that are needed to serve existing plus ambient plus Project plus other development conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fees and Development Impact Fees (DIF) in accordance with the fee schedule in effect at the time of final building inspection. The following study area improvement is included in the TUMF Program: <del>Oleander Avenue</del> Hartley Knox Avenue from the I-215 Freeway, east to Evans Road (4-lanes).</p> <p><i>The following stricken measures that indicate roadway improvement standards were replaced by new conditions of approval issued by the Riverside County Transportation Department for PP20699R1</i></p> <p>4.12-2 <del>Old Oleander Avenue between Hartley Avenue</del></p>	<p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>westerly to the west project boundary is designated as an Industrial Collector and shall be improved with 6-inch concrete curb and gutter and 6-foot sidewalk adjacent to the curb line within a 60-foot part width dedicated right-of-way (39 feet on project side and 21 feet on opposite side of the centerline) in accordance with County Standard No. 111.</p> <p>Old Oleander Avenue along the project boundary is designated Industrial Collector and shall be improved with 46' part-width AC pavement, 6" concrete curb and gutter, 6' sidewalk (on the project side) within a 69' to 89' (39' on project side and 30'-50' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 111. A 6' concrete sidewalk (on the project side) shall be constructed adjacent to curb line within the 11' parkway.</p> <p>4.12-3 Harvill Avenue along the project boundary, between Old Oleander Avenue and Oleander Avenue (new) is designated as a Major Highway and shall be improved with 76-foot to 88-foot full-width asphalt-concrete pavement, 8-inch concrete curb and gutter, 5-foot sidewalk, and match-up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 109-foot full-width dedicated right-of-way in accordance with County Standard No. 93 (modified) (76' to 88'-1118).</p> <p>Harvill Avenue along project boundary from Harley Knox Avenue (Stratta Road) southerly to Old Oleander Avenue is a paved County maintained road designated as a Major Highway and shall be improved with 68'-82 foot full-width AC pavement (38' to 43' on the project side and 30' to 39' on the opposite side of the centerline). 8" concrete curb and gutter, 5' sidewalk, and 8' d.g. Community Trail (project side), and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 109' to 114' (59' to 64' on project side and 50' on the opposite</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>side of the centerline) full width dedicated right-of-way in accordance with County Standard No. 93. Ordinance 461. (A 5' meandering sidewalk and 8' d.g. Community Trail (project side) shall be constructed within the 21' parkway.)</p> <p>4.12-4 <del>Harvill Avenue along the project boundary, between Oleander Avenue (new) and Nandina Avenue is designated as a Major Highway and shall be improved with 76-foot full width asphalt concrete pavement, 8-inch concrete curb and gutter, 5-foot sidewalk, and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 118-foot full width dedicated right of way in accordance with County Standard No. 93 (76'4118).</del></p> <p><del>Harvill Avenue along project boundary between Harley Knox Avenue (Stratta Road) northerly to Nandina Avenue is a paved County maintained road designated as a Major Highway and shall be improved with 76'-80' foot full-width AC pavement, 8" concrete curb and gutter, 5' sidewalk, and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 118' full width dedicated right-of-way in accordance with County Standard No. 93. (A 5' meandering sidewalk shall be constructed within the 17' to 21' parkway.)</del></p> <p>4.12-5 <del>Oleander Avenue (new) between Blanding Way westerly to the west project boundary is designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter, 8-inch curb edge of pavement landscaped median within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91 (55'76').</del></p> <p><del>Harley Knox Avenue (Stratta Road) along project boundary from Blanding Way to westerly project boundary is designated Urban Arterial Highway and shall be improved with 8' (55' on the project side and 26' on the opposite side of the centerline)</del></p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>part-width AC pavement, 8" concrete curb and gutter, 8" raised curb landscaped median, 5' sidewalk, and 8' d.g. Community Trail within the 106' (76' on the project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 91. (A 5' meandering sidewalk and 8' d.g. Community Trail (on project side) shall be constructed within the 21' parkway. Cash in lieu of construction of 8" raised curb landscaped median (from Blanding Way to westerly project boundary only) shall be paid as directed by the Director of Transportation.</p> <p>4.12-6 <del>Gleander Avenue (new) between Blanding Way easterly to Harvill Avenue is designated as an Urban Arterial Highway and shall be improved with 110 feet of asphalt concrete pavement, 8 inch curb and gutter, 8 inch curbed edge of pavement landscaped median at the centerline of the street, and match up asphalt concrete paving reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 152-foot full-width dedicated-right-of-way in accordance with County Standard No. 91 (410/452).</del></p> <p>Harley Knox Avenue (Stratta Road) along project boundary (from Harvill Avenue westerly to Blanding Way) is designated Urban Arterial Highway and shall be improved with 119'-132 foot full-width AC pavement, 8" concrete curb and gutter, 8" raised curb landscaped median, 5' sidewalk, 8' d.g. Community Trail and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determine by the Transportation Department within the 152' to 165 foot full width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (A 5' meandering sidewalk (both sides) and 8' d.g. Community Trail (on south side) shall be constructed within the 12' to 21' parkway.) (Truck access driveway shall be right in only.)</p> <p>4.12-7 <del>Gleander Avenue (new) between Harvill Avenue easterly to the east project boundary is a paved County maintained road designated as an Urban</del></p>	<p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p>



Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>Arterial Highway and shall be improved with 55-foot half-width asphalt concrete pavement, 8-inch concrete curb and gutter, 8-inch curbed edge of pavement landscaped median at the centerline of the street, and match up asphalt concrete pavement reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91 (55/76). Tapering for acceleration and deceleration lanes shall be as approved by the Transportation Department.</p> <p>Harley Knox Avenue (Stratta Road) along project boundary from Harvill Avenue to easterly project boundary is designated Urban Arterial Highway and shall be improved with 55' - 68 foot half-width AC pavement, 8" concrete curb and gutter, 8" raised curb landscaped median, and 5' sidewalk, and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determine by the Transportation Department within the 76' to 86' half-width dedicated right-of-way in accordance with County Standard No. 91.</p> <p>Ordinance 461. (A 5' meandering sidewalk (project side) shall be constructed.) Cash in lieu of construction of 8" raised curb landscaped median (from Harvill Avenue to easterly project boundary) shall be paid as directed by the Director of Transportation.</p> <p>4.12-8 Nandina Avenue along the project boundary is designated as an Industrial Collector and shall be improved with 46-foot part width asphalt concrete pavement (28 feet on the project site and 18 feet on the opposite side of the centerline), 6-inch concrete curb and gutter and 6-foot sidewalk adjacent to the curb line within a 60-foot part width dedicated right-of-way (39 feet on project side and 21 feet on opposite side of the centerline) in accordance with County Standard No. 111.</p> <p>Nandina Avenue from Harvill Avenue to westerly project boundary is designated Industrial Collector and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6'</p>	<p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p>
			<p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>sidewalk (on the project side) within a 69' (39' on the project side and 30' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 111. (A 6' concrete Sidewalk (on the project side) shall be constructed adjacent to curb line within the 11' parkway. Modified sidewalk to be on the project side only.)</p> <p>4.12-9 <del>Blanding Way along the project boundary is designated as a Frontage Collector and shall be improved with 36-foot full-width asphalt-concrete pavement (14-foot on the project side and 22-foot on the opposite side of the centerline). 6-inch concrete curb and gutter within a 45-foot part-width dedicated right-of-way (15-foot on project side and 30-foot on opposite side of the centerline) in accordance with County Standard No. 107 (modified).</del></p> <p>Blanding Way along project boundary is designated Frontage Collector and shall be improved with 36' full-width AC pavement (14' on the project side and 22' on the opposite side of the centerline). 6" concrete curb and gutter (both sides) within a 45' (15' on project side and 30' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with County Standard No. 107. (Modified for no sidewalks and landscaping.) Cash in lieu of construction of Blanding Way shall be paid as directed by the Director of Transportation.</p> <p>4.12-10 Prior to final inspection of the first building, a sign shall be posted at the intersection of Harvill Avenue and Nandina Avenue indicating that U-turns are not permitted.</p> <p>4.12-11 A signing and striping plan shall be prepared and shall be implemented in conjunction with detailed construction plans for the project site. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the Project Applicant, unless otherwise approved by the County Traffic Engineer.</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>4.12-12 Concurrent with final grading, landscape and improvement plans, sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and County of Riverside sight distance standards.</p> <p>4.12-13 <i>This mitigation measure 4.12-13 has been revised reflect an approved street name change.</i></p> <p>The Project Proponent shall ensure (either through construction or bond) the design and construction of a traffic signal at the intersection of Harvill Avenue and Cleander Avenue, Harley Knox Avenue with fee credit eligibility. The signal design shall be completed prior to final map recordation and the signal shall be operational prior to final inspection of the first building. The Project Proponent shall contact the County Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to the start of signal design and construction. Traffic Signal Interconnect shall be installed as approved by the Transportation Department.</p> <p>4.12-14 <i>This mitigation measure 4.12-14 has been revised reflect an approved street name change.</i></p> <p>The Project Proponent shall ensure (either through construction or bond) the design and construction of a traffic signal at the Harvill Avenue and the Project Driveway J intersection south of Harley Knox Avenue with no fee credit given for Traffic Signal Mitigation Fees. The signal design shall be completed prior to final map recordation and the signal shall be operational prior to final inspection of the first building. Traffic Signal Interconnect shall be installed as approved by the Transportation Department.</p> <p>4.12-15 <i>This mitigation measure 4.12-15 was determined to no longer be necessary by the Riverside County Transportation Department.</i></p> <p>Traffic volumes at the intersection of Western Way and Cleander Avenue shall be monitored as required by the County Transportation Department.</p>	<p>Riverside County Transportation Department; Riverside County Department of Building and Safety.</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Concurrent with final grading, landscape and improvements plans.</p> <p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p> <p>Concurrent with operational activities.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p><del>and a traffic signal shall be installed when it is warranted.</del></p> <p>4.12-16 Prior to the issuance of building permits, the County Department of Building and Safety and the Transportation Department shall review the locations of any proposed truck check in gates to ensure that adequate queue distance is available to minimize the potential for trucks stacking onto the public roadway system.</p> <p>4.12-17 The intersection of Harvill Avenue and Old Oleander Avenue shall be improved to provide the following geometrics.</p> <p>Northbound: One left turn lane, one through lane, one shared through/right turn lane.                      Southbound: One left turn lane, two through lanes, one right turn lane.                      Eastbound: One left turn lane, one shared through/right turn lane.                      Westbound: One left turn lane, one shared through/right turn lane.</p> <p><i>The following stricken measures that indicate intersection geometric standards were replaced by new conditions of approval issued by the Riverside County Transportation Department for PP20699RI</i></p> <p>4.12-18 The intersection of Harvill Avenue and Oleander Avenue shall be improved to provide the following geometrics:</p> <p>Northbound: One left turn lane, two through lanes, two right turn lanes with right turn overlap signal phase.                      Southbound: Two left turn lanes, one shared through/right turn lane.                      Eastbound: One left turn lane, one through lane, one shared through/right turn lane.                      Westbound: Two left turn lanes, one through lane, one right turn lane.</p>	<p>Riverside County of Building and Safety; Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of building permits.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>The intersection of Harvill Avenue at Harley Knox Avenue shall be improved to provide the following geometrics:</p> <p>Northbound: One left turn lane, one through lane, two right turn lanes with right turn overlap signal phase</p> <p>Southbound: Two left turn lanes, one shared through/right turn lane</p> <p>Eastbound: One left turn lane, one through lane, one shared through/right turn lane</p> <p>Westbound: Two left turn lanes, one through lane, one right turn lane</p> <p>4.12-19 The intersection of Old Oleander Avenue and Driveway B shall be improved to provide the following geometrics:</p> <p>Northbound: N/A</p> <p>Southbound: One left turn lane, one right turn lane</p> <p>Eastbound: One left turn lane, one through lane</p> <p>Westbound: One through lane, one right turn lane</p> <p>The intersection of Blanding Way at Stratta Road shall be improved to provide the following geometrics:</p> <p>Northbound: N/A</p> <p>Southbound: One shared left/right turn lane</p> <p>Eastbound: Two through lanes</p> <p>Westbound: One through lane, one right turn lane</p> <p>4.12-19A The intersection of West Project Driveway at Old Oleander Avenue (located approx. 1,520' west of Harvill Avenue) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A</p> <p>Southbound: One left turn lane, one right turn lane</p> <p>Eastbound: One left turn lane, one through</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>lane Westbound: One shared through/right turn lane</p> <p>4.12-19B The intersection of Center Project Driveway at Old Oleander Avenue (located approx. 1,130' west of Harvill Avenue) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A Southbound: One left turn lane, one right turn lane Eastbound: One left turn lane, one through lane Westbound: One shared through/right turn lane</p> <p>4.12-20 The intersection of East Project Driveway at Old Oleander Avenue (located approximately 330 feet east of Driveway E) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A Southbound: One left turn lane, one right turn lane Eastbound: One through lane Westbound: One shared through/right turn lane</p> <p>The intersection of East Project Driveway (NS) at Old Oleander Avenue (EW) (located approx. 670' west of Harvill Avenue) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A Southbound: one left turn lane, one right turn lane Eastbound: one through lane Westbound: One shared through/right turn lane</p> <p>4.12-21 The intersection of Oleander Avenue and Driveway A shall be improved to provide the following geometrics:</p> <p>Northbound: One right turn lane.</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>Southbound: N/A                      Eastbound: One shared through/right turn lane.                      Westbound: One through lane.</p> <p>The intersection of West Project Driveway at Stratta Road (south side, located approx. 920' west of Harvill Avenue) shall be improved to provide the following geometrics:</p> <p>Northbound: One right turn lane                      Southbound: N/A                      Eastbound: One shared through/right turn lane                      Westbound: One through lane</p> <p>4.12-21A The intersection of West Project Driveway at Stratta Road (north side, located approx. 570' west of Harvill Avenue) shall be improved to provide the following geometrics. (Only right turns-in shall be allowed at this driveway. All other turning movements shall be prohibited. The applicant shall provide appropriate channelization, such as a center raised median, to enforce this turn provision.)</p> <p>Northbound: N/A                      Southbound: N/A                      Eastbound: Two through lanes                      Westbound: One through lane and one right turn lane</p> <p>4.12-22 The intersection of Cleander Avenue and Driveway C shall be improved to provide the following geometrics:</p> <p>Northbound: One right turn lane.                      Southbound: N/A                      Eastbound: One shared through/right turn lane.                      Westbound: One through lane</p> <p>The intersection of East Project Driveway at Stratta Road (south side, located approx. 370' west of Harvill Avenue) shall be improved to provide the following geometrics:</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>Northbound: One right turn lane                      Southbound: N/A                      Eastbound: Two through lanes                      Westbound: Two through lanes</p> <p>4.12-22A The intersection of East Project Driveway at Stratta Road (north side, located approx. 370' west of Harvill Avenue) shall be improved to provide the following geometrics:</p> <p>Northbound: N/A                      Southbound: One right turn lane                      Eastbound: Two through lanes                      Westbound: Two through lanes, one right turn lane</p> <p>4.12-23 The intersections of East Project Driveway at Nandina Avenue and West Project Driveway at Nandina Avenue shall be improved to provide the following geometrics. Only right turns into and out of the East Project Driveway and West Project Driveway will be allowed. Left turns into and out of the East Project Driveway and West Project Driveway will be prohibited.</p> <p>Northbound: One right turn lane.                      Southbound: N/A                      Eastbound: One shared through/right turn lane.                      Westbound: One through lane.</p> <p>The intersection of Blanding Way at Nandina Avenue shall be improved to provide the following geometrics:</p> <p>Northbound: One shared left/right turn lane                      Southbound: N/A                      Eastbound: One left turn lane, one through lane                      Westbound: One through lane</p> <p>4.12-23A The intersection of West Project Driveway (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>



Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>Northbound: One right-turn lane                      Southbound: N/A                      Eastbound: One shared through/right turn lane                      Westbound: One through lane</p> <p>4.12-23B The intersection of East Project Driveway (NS) at Nandina Avenue (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: One right-turn lane                      Southbound: N/A                      Eastbound: One shared through/right turn lane                      Westbound: One through lane</p> <p>4.12-24 The intersection of Harvill Avenue and North Driveway F shall be constructed with the following geometrics: Only right turns into and out of North Driveway F will be allowed. Left turns into and out of North Driveway F will be prohibited</p> <p>Northbound: Two through lanes, one right-turn lane.                      Southbound: Two through lanes                      Eastbound: N/A                      Westbound: One right-turn lane.</p> <p>The intersection of Harvill Avenue (NS) at North Project Driveway (EW) (located approx. 980' north of Harley Knox Avenue) shall be improved to provide the following geometrics improvements:</p> <p>Northbound: Two through lanes                      Southbound: Two through lanes                      Eastbound: N/A                      Westbound: One left-turn lane, one right-turn lane</p> <p><i>The following measures that are stricken and not replaced is because these driveway locations are not proposed by PP20699R1.</i></p> <p>4.12-25 The intersection of Harvill Avenue and South Driveway F shall be improved to provide the</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>following geometries. Only right turns into and out of South Driveway F will be allowed. Left turns into and out of South Driveway F will be prohibited.</p> <p>Northbound: Two through lanes, one right turn lane.                      Southbound: Two through lanes, one right turn lane.                      Eastbound: One right turn lane.                      Westbound: N/A</p> <p>4.12-26 The intersection of Harvill Avenue and Driveway G shall be improved to provide the following geometries:</p> <p>Northbound: One left turn lane, one through lane, one shared through/right turn lane.                      Southbound: One left turn lane, one through lane, one shared through/right turn lane.                      Eastbound: One left turn lane, one shared through/right turn lane.                      Westbound: One left turn lane, one shared through/right turn lane.</p> <p>4.12-27 The intersection of Harvill Avenue and Driveway H shall be improved to provide the following geometries:</p> <p>Northbound: Two through lanes, one right turn lane.                      Southbound: One through lane, one shared through/right turn lane.                      Eastbound: One right turn lane.                      Westbound: One right turn lane.</p> <p>The intersection of Harvill Avenue (NS) at South Project Driveway (EW) (located approx. 300 north of Harley Knox Avenue) shall be improved to provide the following geometries. Only right turns into and out of the project driveway will be allowed. Left turns into and out of the project driveway will be prohibited.</p> <p>Northbound: Two through lanes, one right-</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
		<p>turn lane                      Southbound: One through lane, one shared through/right-turn lane                      Eastbound: N/A                      Westbound: One right-turn lane</p> <p>4.12-28 The intersection of Harvill Avenue and Driveway-I shall be improved to provide the following geometries:                      Northbound: Two through lanes,                      Southbound: Two through lanes, one right-turn lane,                      Eastbound: One right turn lane,                      Westbound: N/A</p> <p>The intersection of Harvill Avenue at Project Driveway (located approx. 630' south of Harley Knox Avenue) shall be improved to provide the following geometries:                      Northbound: One left turn lanes, two through lanes                      Southbound: Two through lanes, one right turn lane                      Eastbound: One left turn lane, one right turn lane                      Westbound: N/A</p> <p>The following measure that is stricken and not replaced is because this driveway location is not proposed by PP20699R1.</p> <p>4.12-29 The intersection of Harvill Avenue and Driveway-J shall be improved to provide the following geometries:                      Northbound: One left turn lane, two through lanes,                      Southbound: Two through lanes, one right turn lane,                      Eastbound: One left turn lane, one right turn lane,                      Westbound: N/A</p>	<p>Riverside County Transportation Department</p> <p>Riverside County Transportation Department</p>	<p>Prior to final building inspection.</p> <p>Prior to final building inspection.</p>

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting- Responsible Party	Implementation Stage
<b>4.13 UTILITY AND SERVICE SYSTEMS</b>				
<p>Ultimate Project development, as well as the construction phase of the proposed Project, would increase the amount of solid waste generated in the area; in turn, shortening the life span of the affected landfills, as well as increasing the demand upon waste haulers, thereby cumulatively impacting the capacity of affected landfills.</p>	<p>Less than significant with mitigation incorporated.</p>	<p>4.13-1 The project applicant shall participate in established Countywide programs to reduce solid waste generation.</p> <p>4.13-2 During construction activities, the project developer shall pursue and implement any available and feasible source reduction programs for the disposal of construction materials to the satisfaction of the Riverside County Waste Management Department.</p> <p>4.13-3 In accordance with the California Solid Waste Reuse and Recycling Access Act of 1991, Cal Pub Resources Code § 42911, the Project shall provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and shall be in place before final building inspection.</p>	<p>Riverside County Waste Management Department.</p> <p>Riverside County Waste Management Department.</p> <p>Riverside County Waste Management Department</p>	<p>Prior to the issuance of occupancy permits and concurrent with occupancy activities.</p> <p>Concurrent with construction activities.</p> <p>Prior to final building inspection.</p>
<b>4.14 EFFECTS FOUND NOT TO BE SIGNIFICANT</b>				
<p><b>Mineral Resources</b> The Project site is mapped as MRZ-3 and is not located within an area of known mineral resources or within an area of potential mineral resources as disclosed by the County's General Plan EIR.</p>	<p>Not significant.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

APPENDIX B  
BIOLOGY REPORT

**The Biology Report is located in the Technical Appendices for Addendum No. 1 to EIR00485 in CD format.**

**APPENDIX C**

**FOCUSED SURVEY FOR BURROWING OWL**

**The Focused Survey for Burrowing Owl is located in the  
Technical Appendices for Addendum No. 1 to EIR00485  
in CD format.**

APPENDIX D

PRELIMINARY HYDROLOGY/HYDRAULICS STUDY

**The Preliminary Hydrology/Hydraulics Study is located  
in the Technical Appendices for Addendum No. 1 to  
EIR00485 in CD format.**

APPENDIX E

WATER QUALITY MANAGEMENT PLAN

**The Water Quality Management Plan is located in the  
Technical Appendices for Addendum No. 1 to EIR00485  
in CD format.**



APPENDIX F

WATER AND SEWER PLAN OF SERVICE

**The Water and Sewer Plan of Service is located in the  
Technical Appendices for Addendum No. 1 to EIR00485  
in CD format.**

## APPENDIX G

### GEOTECHNICAL REVIEW AND UPDATE

**The Geotechnical Review and Update is located in the  
Technical Appendices for Addendum No. 1 to EIR00485  
in CD format.**

PLAN: TRANSMITTED Case #: PP20699R1

Parcel: 295-310-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop three (3) warehousing and distribution industrial buildings (Trammell Crow Business Center) with a total building area of 1,205,660 square feet with 40,000 square feet of office space, 1,165,660 square feet of warehouse space, 831 parking spaces, 196 trailer parking spaces and 168 loading docks on a 68.85 gross acre site.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the REVISED PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the REVISED PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 20699, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan (Sheets 1-3) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-10) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT C = Floor Plans (Sheets 1-3) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT H = Line of Sight Plan for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-15) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-44) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-10) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT P = Photometric Plan (Sheets 1-2) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT S = Sign Program (Sheets 1-15) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

APPROVED EXHIBIT W = Wall Plan (Sheets 1-3) for Plot Plan No. 20699, Revised Permit No. 1, dated July 12, 2011.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND  
of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND  
Improvements such as grading, filling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND  
All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND  
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND  
Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND  
Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

08/03/11  
12:55

Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional

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10. GENERAL CONDITIONS

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT (cont.) RECOMMND

erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY (cont.) RECOMMND

and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#20699 Revised Permit#1 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.



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10. GENERAL CONDITIONS

10.E HEALTH. 1 PUBLIC/SEMIPUBLIC FOOD FACILITY RECOMMND

For any proposed public or semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

All proposed retention basins must be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE (cont.) RECOMMND

for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2010 EDITION and NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIIB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

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10. GENERAL CONDITIONS

10. FIRE. 7 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10. FIRE. 8 USE-#25-GATE ENTRANCES

RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10. FIRE. 9 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10. FLOOD RI. 1 USE FLOOD HAZARD RPT 7/12/11

RECOMMND

Plot Plan 20699R1 proposes to revise the plot plan to replace the previous design which featured five (5) structures totaling 1,206,710 building square feet, with a new design featuring three (3) buildings. The new design has the same total square footage proposed. The approximately 65 acre site is located in the Perris area, west of Interstate 215 at the intersection of Harley Knox Avenue/Stratta Road and Harvill Avenue. Related cases include approved FT2011-05, PM33942 and EIR485.

The property has a tributary drainage area of approximately 170 acres from the west. The offsite and the onsite flows drain into 2 - 54-inch reinforced concrete pipes (RCP) under the railroad tracks and 2 - 6-foot by 3-foot reinforced concrete boxes (RCB) immediately downstream at Interstate 215. Significant storm flows may overwhelm the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 7/12/11 (cont.)

RECOMMND

RCP's and the overflow may run south along the railroad. The exhibit does not show how the project would be protected from offsite flows.

The adopted Perris Valley Master Drainage Plan (MDP) proposes Line B, a large regional drainage facility along the northern and eastern boundaries of the project site. The size of this MDP facility is based on the construction of future upstream facilities and diversions that would increase the tributary flow rate significantly over current levels. It is not feasible to construct the MDP facility at this time. However, in order to preserve the necessary rights of way for the construction of Line B, an 86-foot wide strip of land along the northern and eastern portions of the property, as shown on the exhibit, will be dedicated to the District. The right of way for this MDP facility must be offered to the public for drainage purposes. Within this right of way, a smaller open channel shall be constructed to provide an interim drainage solution. Until such time that Line B is constructed, this channel will convey storm runoff tributary to the project and shall be constructed to District standards. This channel will provide 100-year protection to the site as well as a logical outlet for future upstream development. Provisions shall be made to provide access points between Nandina Avenue and the development as necessary. Additionally, development of this site requires portions of Perris Valley MDP Laterals B-8 and B-9 to be constructed. Lateral B-8 may have to be extended further downstream to the freeway if the channel along the north side of Oleander Avenue does not have capacity. In addition, since downstream facilities do not have the capacity to convey the tributary runoff, this site shall mitigate for increased runoff. The WQMP exhibits show two storms drain systems that appear to collect offsite flows but do not show how the runoff is collected by these storm drain systems. Additional detail shall be provided during the plan checking stage.

A preliminary drainage study was provided to show that this development would mitigate the increase in runoff for 2, 5, and 10-year frequency storm. Additionally, maximum capacities for the existing facilities were analyzed. The drainage study is considered adequate at this stage of development. However, the study shall be refined at the improvement plan check stage of the project.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 7/12/11 (cont.) (cont.) RECOMMND

A preliminary project-specific Water Quality Management Plan (WQMP) was submitted. Five (5) basins are proposed throughout the development to mitigate the water quality impacts and increased runoff.

The submittal reflects the general drainage and water quality plan for the development and meets the minimum requirements for the development review process. However, additional details will be required at the time improvement plans are submitted. This may require additional basin area/volume and other mitigation features such as porous pavement. It should be noted that, in compliance with the recently adopted permit (Order No. R8-2010-0033), the WQMP shall be designed to include Low Impact Development (LID).

10.FLOOD RI. 2 USE CONSTRUCT MDP FACILITIES RECOMMND

Portions of Perris Valley MDP Lines B-8 and B-9 shall be constructed.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 8 USE MAJOR FACILITIES - ADP RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's

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10. GENERAL CONDITIONS

10.FLOOD RI. 10 USE INCREASED RUNOFF (cont.)

RECOMMND

engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

If downstream storm drain facilities have the capacity to convey the 2-yr, 5-yr, or 10-yr storm event than mitigation for increased runoff will not be required. This will be determined by the District at the time of final engineering.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide



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10. GENERAL CONDITIONS

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.rcflood.org/npdes](http://www.rcflood.org/npdes)

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

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

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10. GENERAL CONDITIONS

10. PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10. PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

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

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

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10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way or as shown on APPROVED EXHIBIT P.

10.PLANNING. 6 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and warehouses: 1 space per 2,000 square feet of gross floor area.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - BASIS FOR PARKING (cont.) RECOMMND

The project is proposing 40,000 square feet of office area and 1,165,660 square feet of warehouse area with a total building area of 1,205,660 square feet that requires 743 parking spaces. The project is providing a total of 831 parking spaces.

10.PLANNING. 10 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the sign program shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 14 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - NO SECOND FLOOR (cont.) RECOMMND

and reviewed for parking standards.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this revised plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB (A) - 10 minute noise equivalent ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) - 10 minute leq, between the hours of 7:00 a.m. and 10:00 p.m. (daytime standard). In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 23 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Plot Plan No. 20699 shall become null and void upon final approval of Plot Plan No. 20699, Revised Permit No. 1 by the County of Riverside.

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 26 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 28 USE - ELECTRICAL HOOK-UPS RECOMMND

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.

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized.

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or

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10. GENERAL CONDITIONS

10. PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.)

RECOMMND

industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10. PLANNING. 34 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10. PLANNING. 35 USE - ARB SIGN FOR IDLING

RECOMMND

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.

10. PLANNING. 36 USE - EDUCATION PROGRAM

RECOMMND

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.

10. PLANNING. 37 USE - STREET SWEEPERS

RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.



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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - SCAQMD FUNDING PROGRAMS RECOMMND

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>).

10.PLANNING. 39 USE - SIX INCHES OF FREEBOARD RECOMMND

All trucks hauling dirt, sand, soil, or other loose materials shall maintain at least six inches of freeboard space from the top of the container.

10.PLANNING. 40 USE - LEED CERTIFIED BUILDING RECOMMND

The project shall comply with the requirements for a LEED Certified building, in accordance with the edition of the USGBC Green Building and Construction Reference Guide for Core & Shell Projects in effect at time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

10.PLANNING. 41 USE - PV POWER GENERATION SYST RECOMMND

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.

10.PLANNING. 42 USE - ALUC MITIGATION RECOMMND

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port

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10. GENERAL CONDITIONS

10. PLANNING. 42 USE - ALUC MITIGATION (cont.)

RECOMMND

Airport Authority. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

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.

3. The following uses shall be prohibited:

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

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

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

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

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of assembly, aboveground bulk storage of hazardous materials (and/or more than 6,000 gallons of flammable materials), and highly noise-sensitive outdoor nonresidential uses.

4. This finding of consistency pertains to the use of the

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - ALUC MITIGATION (cont.) (cont.)

RECOMMND

proposed buildings for office, manufacturing, and warehousing activities. Any proposal for use of any portion of these buildings for uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) shall be subject to further review by the Airport Land Use Commission. (See attached table.)

5. The attached notice shall be provided to all potential purchasers and tenants.

6. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

7. Prior to issuance of building permits, the project developer shall submit to Riverside County Planning Department and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

4) Be responsible for maintenance, viability and upkeep of

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 44 USE- LANDSCAPE MINOR STATEMENT RECOMMND

Landscape plant material for working drawing will be reviewed for placement and variety. Some changes may occur from the conceptual plans.

10.PLANNING. 45 USE - GEO02270 RECOMMND

County Geologic Report (GEO) No. 2270, submitted for this project (PP20699R1), was prepared by Southern California Geotechnical and is entitled: Plot Plan Review and Geotechnical Update, Knox Logistics Center, Harley Knox Avenue and Harvill Avenue, County of Riverside, California", dated June 1, 2011. In addition, the following Southern California Geotechnical documents were submitted for this project:

"Geotechnical Investigation, Proposed Commercial/Industrial Buildings, Oleander Avenue at Interstate 215, Riverside County, California", dated November 4, 2004.

"Response to Geotechnical Review Sheet, Proposed Commercial/Industrial Buildings, Oleander Avenue at Interstate 215, Riverside County, California" dated August 23, 2006.