



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

FROM: TLMA - Planning Department

SUBMITTAL DATE: January 9, 2013

SUBJECT: PLOT PLAN NO. 25252 (FTA-2012-04) - Applicant: Doug Bergman - First/First Supervisorial District - Location: Northerly of Commerce Center Drive, easterly side of Harvill Avenue, westerly of I-215 - Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) - REQUEST: Proposes to construct a 399,150 square foot office/warehouse facility for Discount Tire on 26 gross acres.

#### **RECOMMENDED MOTION:**

CONSIDERATION of AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 466 adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection 1, and none of the conditions described in California Code Regulations. Section 15162 exist; and,

APPROVE PLOT PLAN NO. 25252, to subject to the attached conditions and based upon the findings and conclusions incorporated in the staff report:

> Carolyn Syms L **Planning Director**

Initials: CSL:pr

Policy Policy  $\boxtimes$ 

Consent

Dep't Recomm.:

X

Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter is approved as amended to include in the conditions landscaping requirements and that trucks meet current emissions standards.

Ayes:

Jeffries, Stone, Benoit and Ashley

Planning(2), Applicant, Co.Co.

Nays:

None

Absent:

**Tavaglione** 

Date: XC:

February 5, 2013

Prev. Agn. Ref.

District: 1/1

Agenda Number:

**Kecia Harper-Ihem** 



# RIVERSIDE COUNTY

# PLANNING DEPARTMENT

Carolyn Syms Luna Director

410B

DATE: January 9, 2013		
TO: Clerk of the Board of Supervisors		
FROM: Planning Department - Riverside Office	OM.	
SUBJECT: Plot Plan No. 25252 (FTA-2012-04)		
(Charge your ti	me to these case numbers)	
The attached item(s) require the following action (Receive & File; EOT)  Place on Administrative Action (Receive & File; EOT)  Labels provided If Set For Hearing  10 Day 20 Day 30 day  Place on Consent Calendar  Place on Policy Calendar (Resolutions; Ordinances; PNC)  Place on Section Initiation Proceeding (GPIP)	Publish in Newspaper:  (1st Dist) Press Enterprise  Addendum to earlier Env  10 Day 7 20	e vironmental Document Day 30 day
Designate Newspaper used by Planning Department (1st Dist) Press Enterprise	rtment for Notice of Hearing	<b>j:</b>

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

Notice of Determination Fish & Game Receipt (CFG5937)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: Area Plan: Mead Valley

Zoning Area: North Perris

Supervisorial District: First/First

Project Planner: Paul Rull

Board of Supervisors: February 5, 2013

PLOT PLAN NO. 25252 (FTA 2012-04) Addendum to Certified EIR No. 466

Applicant: Doug Bergman

Engineer/Representative: Chris Bratty

# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

# **PROJECT DESCRIPTION AND LOCATION:**

Construct of a distribution center for Discount Tire, consisting of one 399,150 square foot building, with 25,500 square feet designated for office use, and the remaining 373,650 square feet designated for warehousing. The building proposes 119 truck bay doors. The facility also proposes 152 auto parking spaces and 214 tractor/trailer parking spaces. The proposed building will serve as a Discount Tire distribution center serving multiple retailers throughout the western region of the country. The maximum number of employees on the largest shift will be 100. The hours of operation of the distribution activities within the building will occur from 7:00 a.m. to 6:00 p.m. The truck and delivery hours of operation will occur between 10:00 p.m. and 4:00 a.m. The project also proposes to construct a private street (cul-desac) along the project's northerly boundary and revise the alignment of Markham Street, providing a cul-de-sac along the project's southerly boundary.

The project site is located on the easterly side of Harvill Avenue, westerly of I-215 Freeway, northerly of the existing intersection of Markham Street and Harvill Avenue and southerly of Oleander Avenue.

The project is located within Specific Plan No. 341 (Majestic Freeway Business Center) Planning Area No. 5 (Light Industrial). Environmental Impact Report No. 466 was previously prepared for this specific plan that assessed and identified all environmental impacts. The proposed project is utilizing with an addendum the existing Environmental Impact Report No. 466 for its environmental review per the requirements of the California Environmental Quality Act, with the addition of two environmental review components; Greenhouse Gas Emissions and Forest Resources.

The project has been processed under Fast Track status (FTA-2012-04) and is consistent with Board policies.

# **ISSUES OF POTENTIAL CONCERN:**

# **Aesthetics**

The proposed building design is consistent with the County's design standards and the standards within Specific Plan No. 341. The building exhibits multiple changes in roof plane elevation, massing, texture, materials and color. Operations and use of the truck bay doors will be adequately screened by decorative block wall, landscaping, or tubular steel fence with decorative pilasters. There are two areas of the project's boundary that is utilized with 8 foot high chain link fencing, along the easterly portion of the project's northern and southern property lines. These areas will be screened with landscaping consisting of 36" box Arizona Sycamore and Arizona Cypress trees, and assortment of shrubs and groundcover that will provide adequate screening of the bay door operations. The project's eastern property line will have additional enhanced landscaping that will screen the truck parking and bay doors from freeway view.

PLOT PLAN NO. 25252 (FTA 2012-04) BOS Staff Report: February 5, 2013

Page 2 of 7

#### Noise

The subject project is located approximately 200 feet northeast of an existing residential community. In order to help reduce the noise created by the operation and use of the proposed project, several design features and conditions of approval have been included.

Standard conditions of approval that reflect Riverside County Noise Ordinance regulates that the proposed project must not exceed 45 dB(A) between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard), and 65 dB(A) between 7:00 a.m. and 10:00 p.m (daytime standard) for stationary noise sources. The conditions also regulates interior noise levels for traffic noise impacting residential structures, regulating that the generation of truck traffic noise created by the project shall not exceed 45 Ldn (CNEL), and exterior noise level shall not exceed 65 Ldn.

Idling of truck engines in excess of three minutes (when not in use) shall be prohibited.

The construction of 12 foot high concrete screen walls will be provided in areas that are likely to impact the existing residential neighborhood. The walls are located on the northerly and southerly side of the building. The southern side of the building will likely create the most noise that could potentially impact the existing residences. The creation of the walls will attenuate a portion of the noise generated by truck loading operations near the southerly bay doors.

As part of the mitigation measures in EIR No. 466, conditions have been placed on this project to further reduce noise impacts:

- o To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours set forth in the Riverside County Ordinance No. 457,
- o All construction equipment, fixed, or mobile shall be equipped with properly operating and maintained mufflers.
- o No combustion powered equipment, such as pumps or generators shall be allowed to operated within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier,
- o No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.,
- o During nighttime operations between the hours of 10:00 p.m. to 7:00 a.m. trucks shall utilize the main entrance that is furthest away from the nearest residence. During this nighttime period, all loading and unloading of trucks shall occur in the truck bays furthest away from the nearest residence.

Based on the approved Acoustical Study reviewed by the County's Industrial Hygiene Department and their list of recommendations, as well as the noise analysis in EIR No. 466, the project will not have significant noise impacts with the mitigation measures incorporated.

# **Traffic**

According to the approved Traffic Study reviewed by the County's Transportation Department, the proposed project is anticipated to generate approximately 1,180 passenger car equivalent trip daily. The existing levels of service for the project area intersections vary from Level of Service (LOS) B to D. None of the area intersections operated at an unacceptable level of service. The level of service at existing plus ambient growth plus cumulative plus project conditions the study area intersections operate at a level of service that vary from LOS B to E. The following intersections are expected to operate at an unacceptable level of service:

PLOT PLAN NO. 25252 (FTA 2012-04) BOS Staff Report: February 5, 2013

Page 3 of 7

Harvill Avenue (NS) / Harley Knox Blvd (EW) – PM Peak Hour

SB I-215 Ramps (NS) / Harley Knox Blvd (EW) – PM Peak Hour

 NB I-215 Ramps (NS) / Cajalco Expressway – Ramona Expressway (EW) – AM & PM Peak Hour

With the recommended improvements presented in the Traffic Study, these levels of service at the impacted study area intersections could be improved to meet the required level of service. The study also identifies that the direct traffic impacts generated by the project can be mitigated to meet the required level of service with the adoption of the following improvements such as constructing partial improvements on roads accessing the project, constructing controlled stop intersections at Harvill Avenue and Nance Street, as well as Harvill Avenue and Markham Street. The project will also contribute towards the phased construction of off-site traffic signals through payment of project's fair share of traffic signal mitigation fees. The project will not have a significant impact on traffic with the mitigation measures incorporated.

## **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Light Industrial as reflected in the adopted Specific

Plan No. 341's approved Land Use Plan

2. Surrounding General Plan Land Use (Ex. #5): Light Industrial as reflected in the adopted Specific Plan No. 341's approved Land Use Plan, and Rural

Community: Very Low Density Residential (CD:

VLDR)

3. Existing Zoning (Ex. #2):

Manufacturing - Service Commercial (M-SC) and

Industrial Park (I-P)

4. Surrounding Zoning (Ex. #2): Manufacturing - Service Commercial (M-SC),

Industrial Park (I-P), and Rural Residential - 1 Acre

Minimum (R-R-1)

5. Existing Land Use (Ex. #1): Vacant property

6. Surrounding Land Use (Ex. #1): Vacant properties and single family residential

development to the west.

7. Project Data: Total Acreage: 26.49

Total Parcels: 1

8. Environmental Concerns: See attached environmental assessment

# **RECOMMENDATIONS:**

CONSIDERATION of an ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 466, based on the finding that all potentially significant effects were adequately analyzed in that environmental document pursuant to applicable legal standards and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist; and,

<u>APPROVAL</u> of PLOT PLAN NO. 25252, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- The project site is designated Light Industrial as reflected in Board adopted Specific Plan No. 341 (Majestic Freeway Business Center).
  - a. The project site lies within Planning Area No. 5 (Light Industrial), and encompasses its northerly portion, covering approximately 38 percent (26.49 Ac.) of the Planning Area, which is identified as being 70.12 acres.
  - b. The Light Industrial land use designation allows for a wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses.
  - c. The Light Industrial land use designation establishes a building intensity range of 0.25 to 0.6 Floor Area Ratio (FAR) and the proposed project is within this range with a FAR of 0.34.
  - d. The proposed use is permitted in the Industrial Park and Manufacturing Service Commercial zoning classification.
- 2. The project site is surrounded by properties which are designated Light Industrial as reflected in the adopted Specific Plan No. 341 Land Use Plan.
- 3. The zoning for the subject site is Manufacturing Service Commercial (M-SC), and a small portion zoned Industrial Park (I-P).
  - a. Ordinance No. 348, Section 11.2. (Uses Permitted) B. m. 6) permits Warehousing and distribution uses, provided a plot plan is approved.
- 4. The proposed use, a distribution/warehousing facility, is a permitted use, subject to approval of a plot plan in the Manufacturing Service Commercial (M-SC) and Industrial Park (I-P) zones.
- 5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) and Industrial Park (I-P).
- 6. Similar industrial uses have been approved and/or constructed and are operating in the project vicinity.
- 7. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
- 8. The approved Majestic Freeway Business Center Specific Plan will help modify and shape the existing conditions as well as the external forces that affect the area's economy. The proposed project, having 399,150 sq. ft. of building area, represents a substantial contribution to the tax base and employment stock of the County. Moreover, the project will improve the business climate of the area by attracting competitive growth and inducing Industrial development in the Mead Valley and its surroundings.
- 9. This project has Fast Track status, per Board policy A-32:
  - a. This project creates at least 75 new, permanent, full-time jobs.
  - b. A specific land use application is submitted.

- 10. This project is located within the March Air Reserve Base Influence Area. As such, this project has been reviewed by the Airport Land Use Commission (ALUC), and it has been determined it will not infringe upon any existing safety standards set forth by the March Air Reserve Base.
- 11. The proposed use is consistent with the development standards set forth in the M-SC zone:
  - a. The minimum lot size exceeds the required 10,000 square feet, with an average width of 75 feet.
  - b. The buildings are setback at least 25' from the street. There are no additional setback requirements.
  - c. No structure will exceed 40 feet in height at the yard setback line.
  - d. A minimum of ten percent of the site proposed for development will be landscaped and irrigated.
  - e. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
  - f. Trash Collection Areas will be appropriately screened.
  - g. Utilities will be installed underground.
  - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
- 12. The proposed project is consistent with the Planning Standards set forth in the underlying adopted Specific Plan No. 341, Planning Area 5: Light Industrial.
- 3. This project is located within the Sphere of Influence for the City of Perris, and has been transmitted to the City of Perris for review and comment. No response has been received.
- 14. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Environmental Impact Report pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project.
  - a. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
  - c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Environmental Impact Report, was certified.
  - d. Since the time of the certification of Environmental Impact Report No. 466, there have been two additions to CEQA Guidelines and reviewable impacts; Greenhouse Gas emissions and Forest Resources. An addendum to EIR No. 466 was prepared as part of this project to analyze the potential impacts of Greenhouse Gas emissions and Forest Resources. The addendum revealed

Page 6 of 7

that these two new environmental categories either have no impact or less than significant impact.

- 15. Environmental Assessment No. 42560 identified the following potentially significant impacts:
  - a. Air Quality

b. Traffic

c. Noise

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

## **CONCLUSIONS:**

- 1. The proposed project is in conformance with the adopted Specific Plan, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Light Industrial and Manufacturing Service Commercial zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is clearly compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

# **INFORMATIONAL ITEMS:**

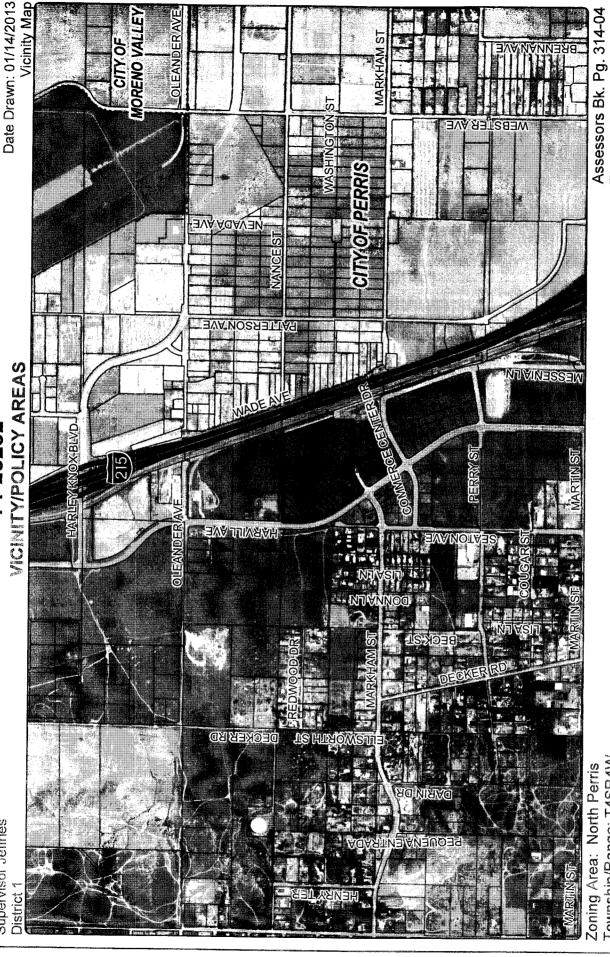
- 1. As of this writing, no letters, in support or opposition have been received.
- 2. The project site is <u>not</u> located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - b. A fault zone.
  - c. A High Fire Area.
  - d. A Tribal Land.
  - e. An Agriculture Preserve; or.
  - f. An WRCMSHCP Criteria Cell.
- 3. The project site is located within:
  - a. The City of Perris sphere of influence;
  - b. The boundaries of the March Air Reserve Base's Airport Influence Area;
  - c. The boundaries of the Val Verde Unified School District.
  - d. The Eastern Municipal Water District.
  - e. The Stephen's Kangaroo Rat Fee Area; and
  - f. The Mt. Palomar Observatory Area.

4. The subject site is currently designated as Assessor's Parcel Numbers: Portion of 314-110-004, 314-110-064, 314-110-066, 314-260-014, 314-260-013.

DM:dm

Y:\Planning Case Files-Riverside office\PP25252\PP25252 Staff Report.docx

Date Prepared: 12/06/12 Date Revised: 01/23/13



RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25252

Supervisor Jeffries

Thomas Bros. Pg. 747 C7 Edition 2011 2,400 1,200 900

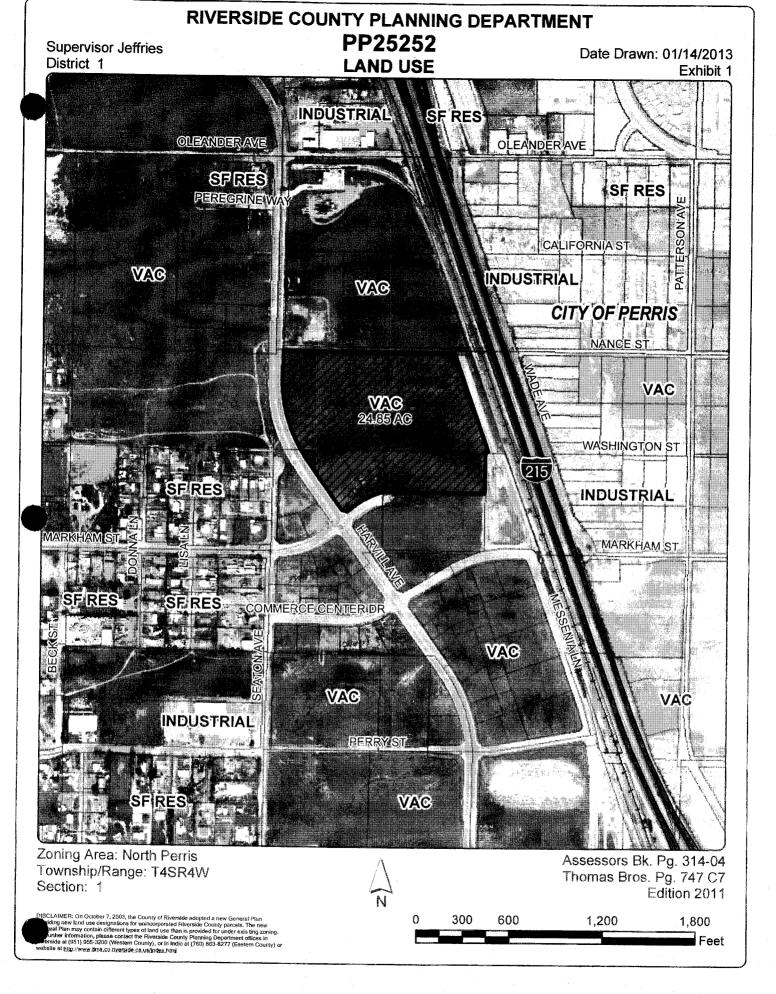
0

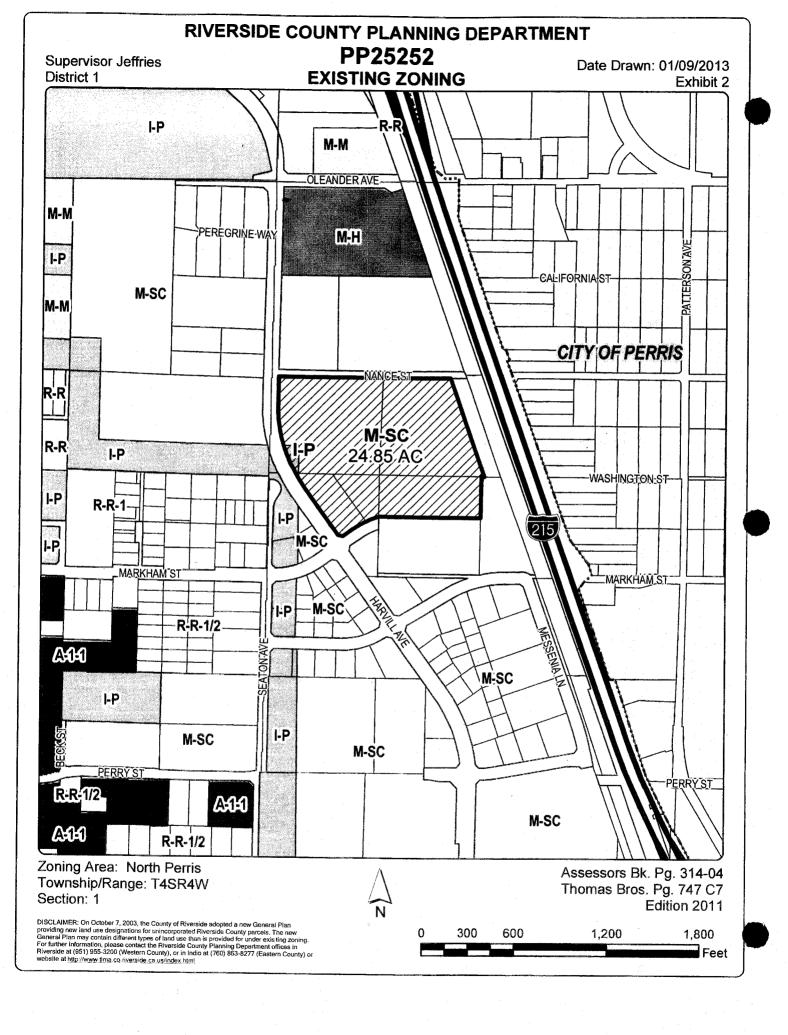
Feet 3,600

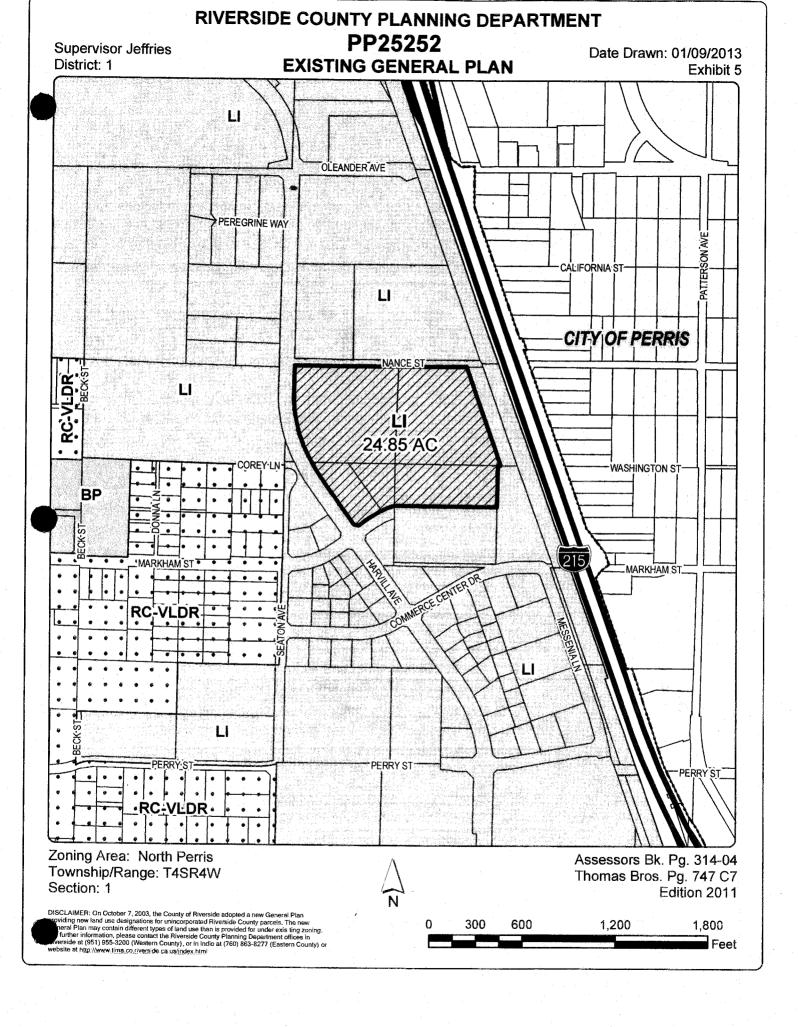
Township/Range: T4SR4W

Section: 1

DISCLAMMER. On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different yless of land use than is provided for under early individual planning. For further information, plasse contact the Riverside County Planning Department offices in Riverside at (981) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or







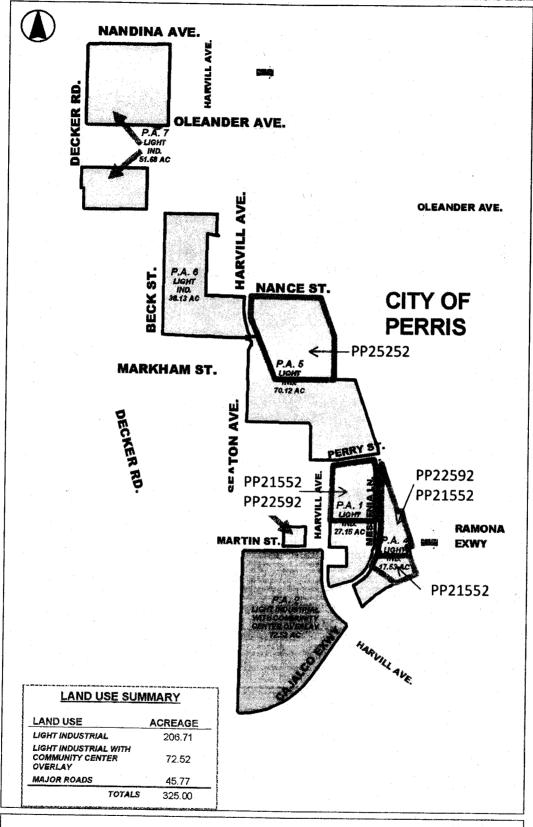
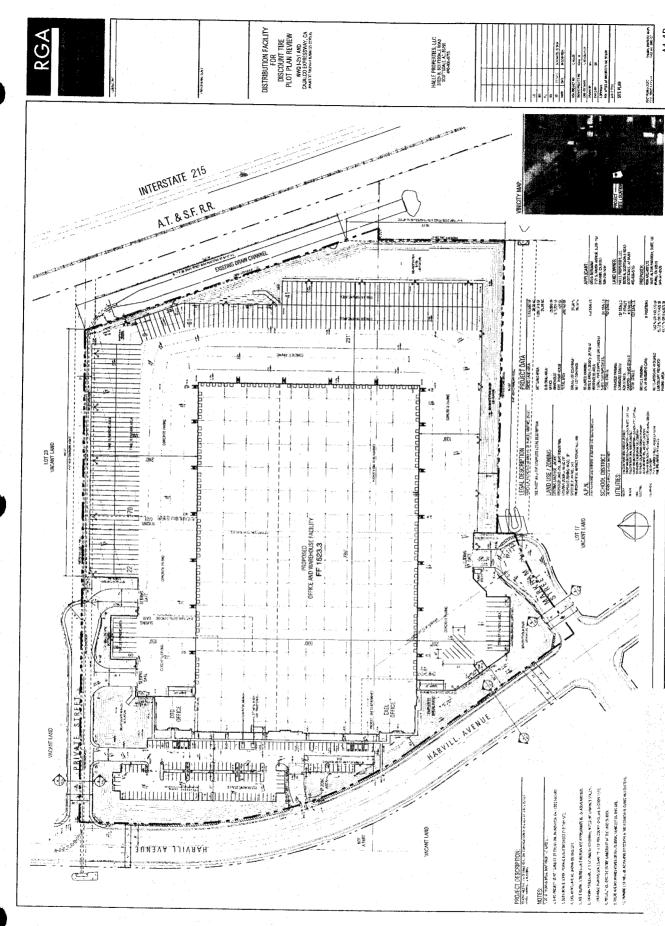




Figure III-1 Land Use Plan (Color)

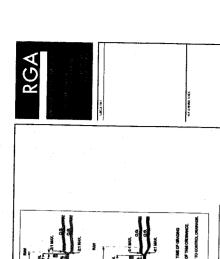
Majestic Freeway Business Center



CASE #: PP25252 EXHIBIT: A (SHEETS 1-4) DATED: 12/20/12

PLANNER: P. RULL

A1-1P



HENCHMAN OF THE PROPERTY OF TH OMBOTIONE IN MANUFACTIONING SHOULD IN THE USE OF THE US

EXHIBIT "A" - LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. 5435

LEGAL DESCRIPTION - EXHIBIT A

PARELY:

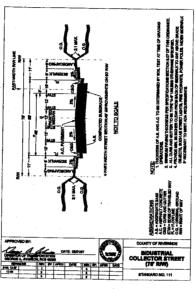
101 FOR BLOCK TOF THE VELVEDE TIVEL, AS REGIN ON SIMP THEREOF REDIN BLOCK I DAIES S
FOR PALEMEN OF JAPPS RECORDS OF RETRINGS COLATY. WHILE SOUTHERLY OF THE SOLLDWING

COMMENSION AT THE PICKERENT COTORS OF SAD LOT 4, THRIVED STATHERLY ALONG THE EASTERING OF SADLOT ELSOY WORNY, INSLAY FIGHT OF HE POST OF BECKNING. THENCE WAS LEADY, AND THE WESTERY BOUNDER OF SAID TOLL & \$400 POINT BOOZELPY STATISEEFINGE THE MORPHINEST CORNES OF SAID LOTS. PARGEL OF THE MARIN HALF OF THE SOUTHEAST OLAMPS OF THE WRITELST QUARTIES OF BESTFALL "CHANGER" A BOLY WAVE LYNEST, SAN BEST-ARDER SHAE AND MERCHAN, IN THE COATT OF SYMBARIC STATE OF

EXHIBIT "A" - LEGAL DESCRIPTION LOT LINE ADJUSTMENT NO. 5435

EMERICAL SCHOOL OF THE PROPERTY OF THE PROPERT

STREET SECTION \* A \* - 60'-0" RIGHT OF WAY

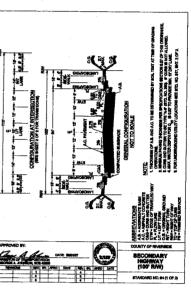


STREET SECTION \* B \*- 78\*-0" RIGHT OF WAY

THIS DESCRIPTION IN AS PAIL PAINED BY ME OR UNDER ARY DIRECTION.

CAMIDS (MENA, L.S. 1234 CAMIDS (MENA, L.S. 1234

Exhalt Presence By W.A. Revealers 4.09 R/WB, Burd. Saffe 10x-212 4.00 R/WB, Burd. Saffe 10x-212 (WH.A. Lessing Assessor's Percel Agriculture) 2 Novi redail. 71x-50x-614. 31x-50x-61



STREET SECTION \* D \* - CUL-DE-SAC RIGHT OF WAY

STREET SECTION " C "- 100'-0" RIGHT OF WAY

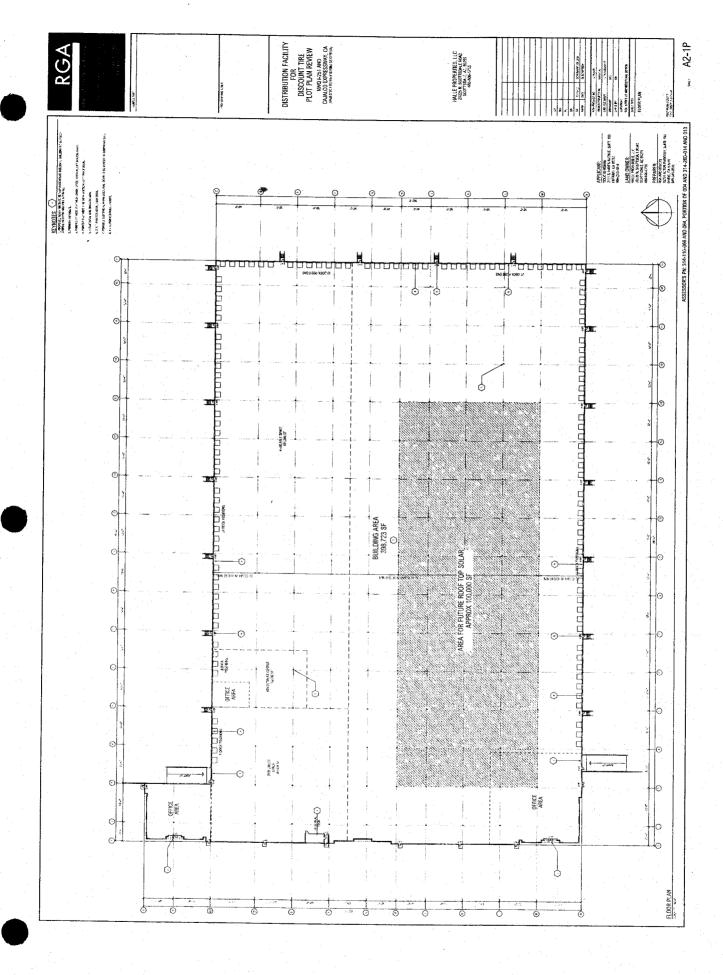
DISTRIBUTION FACILITY
FOR
DISCOUNT TIRE
PLOT PLAN REVIEW
MM21-251 AND
CAMLOS EXPRESSWAY, CA
MASTER REVIEW
MASTER REVIEW

HALLE PROPERTIES, LLC 2025 N. SOTTSDALE RIMD SOUTSDALE AT \$255 480-405-5755

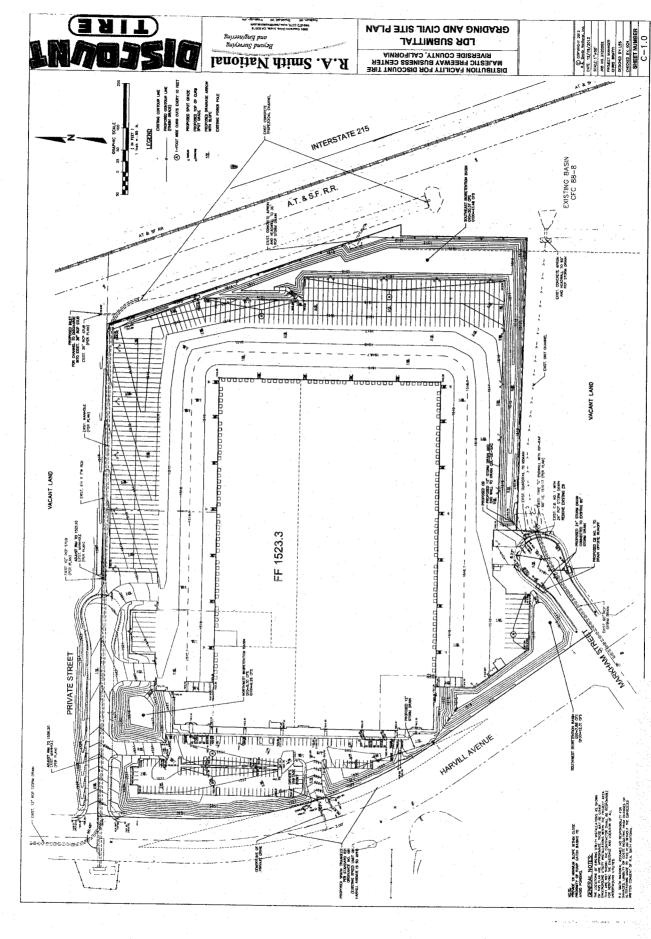
STREET IN LAUGH CAST IN DAY OF CONTROL CAST IN DAY O LAND OWNLE; SALE PROPROS, LLU SACH SALE, AP 8536, MANUAL APPROS.

A1-2P POT PART SAC

PREPARER SCANDINGS SCANDINGS SCANDINGS SCANDINGS SCANDINGS SCANDINGS

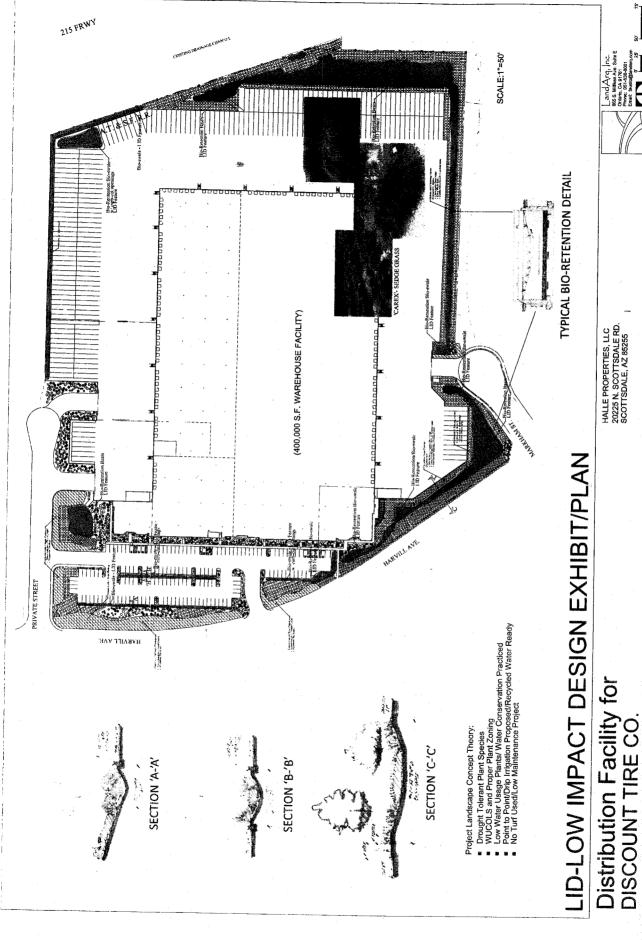


A3-1P



CASE #: PP25252 EXHIBIT: G PLANNER: P. RULL

DATED: 12/20/12

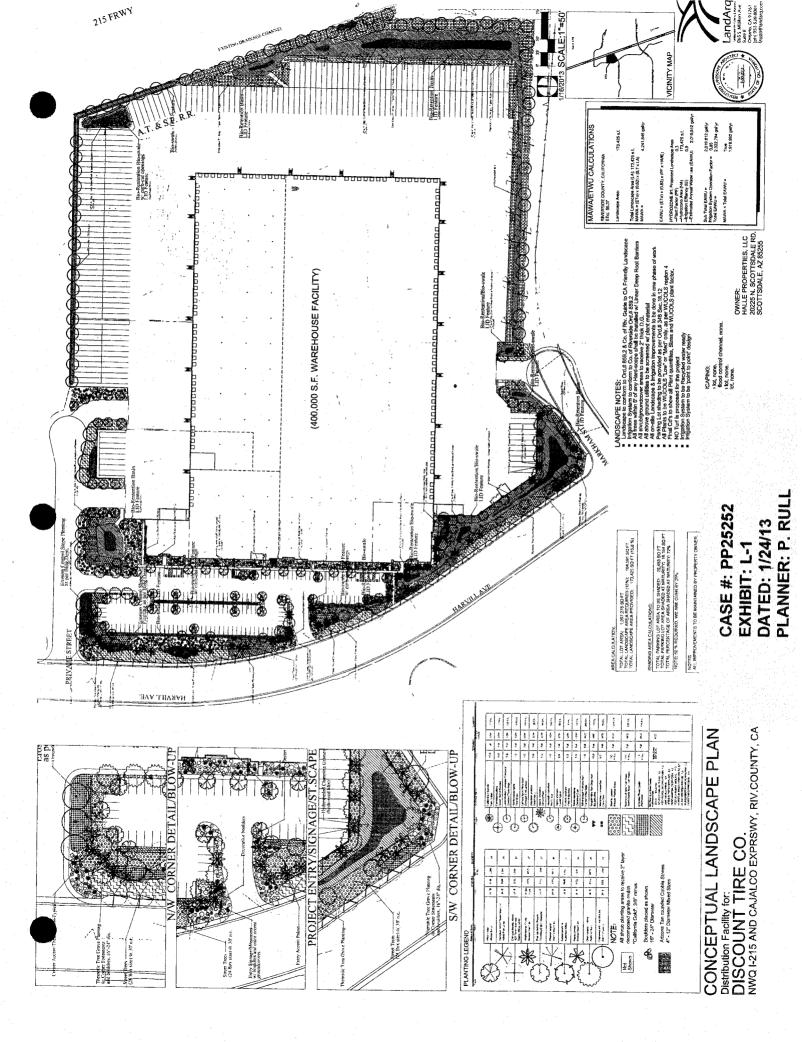


HALLE PROPERTIES, LLC 20225 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85255

Y, RIVERSIDE COUNTY, CA

CASE #: PP25252 EXHIBIT: L

DATED: 12/20/12 PLANNER: P. RULI



DISTRBUTION FACILITY
FOR
DISCOUNT TIRE
PLOT PLAN REVIEW
NWALSTSIAND
CAJACIO ESPRESSIMAL
ALLENDER AND CALOUTE STREETS

TIRE)

NOTE. All excensions and the true her read from Prome frace color fresh suppare parted domester walls with 2" and severas to are defended batters of 20. 20. Refer parter

AND THE STATE OF THE PARTY OF T

WEST ELEVATION

HALLE PROPERTIES, LLC 2025 N. SCOTTSDALE ROND SCOTTSDALE, AZ. 86295 480-466-5756

APPEDANT; COST BEAGIN 'US - SPACEASTRE, CHE THO CHEMPLE CASTRE PROCESSORY

UAND OWNER activities of activ

ACT THE PARTY.

SSESSOR'S PN: 314-110-086 AND 064, PORTION OF 084 AND 314-260-014 AND 013

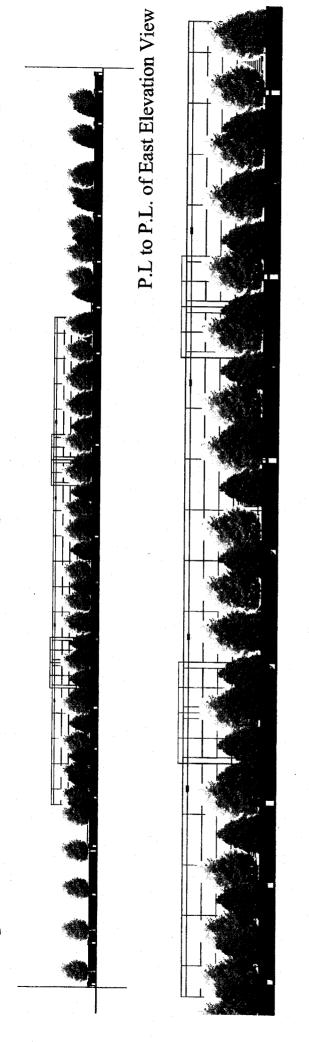
Property of the State of NOTE: AL SORGHWELS WE TO-0" HEAT MERCINED FROM INSIDE TRUCK COURT THISM SUIPTAZ PANTED CONCRETE WELS WITH 2" WIS REFEAS. TO MAICH EXTERORBULING COLOR HOS PERSAL VATER! NORTH ELEVATION SOUTH ELEVATION

HOTE. All screenhall are 12-of has increased from Neire Track color frensi surface parties concrete halls with 2" and exfers 10 mailtains being nas color and serve arters.

EXHIBIT: W
DATED: 1/17/13
PANER: P. RULL

CASE #: PP25252

A3-2P



Bldg. Face to Bldg. Face of East Elevation View



Bldg. Face Enlargement of East Elevation View Distribution Center for Discount Tire Co. East Elevational View Study

# Project Narrative DTC High Cube Warehouse "Majestic Freeway Business Center"

#### **Project Description**

The Proposed Project Development is located within the "Majestic Freeway Business Center" in the unincorporated part of Riverside County. The project site is approximately 26 gross acres of Light Industrial Development and will serve as a High Cube Warehouse for Discount Tire with a proposed usable building pad area of 399,150 Square Feet.

This facility will serve as an addition to the Discount Tire Distribution Network serving multiple retail channels which include, Discount Tire, America's Tire and other various Vendors in the Western Region of the United States.

The project site is irregularly shaped consisting of contiguous vacant parcels located North of Markham Rd., South of Nance Rd., West of the Interstate 215 Freeway, and East of Harvill Ave.

#### **Hours of Operations**

Hours of operation is 24 hours a day.

#### **Outline of Operations**

This is a Cross Dock facility receives and delivers product during all hours of operation.

#### **Daily Vehicle Trips**

100 Trailers Per Day - Mostly on "Off Peak Hours" 8 Delivery Trucks Per Day

200 Vehicle Trips - Mostly on "Off Peak Hours"

#### **Equipment**

New conveyor equipment along with electric forklifts to be purchased prior to issuance of the Building Permit.

#### Occupancy

200 Full Time Jobs -- Warehouse 10 Office Employees

### **Classification of Building Structures**

High Cube Warehousing Construction III-B Occupancy S-1, B and F-1

#### Water Purveyor

Eastern Municipal Water District (EMWD)

# **COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42560

Project Case Type (s) and Number(s): Plot Plan No. 25252 Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Paul Rull

**Telephone Number: 951-955-0972** Applicant's Name: Doug Bergman

Applicant's Address: 2121 S. Haven Ave., Suite 100, Ontario, CA 91761

#### I. PROJECT INFORMATION

- A. Project Description: Construct a distribution center for Discount Tire, consisting of a 399,150 square foot building, with 25,500 square feet designated for office use, and the remaining 373,650 square feet designated for warehousing. The building proposes 119 truck bay doors. The facility also proposes 152 auto parking spaces and 214 tractor/trailer parking spaces around the building. The project also proposes to construct a private street cul-de-sac (Nance Street) along the project's northerly boundary and and revise the alignment of Markham Street, providing a cul-de-sac along the project's southerly boundary.
- B. Type of Project: Site Specific ⊠; Countywide □; Community : Policy .
- C. Total Project Area: 26 gross acres

Residential Acres:

Lots:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres: 26

Lots: 1

Sq. Ft. of Bldg. Area: 399,150 Est. No. of Employees: 100

Other:

- D. Assessor's Parcel No(s): Portion of 314-110-004, 314-110-0064, 314-110-066, 314-260-014, 314-260-013.
- E. Street References: The project site is located on the easterly side of Harvill Avenue, northerly of the existing intersection of Markham Street and Harvill Avenue and southerly of Oleander Avenue.
- F. Section, Township & Range Description or reference/attach a Legal Description: Sec. 1 T 4 South R 4 West
- G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of vacant, undeveloped land. The property is flat, with a maximum elevation difference of 20 feet. Adjacent roads are paved, with curbing and curb and sidewalks. Much of the surrounding properties are similar to the subject site. There are a number of existing single family residences locate westerly of the project site, with construction dating back to the 1960's & 70's. The project's environmental impacts were previously reviewed under Environmental Impact Report No. 466 as part of Specific Plan No. 341.
- II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS
  - A. General Plan Elements/Policies:

- 1. Land Use: The proposed project meets the requirements of the Light Industrial designation as reflected in SP341 approved Land Use Plan. The proposed project meets all other applicable land use policies.
- 2. Circulation: The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project all other applicable circulation policies of the General Plan.
- 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
- 4. Safety: The proposed project is within an area that has a low susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
- **5. Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
- **6. Housing:** The proposed project is in conformance with the Housing Element of the General Plan.
- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project is in conformance with the Air Quality Element of the General Plan.
- B. General Plan Area Plan(s): Mead Valley
- C. Foundation Component(s): Adopted Specific Plan No. 341
- D. Land Use Designation(s): Light Industrial as part of Specific Plan No. 341 Land Use Plan
- E. Overlay(s), if any: None
- F. Policy Area(s), if any: None
- G. Adjacent and Surrounding:
  - 1. Area Plan(s): Mead Valley
  - 2. Foundation Component(s): Adopted Specific Plan No. 341
  - 3. Land Use Designation(s): Light Industrial as part of Specific Plan No. 341 Land Use Plan
  - 4. Overlay(s), if any: None
  - 5. Policy Area(s), if any: None

H. Adopted Specific Plan Information
<ol> <li>Name and Number of Specific Plan, if any: Majestic Freeway Business Center (SP. No. 341)</li> </ol>
2. Specific Plan Planning Area, and Policies, if any: Planning Area Nos. 5 & 6
I. Existing Zoning: Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P)
J. Proposed Zoning, if any: None proposed.
K. Adjacent and Surrounding Zoning: Manufacturing - Service Commercial (M-SC), Industrial Park (I-P), and Rural Residential (R-R-1)
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED
The environmental factors checked below ( $x$ ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.
☐ Aesthetics       ☐ Hazards & Hazardous Materials       ☐ Recreation         ☐ Agriculture & Forest Resources       ☐ Hydrology / Water Quality       ☐ Transportation / Traffic         ☐ Air Quality       ☐ Land Use / Planning       ☐ Utilities / Service Systems         ☐ Biological Resources       ☐ Mineral Resources       ☐ Other:         ☐ Cultural Resources       ☐ Noise       ☐ Other:         ☐ Geology / Soils       ☐ Population / Housing       ☐ Mandatory Findings of Significance         ☐ Greenhouse Gas Emissions       ☐ Public Services       Significance
IV. DETERMINATION
On the basis of this initial evaluation:
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT
PREPARED  I find that the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant offer a set of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project COLUD NOT have a significant of the proposed project of the proposed project of the project
I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
I find that although the proposed project could have a significant effect on the environment, there
Will not be a significant effect in this case because revisions in the project, described in this document.
have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different

mitigation measures have been identified and (f) no	mitigation measures found infeasible have
mitigation measures have been identified and (f) no become feasible.  I find that although all potentially significant effects EIR or Negative Declaration pursuant to applicable leg necessary but none of the conditions described in Caexist. An ADDENDUM to a previously-certified EIR or will be considered by the approving body or bodies.  I find that at least one of the conditions described 15162 exist, but I further find that only minor additions of EIR adequately apply to the project in the changed since ENVIRONMENTAL IMPACT REPORT is required that in make the previous EIR adequate for the project as revised.  I find that at least one of the following conditions Section 15162, exist and a SUBSEQUENT ENVIRON Substantial changes are proposed in the project which we or negative declaration due to the involvement of new significant described and the severity of previously identified significant effects.	s have been adequately analyzed in an earlier pal standards, some changes or additions are palifornia Code of Regulations, Section 15162. Negative Declaration has been prepared and and red in California Code of Regulations, Section or changes are necessary to make the previous ituation; therefore a SUPPLEMENT TO THE need only contain the information necessary to ed.  Identify the decision of the previous EIR conficent environmental effects or a substantial ficant effects: (2) Substantial changes have
occurred with respect to the circumstances under which major revisions of the previous EIR or negative declarate environmental effects or a substantial increase in the effects; or (3) New information of substantial importance been known with the exercise of reasonable diligence complete or the negative declaration was adopted, show	the project is undertaken which will require tion due to the involvement of new significant esecutive severity of previously identified significant ese, which was not known and could not have at the time the previous FIR was certified as
Significant effects previously examined will be substantially reduced will be feasible, and would substantially reduced to the feasible of the	e previous EIR or negative declaration;(B) ially more severe than shown in the previous alternatives previously found not to be feasible one or more significant effects of the project.
but the project proponents decline to adopt the mitigatio measures or alternatives which are considerably differer negative declaration would substantially reduce one or environment, but the project proponents decline to adopt	on measures or alternatives; or,(D) Mitigation of the previous EIR or more significant effects of the project on the
Porker	1/12/13
Signature	Date
Paul Rull, Project Manager Printed Name	For Carolyn Syms Luna, Director
THREO RAILE	

# V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

#### Findings of Fact:

The certified EIR No. 466 determined the Specific Plan would have a less than significant impact to aesthetics. The proposed project is implementing the approved land use plan for Planning Area No. 5. and has been determined to be consistent with adopted Specific plan.

- a) The project site is not located within a scenic highway corridor. The nearest State designated Scenic Highway is Highway 243, located approximately 20 miles east of the project site. Therefore, there are no potential impacts to scenic highways.
- b) The project site is vacant and has been previously graded. There are no trees, outcroppings, rocks or unique landmark features within the project that would make the site a scenic resource. The project has the potential to block existing views as the proposed building height is 45-feet high. However, the building complies with the Countywide Design Guidelines for Light Industrial development in order to address potential visual impacts such as minimum building setbacks when adjacent to residential uses, minimum landscape buffers and the use of screening materials.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2.	Mt. Palomar Observatory			r—	F-3	
	<ul> <li>a) Interfere with the nighttime</li> </ul>	use of the Mt. Palomar	Ш		$\bowtie$	

Observatory, as protected through Riverside County Ordinance No. 655?			
Source: GIS database, Ord. No. 655 (Regulating Light Polluti	on)		
Findings of Fact:			
The certified EIR No. 466 determined the Specific Plan would lighting. The proposed project is implementing the approved and has been determined to be consistent with adopted Specification.	land use plan for	ın significant im r Planning Area	pact to No. 5.
a) The project is located within the Zone B of the Mt. Paapproximately 40 miles from the Mt. Palomar Observatory. lighting plans consistent with the requirements of Zone B de County Ordinance No.655 (Conditions of Approval 80.PLNG project will be low-pressure sodium vapor lights which will be light directed upwards into the sky and reduce the light pollut residential uses (Conditions of Approval 10.PLNG. 3 & 27). would impede the vision of aircraft from March Air Reserve Barnortheast of the project. The proposed buildings have few win subdued in earth tones which will lessen possibility of glare aff will have a less than significant impact.	The project is evelopment stand .18). The lighting fully shielded to tion emissions in The project will se Airport, locate adows and the page entertainty.	conditioned to dards in the Ring associated we control the am terfering with an interfering with and in the nearby int scheme is no	submit verside vith the count of djacent are that vicinity
Mitigation: No mitigation measures are required.			
Monitoring: No monitoring measures are required.			
3. Other Lighting Issues  a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			
b) Expose residential property to unacceptable light levels?			
Source: On-site Inspection, Project Application Description			
Findings of Fact:			
The certified EIR No. 466 determined the Specific Plan would lighting. The proposed project is implementing the approved land has been determined to be consistent with adopted Specific	and use plan for	ո significant imր Planning Area	pact to No. 5.
a & b) The proposed project will introduce new sources of liginal impacts created by the project is considered less than sign associated conditions of approval. The project is conditioned to the requirements of Zone B development standards in the (Condition of Approval 80.PLNG.18). The lighting associated sodium vapor lights which will be fully shielded to control the ansky and reduce the light pollution emissions interfering with a Approval 10.PLNG.3 & 27). The project will not create glare the from March Air Reserve Base Airport, located in the nearby proposed buildings have few windows and the paint scheme is proposed.	nificant due the to submit lighting Riverside Count with the project mount of light dire adjacent residentinat would impede vicinity portheast	project's design plans consister by Ordinance Now will be low-prected upwards in all uses (Condite the vision of all controls of the project.	n and nt with No.655 essure nto the tion of aircraft

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
will lessen possibility of glare affecting air traffic. The significant impact.	refore, the p	roject will I	nave a les	s than
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AGRICULTURE & FOREST RESOURCES Would the project	ect			
4. Agriculture	П			
<ul> <li>a) Convert Prime Farmland, Unique Farmland, o Farmland of Statewide Importance (Farmland) as shown or</li> </ul>	r 🗀	<b></b>	لحا	
the maps prepared pursuant to the Farmland Mapping and	<u>'</u>	*		
Monitoring Program of the California Resources Agency, to				
non-agricultural use?		· · · · · · · · · · · · · · · · · · ·		
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	, U			
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No 625 "Right-to-Farm")?	. Ц			
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	t 1			$\boxtimes$
Source: Riverside County General Plan Figure OS-2 "Ag Project Application Materials.	gricultural Res	sources," G	IS database	e, and
Findings of Fact:				
The certified EIR No. 466 determined the Specific Plan we agricultural resources. The proposed project is implementing Area No. 5. and has been determined to be consistent with	ng the approve	ed land use	nificant imp plan for Pla	pact to anning
<ul> <li>a) The project site is identified as "Farmland of Local important and Unique Farmland, or Statewide Farmland into a will have no impact.</li> </ul>	rtance". The a non-agricult	project will r tural land us	not convert se, and the	Prime refore
b) The project is not located on existing agricultural zor Williamson Act contract or being within an agricultural properties in the immediate vicinity also do not contain any uses. Therefore, no impact will occur.	preserve. T	he adiacen	t properties	s and
c) The project is not located within 300 feet of any agricultur will occur.	rally zoned pr	operty. The	refore, no i	mpact
d) The proposed project will not require the extension conversion of agricultural land in the region. Therefore, no i	of roadways mpact will occ	that would	facilitate f	urther

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
· 梅·				
5. Forest				$\boxtimes$
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?				
Source: Riverside County General Plan Figure OS-3 "Parl Project Application Materials.  Findings of Fact:	ks, Forests	and Recrea	tion Areas,	" and
<ul> <li>a) The County does not have zoning that is specific to the p</li> <li>Therefore the proposed project will not conflict with any forest</li> <li>b &amp; c) The site is currently vacant with minimal vegetation ar made groves. Therefore, the project will not result in the loss</li> </ul>	land zoning	). o no forest ar		
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AIR QUALITY Would the project				
6. Air Quality Impacts <ul> <li>a) Conflict with or obstruct implementation of the applicable air quality plan?</li> </ul>				Г1
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				<b>—</b>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-		$\boxtimes$	<u>lJ</u>	
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which				
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
source emitter?				
f) Create objectionable odors affecting a substantial number of people?			$\boxtimes$	
Source: SCAQMD CEQA Air Quality Handbook, Environmer	ntal Impact F	Report No. 46	86.	
Findings of Fact:				
a-f) Environmental Impact Report No. 466 found the potenti to Air Quality to be significant and cannot be mitigated to be implementing the approved land use for Planning Area No standards of the approved Specific Plan.	elow levels o	of significance	e. The pro	iect is
Mitigation: No additional mitigation measures are required.				
Monitoring: No additional monitoring measures are required	<b>i.</b>			
BIOLOGICAL RESOURCES Would the project				· · · · · · · · · · · · · · · · · · ·
7. Wildlife & Vegetation  a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
<ul> <li>c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a</li> </ul>				
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or mpede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in ocal or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean				$\boxtimes$

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				$\boxtimes$

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

#### Findings of Fact:

The certified EIR No. 466 determined the Specific Plan would have a less than significant impact to biological resources, subject to implementation of 2 mitigation measures. Those mitigation measures have been incorporated in the project's recommended conditions of approval described below.

- a) While the proposed project lies with the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), it is not within a Criteria Cell and is therefore not subject to the Plan's Habitat Acquisition Negotiation Strategy (HANS). A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the WRCMSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.
- b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site is vacant and cleared. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Sensitive bird species have been observed on site or have a moderate to high potential to occur on site, therefore in order to avoid violation of the Migratory Bird Treaty Act and California Fish and Wildlife Code, site preparation activities are to be avoided during the nesting season of potentially occurring native and migratory bird species. EPD noted that there is suitable habitat and burrows for the Burrowing Owl and as such, a Burrowing Owl focused survey will be required prior to grading permit issuance. With these mitigation measures, the impacts will be less than significant (Condition of Approvals 60. EPD. 1 & 60. EPD. 2.)
- d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat and therefore no impact will occur.
- g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

Mitigation: No additional mitigation measures are required.

Monitoring: No additional monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
CULTURAL RESOURCES Would the project				
8. Historic Resources		<del></del>		
a) Alter or destroy an historic site?		Ш		
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				$\boxtimes$
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
The certified EIR No. 466 determined the Specific Plan wou historical resources.	uld have a i	ess than sig	nificant imp	act to
resources study prepared by CRM TECH in 2004 conclusing significant historical resources. Records show that the eundeveloped throughout the historic period to present time. historic resources are less than significant.	ntire projec . Therefore	t area rema , potential p	ined vacar roject impa	nt and octs to
b) According to CRM TECH 2004 cultural study, no historical the project vicinity. As such, no substantial change to any least the potential impacts are considered to be less than significant measures.  Mitigation: No mitigation measures are required.	known histo	s exist within rical resourc	the projec es will occu	t or ir ır and
Monitoring: No monitoring measures are required.				
9. Archaeological Resources		П		
<ul><li>a) Alter or destroy an archaeological site.</li><li>b) Cause a substantial adverse change in the</li></ul>	<u> </u>	<u> </u>		
significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?			$\boxtimes$	e5 = 4.100
d) Restrict existing religious or sacred uses within the potential impact area?	[]			$\boxtimes$
Source: Project Application Materials				
Findings of Fact:				
The certified EIR No. 466 determined the Specific Plan wou archaeological resources, subject to implementation of the m Those mitigation measures have been incorporated in the approval.	itigation me	asures inder	ntified in the	EIR.

Page 11 of 39

EA No. 42560

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
According to an updated report by CRM TECH 2012 and site in EIR No. 466 was found within or adjacent to the project's destroy any known archaeological sites, nor have substationarchaeological resources. A condition of approval (10. PLNG address the potential of inadvertent finds. Additionally, the property of the property of the property of the project will have a less than significant imposition.	boundary. antial adve 34) has b oject has b ding activition	The project cross change change ceen applied been conditions and the	ct will not a e in any I to the pro oned (60. I	Alter or known ject to PLNG.
c) As part of the project there will be earth moving during grading activities. Although no human remains were identified in the CRM TECH 2004 report and 2012 update, if buried cultural materials are discovered during earth-moving operations associated with the project, all work will be halted until a qualified archaeologist can evaluate the natural and significance of the discovery. This will be implemented by a condition of approval (Condition of Approval 10. PLNG. 35) as part of the project and as such, the project will not disturb any human remains. Therefore, the project will have a less than significant impact.				
d) There are no known or documented existing religious or so site. No impact would occur.	cared uses	within the	proposed p	roject
Mitigation: No additional mitigation measures are required.				
Monitoring: No additional monitoring measures are required.				
10. Paleontological Resources <ul> <li>a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?</li> </ul>				
Source: Riverside County General Plan Figure OS-8 "Paleonto	ological Se	nsitivity"		
Findings of Fact:	÷	- - -		
The certified EIR No. 466 determined the Specific Plan would paleontological resources.	have a les	ss than sign	ificant imp	act to
a) According the County's General Plan Paleontological Sens High Sensitivity B area for finding paleontological resources, in encountered at or below four feet of depth and may be impact activities. A standard condition of approval (60. PLNG. 16) has that consultation with a qualified Paleontologist will monitor grading. Through compliance with this condition, impacts to palless than significant.	dicating that led during of s been app for paleon	at resources excavation lied to the particular	s are likely by earth moroject to en	to be oving nsure
Mitigation: No additional mitigation measures are required.				
Monitoring: No additional monitoring measures are required.				
GEOLOGY AND SOILS Would the project	-			
Page 12 of 39	-	<b>=</b> A		

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
<ul> <li>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</li> <li>a) Expose people or structures to potential substantial</li> </ul>			$\boxtimes$	
adverse effects, including the risk of loss, injury, or death?  b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			×	
Source: Riverside County General Plan Figure S-2 "Earthongeologist Comments  Findings of Fact:	juake Fault	Study Zones	s," GIS data	abase,
Incorporation of standard UBC and County requirements outlined in the geotechnical report are conditioned as part during an earthquake event. The project will not expose ped death as it is located on or near an Alquist-Priolo earth Therefore, the impacts are considered less than significant.	of this proje	ct and will n	ninimize im	ipacts
Mitigation: No mitigation measures are required.				
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone				
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone  a) Be subject to seismic-related ground failure.				
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone  a) Be subject to seismic-related ground failure, including liquefaction?	ized Liquefa			
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone	☐ ized Liquefa			
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone  a) Be subject to seismic-related ground failure, including liquefaction?  Source: Riverside County General Plan Figure S-3 "General"	having low ic. on Nover mic condition applied to the	liquefaction nber 30, 201 ons. Standa ne project to king which	potential. 2, indicated conditions ensure the would reserve	The s that ons of at the cult in
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  12. Liquefaction Potential Zone  a) Be subject to seismic-related ground failure, including liquefaction?  Source: Riverside County General Plan Figure S-3 "General Findings of Fact:  a) The County's General Plan identifies the project site as Geotechnical study prepared by Salem Engineering Group In the site soils had a low potential for liquefaction under seis approval and the recommendations of the study have been design and construction of the project will mitigate any sloosening soils. With these standard measures as part of the	having low ic. on Nover mic condition applied to the	liquefaction nber 30, 201 ons. Standa ne project to king which	potential. 2, indicated conditions ensure the would reserve	The s that ons of at the cult in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Ground-shaking Zone     a) Be subject to strong seismic ground shaking?			$\boxtimes$	· · · · · · · · · · · · · · · · · · ·
Source: Riverside County General Plan Figure S-4 "Earthq Figures S-13 through S-21 (showing General Ground Shakin	uake-Induce g Risk)	ed Slope Ins	tability Map	o," and
Findings of Fact:				
a) The proposed project is located within a zone of very designed by the County's General Plan. Since the project is Fault Zone or a Count Fault Hazard Zone, the project is no and setback from ground rupture hazards. Incorporation of for construction and recommendations outlined in the geote this project and will minimize impacts during strong seismic are considered less than significant.	s not located t required to standard UE chnical repo	I within a Start o investigate BC and Cou ort are condi	ate Alquist- the potent nty require	Priolo tial for ments
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
14. Landslide Risk  a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				
Source: On-site Inspection, Riverside County General Plan Slope"	Figure S-5 "	Regions Un	derlain by S	Steep
Findings of Fact:			•	
a) The County's General Plan Safety Element identifies no kn potentially result in on or off-site landslides, lateral spreading project site does not contain any steep slopes (greater than 1 (potential for rockslides or landslides). Therefore, the impact considered less than significant.	i, and collap 5%), nor do	se or rockfa	ill hazards. Unstable s	The
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Source: Riverside County General Plan Figure S-7 "Docume	ented Subsi	dence Areas	з Мар"	
Findings of Fact:				
a) There are no known geologic units or soils that are or subsidence because of the project. The County's General susceptible to ground subsidence. Standard County conditioning the preparation of a site-specific geotechnical report requirements necessary to ameliorate potential subsidence standard UBC and County requirements for construction geotechnical report are conditioned as part of this project impacts. Therefore, the risk of subsidence hazards will be less	eral Plan i itions have rt prior to gr hazards. and recon t and will r	ndicates the been applicated application addition, mendations applications applicat	e project ed to the entify any s incorpora	site is project specification of
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
16. Other Geologic Hazards  a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
Source: On-site Inspection, Project Application Materials				
Source: On-site Inspection, Project Application Materials  Findings of Fact:				
	e, that would site vicinity	d potentially  Since the	induce a	seiche
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project	e, that would site vicinity	d potentially  Since the	induce a	seiche
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le	e, that would site vicinity	d potentially  Since the	induce a	seiche
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.	e, that would site vicinity	d potentially  Since the	induce a	seiche
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le Mitigation: No mitigation measures are required.	e, that would site vicinity	d potentially  Since the	induce a	seiche
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  17. Slopes  a) Change topography or ground surface relief features?  b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	e, that would site vicinity	d potentially  Since the	induce a	seiche steep
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  17. Slopes  a) Change topography or ground surface relief features?  b) Create cut or fill slopes greater than 2:1 or higher	e, that would site vicinity	d potentially  Since the	induce a	seiche steep
Findings of Fact:  a) The nearest large inland water body is Lake Perris locate pose a threat to the project in the event of a large earthquake in the lake. There are no volcanoes in the proposed project slopes, impacts from other geologic hazards are considered le Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  17. Slopes  a) Change topography or ground surface relief features?  b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?  c) Result in grading that affects or negates subsurface	e, that would site vicinity ess than sign	d potentially  Since the	induce a	seiche steep

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The proposed project site is relatively flat with a slope and be requiring during project construction to established finish be consistent with that for ongoing construction in the are impact.	grades Th	e scale of o	radina activ	rits/ sazill
b) The proposed project site development will not involve than 2:1 or higher than 10 feet. Therefore, no impacts are e	the formatio	n of cut or f	fill slopes (	greater
c) Septic systems are not located on the project site nor is that the project site grading will impact subsurface sewal expected.	it proposed. ge systems.	Therefore, Therefore,	it is not exp no impac	oected ts are
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
18. Soils <ul> <li>a) Result in substantial soil erosion or the loss of topsoil?</li> </ul>				
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				
Source: U.S.D.A. Soil Conservation Service Soil Survey Inspection	s, Project A	pplication M	laterials, O	n-site
Findings of Fact:				
a) The development of the project site may have the potent and construction. Standard Conditions of Approval have be further ensure protection of public health, safety, and welfare are not considered mitigation for CEQA implementation programmer (CRADE. 6).	en issued re upon final e	garding soil	erosion th	at will
b) The project may be located on expansive soil; how requirements pertaining all structures will mitigate the potenti requirements are applicable to all structures they are implementation purposes.	al impact to l	less than sig	nificant A	s IRC
c) There are no septic tanks proposed as part of this projes ewer lines for the disposal of waste water. Therefore, the supporting the use of septic tanks.	ect. The pro ere are no in	oject will con mpacts to so	nect to ex oils capabil	isting ity of
Mitigation No mitigation measures are required				

Page 16 of 39

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?				
Source: U.S.D.A. Soil Conservation Service Soil Surveys	v v			
Findings of Fact:				
a) There are no streams or waters on or near the project site change deposition, siltation, or erosion that may modify the clake. Impacts are, therefore, considered less than significant	hannel of a	ect will not h river, strean	ave an imp n, or the be	act or d of a
b) The proposed project is not anticipated to result in any incr with implementation of the standard conditions of approval for	or erosion c	ontrol (Cond	ition of Apr	roval
10.BS GRADE. 6). The project has been required to accordinate flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.	cept and pr condition of	operly dispo	se of all o	off-site dered
drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to	cept and pr condition of	operly dispo	se of all o	off-site dered
drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.	cept and pr condition of	operly dispo	se of all o	off-site dered
drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.	cept and pr condition of	operly dispo	se of all o	off-site dered
10.BS GRADE. 6). The project has been required to accordinate flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.  Mitigation: No mitigation measures are required.	cept and pr condition of	operly dispo	se of all o	off-site dered
10.BS GRADE. 6). The project has been required to accordinate flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  20. Wind Erosion and Blowsand from project either	cept and pr condition of	operly dispo	se of all of dinot considered less	off-site dered
<ul> <li>10.BS GRADE. 6). The project has been required to accordinate drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.</li> <li>Mitigation: No mitigation measures are required.</li> <li>Monitoring: No monitoring measures are required.</li> <li>20. Wind Erosion and Blowsand from project either on or off site.</li> <li>a) Be impacted by or result in an increase in wind</li> </ul>	cept and pr condition of water erosi	operly dispo approval an on are cons	se of all of dinot considered less	off-site dered s than
<ul> <li>10.BS GRADE. 6). The project has been required to accordinate drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.</li> <li>Mitigation: No mitigation measures are required.</li> <li>Monitoring: No monitoring measures are required.</li> <li>20. Wind Erosion and Blowsand from project either on or off site.</li> <li>a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</li> <li>Source: Riverside County General Plan Figure S-8 "Wind E</li> </ul>	cept and pr condition of water erosi	operly dispo approval an on are cons	se of all of dinot considered less	off-site dered s than
10.BS GRADE. 6). The project has been required to acc drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  20. Wind Erosion and Blowsand from project either on or off site.  a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?  Source: Riverside County General Plan Figure S-8 "Wind E Article XV & Ord. No. 484	cept and procondition of water erosion Suscential Condition of Application of App	eptibility Manager on an are considered in a period in a period ition has been roval 10 BS.	ise of all of dinot considered less of all of anticipal in accept proper placed of GRADE.6).	off-site dered than the ted to erties on the This
drainage flowing onto or through the site. This is a standard unique mitigation for CEQA purposes. Impacts related to significant.  Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  Monitoring: No monitoring measures are required.  20. Wind Erosion and Blowsand from project either on or off site.  a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?  Source: Riverside County General Plan Figure S-8 "Wind E Article XV & Ord. No. 484  Findings of Fact:  a) The project site lies within a moderate area of wind erosic be impacted by blowsand from off site because current level that would impact this site are considered less than significal project to control dust created during grading activities (Cond is a standard condition and, therefore, is not considered	cept and procondition of water erosion Suscential Condition of Application of App	eptibility Manager on an are considered in a period in a period ition has been roval 10 BS.	ise of all of dinot considered less of all of anticipal in accept proper placed of GRADE.6).	off-site dered to the ted to erties on the This

Page 17 of 39

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
GREENHOUSE GAS EMISSIONS Would the project			· · ·	-
21. Greenhouse Gas Emissions  a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated December 26, 2012, prepared for the subject property indicates the project's total annual GHG emissions would be 7,884.31 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e) (5,476.30 MTY from offsite mobile sources; 2,408.01 MTY from operational and amortized construction emissions). This total is below the threshold of 10,000 MTY CO<sub>2</sub>e for industrial projects established by the South Coast Air Quality Management District (SCAQMD). It is also below the operational, non-mobile source threshold of 3,000 MTY CO<sub>2</sub>e threshold currently proposed for commercial projects by the SCAQMD.

The project annual total of 7,884.31 MY CO<sub>2</sub>e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

- b) The project is consistent with the Riverside County General Plan's land use designation (Light Industrial) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:
- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
  - b. Compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
•					
	Mitigation: No mitigation measures are required.				
	Monitoring: No monitoring measures are required.				
	HAZARDS AND HAZARDOUG MATERIALS IN				
	HAZARDS AND HAZARDOUS MATERIALS Would the project. Hazards and Hazardous Materials	ect	-		
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
	b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			$\boxtimes$	
	c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?				$\boxtimes$
	d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
	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 bazard to the public or the agriculture.				$\boxtimes$
	create a significant hazard to the public or the environ- ment?				
	Source: Project Application Materials				
	Findings of Fact:				
	a) Development of the proposed project will incremental substances such as cleaning products, fertilizers, pesticides proposed project is to be used for light industrial and was Manufacturing-Service Commercial (M-SC) and Industrial Pacertain land uses which might use hazardous materials. materials are subject to the Department of Environmental He (Condition of Approval 10.EHS. 2). The project will not in hazardous materials as it is a warehouse/distribution center, putires. Therefore, the impact is considered less than significant b) The proposed project is not anticipated to create significant	i, and standarehouse/direhouse/direk (I-P) zor The manalealth policie volve the torimarily used.	dard office s stribution un ning. These agement of es and condit transport, use ed for storing	upplies etc der the ex zones perr such haza ions of app e or dispon g and distril	c. The kisting mit for rdous proval sal of puting
	through reasonably foreseeable upset and accidents conditi materials into the environment. The project will store and distributions and project to the management of hazardous materials are subject to the policies and provide a subject to the policies and provide and pro	ons involvi: tribute tires	ng the releas within a war	se of haza ehouse bui	rdous Idina

policies and conditions of approval (Condition of Approval 10.EHS. 2). Therefore, the impact is

considered less than significant.

				AMERICAN TO A STATE OF THE STAT
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) The proposed project will not impair implementation of emergency response plan or an emergency evacuation adequate access for emergency response vehicles and per the County's Fire Department. The project has four points of accesses Oleander Avenue to the north, and Cajalco Expres will have less than significant impact.	plan. The sonnel as d of paved ac	e proposed eveloped in cess to Harv	project in consultation Jul Avenue	cludes on with which
d) There are no existing or proposed schools within one-oproject vicinity. Also, the proposed project does not propose of hazardous materials. Therefore, there is no impact.	quarter mile the transpo	of the proj rtation of su	ect site or bstantial ar	in the nounts
e) The proposed project is not located on a site which is inclu compiled pursuant to Government Code Section 65962.5 and the public or the environment. Therefore, there is no impact.	ided on a lis d, would not	t of hazardo create a sig	us materia nificant ha	s sites zard to
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?				$\boxtimes$
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?	,			
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?				
Source: Riverside County General Plan Figure S-19 "Airport	Locations."	GIS databa	se	
Findings of Fact:				
a) The project is located within the Safety Zone (Airport Area) Influence Area. The proposed project of a warehouse/distrib the Safety Zone II. Standard conditions of approval have be awareness of proximity to the airport and to avoid creation of safe operation of the aircraft (Conditions of Approval 80.PLNG)	ution center en attached situations th	r is consider I to the proje	ed accepta	ible in re the
b) The project is located within the Safety Zone (Airport Area) Influence Area. However, the proposed use is consistent wit by the Airport Land Use Commission. No impact will occur.	II of the Ma h that zone	rch Air Rese and does n	erve Base A ot require r	Airport eview

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c-d) The project would not result in a safety hazard for peor The project is located within the Safety Zone (Airport Area Influence Area and is considered acceptable that zone. This considered a consistent use under the County General due to its proximity to the March Air Reserve Airport.	a) II of the Ma he proposed will Plan and will	rch Air Rese warehouse/o	erve Base distribution	Airport center
<ul> <li>d) The project site is not located within the vicinity of a priva- not result in a safety hazard for people residing or working impact.</li> </ul>	ate airstrip, or in the project	heliport, and area. There	d therefore efore, ther	would e is no
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
a) Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	9			
Source: Riverside County General Plan Figure S-11 "Wildf	ire Susceptibi	litv." GIS dat	abase	
Findings of Fact:	• •	,		
a) The project site is not located within a high fire area. Fig Plan designates this area as "low" in regards to fire suscept an impact nor expose people or structures to a significate wildland fires, including where wildlands are adjacent to unintermixed with wildlands.	tibility. Theref ant risk of los	ore, this pro ss. injury or	ject will no death in	t have
Mitigation: No mitigation measures are required.	wa La caracteristica de la car			
Monitoring: No monitoring measures are required.				
HYDROLOGY AND WATER QUALITY Would the project				-1:
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?			$\boxtimes$	
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				
Page 21 of 39		EA	No. 4256	0

Insurance Rate Map or other flood hazard delineation map?  f) Place within a 100-year flood hazard area structures		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
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?  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)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are ven iminimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable \( \subseteq \text{U - Generally Unsuitable} \)  a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-	would not support existing land uses or planned uses for which permits have been granted)?				
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?  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)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are veny minimal based on the typography (Condition of Approval 10.FLOOD, 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional minitigation measures are required.  Monitoring: No additional monitoring measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable  U - Generally Unsuitable  R - Restricted  a) Substantially alter the existing drainage pattern of 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	the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				· []
which would impede or redirect flood flows?  g) Otherwise substantially degrade water quality?  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)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  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 - R - Restricted R - R - Restricted R - R - R - R - R - R - R - R - R - R	as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				$\boxtimes$
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)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mittigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable \( \subseteq \text{U - Generally Unsuitable} \subseteq \text{R - Restricted} \subseteq a) Substantially after the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?  b) Changes in absorption rates or the rate and amounts.	which would impede or redirect flood flows?				
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)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable \( \subseteq \text{ U - Generally Unsuitable } \subseteq \text{ R - Restricted } \subseteq  a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?  b) Changes in absorption rates or the rate and amount					
the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?  Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmental Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable  U - Generally Unsuitable  R - Restricted  a) Substantially alter the existing drainage pattern of 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	Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands).				
Impact Report No. 466  Findings of Fact:  a-g) All impacts to Hydrology and Water Quality have been adequately addressed in Environmenta Impact Report No. 466.  h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography (Condition of Approval 10.FLOOD. 15). Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable  U - Generally Unsuitable  R - Restricted  a) Substantially alter the existing drainage pattern of 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	the operation of which could result in significant				
Therefore, the impact is less than significant.  Mitigation: No additional mitigation measures are required.  Monitoring: No additional monitoring measures are required.  Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable U - Generally Unsuitable R - Restricted R - Restricted A Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?  b) Changes in absorption rates or the rate and amount	<ul> <li>a-g) All impacts to Hydrology and Water Quality have been Impact Report No. 466.</li> <li>h) The site has been designed to minimize drainage infra submitted which will include minimal BMP's designed to tre minimal based on the typography (Condition of Approval 10.</li> </ul>	structure. eat typical FLOOD 15	A WQMP is onsite flows,	s required , which are	to be
Monitoring: No additional monitoring measures are required.  26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.  NA - Not Applicable ☑ U - Generally Unsuitable ☐ R - Restricted ☐ a) Substantially alter the existing drainage pattern of 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	flow BMP's which would not create any operating impacts s	uch as star	nding water	or vector is	sues.
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 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	Mitigation: No additional mitigation measures are required.				*
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 R	Monitoring: No additional monitoring measures are required.				
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	Degree of Suitability in 100-Year Floodplains. As indic Suitability has been checked.	ated below	r ·		
b) Changes in absorption rates or the rate and amount	a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			K - Restrict	
	b) Changes in absorption rates or the rate and amount			$\boxtimes$	

Page 22 of 39

of surface runoff?  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)?  d) Changes in the amount of surface water in any water body?  Source: Riverside County General Plan Figure S-9 "100- and 50 S-10 "Dam Failure Inundation Zone," Riverside County Flood Condition, GIS database				
loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?  d) Changes in the amount of surface water in any water body?  Source: Riverside County General Plan Figure S-9 "100- and 50 S-10 "Dam Failure Inundation Zone," Riverside County Flood C				
water body? <u>Source</u> : Riverside County General Plan Figure S-9 "100- and 50 S-10 "Dam Failure Inundation Zone," Riverside County Flood C	O-Year	· [-]		
S-10 "Dam Failure Inundation Zone," Riverside County Flood C	)()-Year	Ш		$\boxtimes$
	ontrol [	Flood Hazar District Flood	rd Zones," l d Hazard R	Figure leport/
Findings of Fact:				
a) The proposed project will be developed on a property that it roads, sidewalks, and appurtenant infrastructure. Development wriver (since the overall contribution of runoff to the San Jacin development of the project will reduce the area of permeability on will be captured by and carried through existing storm drait accommodate the ultimate storm water flows expected at project prevents the increased runoff from creating on-site or off-site flow ocated in a 100-year flood zone. Impacts are considered less that	vill not a nto Rive n the pro in syste ot built-o oding. <i>A</i>	alter the counter is insignification in insignifica	se of a stre icant). Alth increased was design orm drain s	eam or hough runoff ed to
o) Upon completion of the project, the run-off coefficient will ar ncrease in impervious surfaces that restrict infiltration. The rate or the existing storm drain system, and therefore impacts are con	of run-o	off was include	ded in the d	of the lesign
c) The nearest dam to the project is the Perris Dam located 4.5 m dam faces in the direction of the proposed project, the project is area. Impacts are considered to be less than significant.	iles eas not loc	t of the proje ated within a	ect. Althoug a dam inund	gh the dation
d) Upon completion of the project, the amount of storm wancrementally increasing the overall discharge into the San Jacint However, through the utilization of existing storm water facilities significant increase in the amount of surface runoff. Therefore, body will be minimal.	to River s the de	and ultimate evelopment	ely Canyon will not ca	Lake. use a
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
AND USE/PLANNING Would the project	-			
27. Land Use  a) Result in a substantial alteration of the present or planned land use of an area?				$\boxtimes$
	<u> </u>			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Riverside County General Plan, GIS database, Pro	ject Applicat	ion Material	<b>S</b> .	
Findings of Fact:				
a) The project proposes a 399,150 square foot warehouse. The project is consistent with the Light Industrial (LI) land us Specific Plan No 341's approved Land Use Plan, and with Plan. At the time the project was initially submitted the subjor portions thereof. During the entitlement process, the app 5435 and Certificate of Parcel Merger No. 1914. Propert western boundary (so that a portion of the project's parcel side of Harvill Avenue) and along the southern boundary (more of Markham Street) of the project. The parcel merger application 4 parcels into 1. However, the lot line adjustment and proposed on the existing or future land use of the project site a result in an alteration of the present or planned land use of the proposal was transmitted to the City staff for their review are staff has been received.	e designatio all other po- ject property blicant submity lines were was no long oved north ap- cation joined parcel merge nd surround is area. No	n, as reflected licies of the consisted continued in the consisted continued in the continu	ed in the act County Got 5 legal parts and alor onto the work to the central configuration as a sign apact will out the development of the development.	dopted eneral arcels, ant No. ag the estern terline uration difficant will not occur.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
00 01		e e e e e e e e e e e e e e e e e e e		
<ul><li>28. Planning</li><li>a) Be consistent with the site's existing or proposed zoning?</li></ul>	,			$\boxtimes$
b) Be compatible with existing surrounding zoning?			$\boxtimes$	П
c) Be compatible with existing and planned surrounding land uses?			$\boxtimes$	
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?			$\boxtimes$	
Source: Riverside County General Plan Land Use Elem Materials	ent, GIS da	atabase, Pro	oject Applic	cation
Findings of Fact:				
a) The proposed project is a listed permitted use and is consist the existing zoning of Manufacturing – Service Commercial impacts related to zoning will accur.	stent with the I (M-SC) an	e developme d Industrial	ent standard Park (I-P)	ds for No

Page 24 of 39

impacts related to zoning will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
b) The site is surrounded by properties zoned Manufacturing Park (I-P), and Rural Residential (R-R-1). The City of Perris opposite side of I-215 Freeway. Although there are some rethe project, these are mitigated by lower impact zones such a to the residences, and that the residences are physically separately properties surrounding the project are similarly zoned Manufacturing	s exists to t esidential u as Industria arated bv H	the east of t ses and zor I-Park (I-P) a arvill Avenue	he project ning south acting as a e. The ren	on the west of
c) The proposed project is surrounded by vacant land zoned community of single family residences to the southwest of Avenue. The project is consistent with Specific Plan No. 341 uses east of Harvill Avenue as properties north and south of type uses. Harvill Avenue acts as a natural buffer separating proposed project. Therefore, the project is compatible with uses.	the project in the configure the projecting the exist	t on the we guration of p are designating resident	st side of otential inc ated for inc tial uses w	Harvill dustrial dustrial rith the
d) The project proposes a 399,150 square foot warehouse/di The project is consistent with the Light Industrial (LI) land use Specific Plan No 341's approved Land Use Plan, and with all project is consistent with all other policies of the General Plan present or planned land use of this area.	designation other polici	n, as reflecte es of the Ge	ed in the ac eneral Plan	dopted
e) The proposed project will not disrupt or divide the procommunity.	nysical arra	ingement of	f an estat	olished
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MINERAL RESOURCES Would the project				
MINERAL RESOURCES Would the project 29. Mineral Resources			$\square$	
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			$\boxtimes$	
<ul> <li>29. Mineral Resources <ul> <li>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?</li> <li>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general</li> </ul> </li> </ul>				
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?  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?  c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface				
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?  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?  c) Be an incompatible land use located adjacent to a				
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?  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?  c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	Resources	Area"		
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?  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?  c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?  d) Expose people or property to hazards from	Resources			

Page 25 of 39

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
there the available geologic information indicates that minera significance of the deposit is undetermined. The project sit Therefore, the project will have less than significant impact.	l deposits a te contains	re likely to e no known n	xist; howe nineral res	ver, the ources.
b) There are no identified mineral resource sites within pro impacts are expected.	ximity of the	e project sit	e. Theref	ore, no
c) The project site will not be an incompatible land use to existing surface mine. There are no mines or mineral resource Therefore, no impacts will occur.	a State clas ce areas loc	ssified or de ated near th	esignated a e project s	area or ite.
d) The project site is not located in an area of proposed, e therefore, project development would not expose people of hazards. Therefore, no impacts will occur.	xisting or al or property	bandoned q in the proje	uarries or ect area to	mines; these
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
NOISE Would the project result in				
Definitions for Noise Acceptability Ratings		· · · · · · · · · · · · · · · · · · ·		-
Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable  A - Generally Acceptable	ating(s) has	been check	red.	
NA - Not Applicable A - Generally Acceptable C - Generally Unacceptable D - Land Use Discourage	1	B - Conditi	onally Acce	eptable
30. Airport Noise				
a) For a project located within an airport land use plan			$\boxtimes$	
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			Total P	$\boxtimes$
project area to excessive noise levels?				
NA A B C D				
Source: Riverside County General Plan Figure S-19 "Airpor Facilities Map, Acoustical Study prepared by Webb Associated	t Locations,' s dated Jani	" County of uary 2013.	Riverside /	Airport
Findings of Fact:				
Environmental Impact Report No. 466 found the potential pr noise to be significant and cannot be mitigated to below implementing the approved land use for Planning Area No. standards of the approved Specific Plan.	levels of s	ignificance	The proj	iect is
a) The proposed project is not located within an airport land airport or public use airport. However, the project is located	d use plan o d within prox	or within 2 r kimity of <b>M</b> a	miles of a irch Air Re	public eserve

Page 26 of 39

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Base and is within Safety Zone II of the According to the Accoustical Study prepared the project is located outside of the 55 dbA C Reserve Base is not expected to provide any	for the project by NEL noise conto	Webb As ur bounda	sociates date	ed January	2013.
b) The project site is not within the vicinity o people residing or working in the project area	f a private airstrip to excessive no	o. Therefo se levels.	re, the proje	ct will not e	expose
Mitigation: No mitigation measures are requ	ired.				
Monitoring: No monitoring measures are rec	quired.				
31. Railroad Noise NA ☐ A ☒ B ☐ C ☐ D ☐					
Source: Riverside County General Plan Inspection, Environmental Impact Report No.	Figure C-1 "Cii 466	culation P	Plan", GIS d	atabase, (	On-site
Findings of Fact:					
All impacts to Railroad Noise have been ad 466.	equately address	ed in Envi	ronmental In	npact Repo	ort No.
Mitigation: No mitigation measures are requ	ired.				
Monitoring: No monitoring measures are red	quired.				
32. Highway Noise NA	]				
Source: On-site Inspection, Project Applicat	ion Materials, En	vironmenta	l Impact Rep	ort No. 46	6
Findings of Fact:					
All impacts to Highway Noise have been add 466.	equately address	ed in Envi	ronmental In	npact Repo	ort No.
Mitigation: No mitigation measures are requ	ired.				
Monitoring: No monitoring measures are rec	juired.				
33. Other Noise NA ⊠ A □ B □ C □ D □			L.		$\boxtimes$
Source: Project Application Materials, GIS d	atabase				
Pa	ge 27 of 39		E/	A No. 4256	0

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
There are no other known sources of noise in the area that project site.	t would be	considered	an impact	to the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project  a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
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?		$\boxtimes$		
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials.  Findings of Fact:	Use Comp	atibility for C	Community	Noise
All Noise Effects on or by the Project have been adequate Report No. 466. In addition, the project will incorporate the restudy (Conditions of Approval 10. EHS. 3).	ely address ecommenda	sed in Enviro ations made	onmental I in the Aco	mpact ustical
Mitigation: No additional mitigation measures are required.				
Monitoring: No additional monitoring measures are required.				
POPULATION AND HOUSING Would the project				
35. Housing <ul> <li>a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</li> </ul>				$\boxtimes$
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				
Page 28 of 39		FA	No. 42560	) ·

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less No Than Impa Significant Impact
d) Affect a County Redevelopment Project Area?	П	П	
e) Cumulatively exceed official regional or local population projections?			
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)?			
Source: Project Application Materials, GIS database, Filement	Riverside Ce	ounty Gener	al Plan Housin
Findings of Fact:			
<ul> <li>a) This project will be developed on current vacant land displacing substantial numbers of existing housing, neces housing elsewhere.</li> </ul>	and will the sitating the	herefore hav construction	ve no impact or n of replacemen
<ul> <li>b) This project will develop a warehouse and distribution cen and will have no impact on creating a demand for additional households earning 80% or less of the County's median inco</li> </ul>	nousing, par	industrial des ticularly hous	signated property sing affordable to
c) This project will be developed on current vacant land displacing a substantial amount of people that would necession	and will thate addition	nerefore hav nal housing e	re no impact or Isewhere
<ul> <li>d) This project is located with the Mead Valley Redevelop consistent with the Redevelopment efforts, it will hav Redevelopment Project Area.</li> </ul>	ment area. e no impa	However, a act on affe	as this project is cting a County
<ul> <li>e) This project will not contribute to the amount of residen project will have no impact on cumulatively exceeding official</li> </ul>	tial homes regional or	to the area. local populat	Therefore, this
f) This project will not contribute to the amount of residen project will have no impact on inducing substantial population example, by proposing new homes and businesses) or indirectors or other infrastructure).	on arowth i	n an area. e	ither directly (fo
Mitigation: No mitigation measures are required.			
Monitoring: No monitoring measures are required.			
			s associated wit
PUBLIC SERVICES Would the project result in substantial athe provision of new or physically altered government facilities, the construction of which impacts, in order to maintain acceptable service ratios, objectives for any of the public services:  36. Fire Services	lities or the could cau	need for n se significar	ew or physically

Page 29 of 39

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

## Findings of Fact:

In the event of a fire on the project site, fire services will be provided by the Riverside County Fire Department, Station #59, located at 19450 Clark Street. Even though the project is non-residential, it may impact fire services by potentially increasing the number of fire responses generated in the area. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Fire services is viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 37. Sheriff Services

Source: Riverside County General Plan

### Findings of Fact:

In the event of an emergency, law enforcement services will be provided to the project site by Riverside County Sheriff's Department. Although the project has is industrial, it has the potential to impact Sheriff Department services by increasing the number of services calls generated in the area. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Sheriff services is viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools		<u> </u>	<b>□</b>	<u> </u>
Source: Riverside County General Plan, Safety E Locations."	Element, Figure	S-14 "Inve	entory of \$	School
Findings of Fact:				
The proposed project is located within the Val Verde Ur not subject to the payment of school fees. Therefore, this	nified School Dis s project will not	strict. Howev	ver, this pro I schools.	ject is
Additionally, the project will not result in substantial ac provision of new or physically altered government facilit governmental facilities. As such, this project will not o significant environmental impacts, in order to maintain ac objectives for any of the public services.	ies or the need ause the const	for new or production of w	physically a hich could	altered cause
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries				
Source: Riverside County General Plan				
Findings of Fact:				
The proposed project will have an impact on the dema certificate of occupancy, the applicant shall comply with requires payment of the appropriate fees set forth in the 0 to set forth policies, regulations and fees related to the futo address the direct a cumulative environmental effect go compliance to Ordinance No 659, impact to Library services.	the provisions Ordinance. Ord Inding and consi enerated by nev	of Ordinance inance No. 6 truction of fa v developme	e No. 659, 59 is estab cilities nece int projects.	which lished essarv
Additionally, the project will not result in substantial ad provision of new or physically altered government faciliti governmental facilities. As such, this project will not casignificant environmental impacts, in order to maintain ac objectives for any of the public services.	ies or the need ause the constr	for new or puction of wh	physically a nich could o	Itered create
Mitigation: No additional mitigation measures are necess	ary.			
Monitoring: No additional monitoring measures are neces	ssary.			
40. Health Services			$\boxtimes$	
Source: Riverside County General Plan				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
In the event of an emergency, employees of the proposed hospitals in the area. These are Valley Plaza Doctors Hos Medical Center Drive in the City of Perris approximately 4 r Community Hospital located at the corner of Iris Drive and approximately 5 miles northeast of the project; and the Rilocated at 26520 Cactus Avenue in Moreno Valley, approximately at 26520 Cactus Avenue in Moreno Valley, approximately the project is located within the service area of considered less than significant.	spital at the miles southe Oliver Stree iverside Coulmately 5.5 r	corner of Le ast of the si t in the City inty Regiona niles northe	emon Aveno te; Moreno of Moreno al Medical ast of the p	ue and Valley Valley Center project
Mitigation: No additional mitigation measures are necessary	<b>.</b> .			
Monitoring: No additional monitoring measures are necessar	ry.			
RECREATION				
41. Parks and Recreation <ul> <li>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?</li> </ul>				
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?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com- munity Parks and Recreation Plan (Quimby fees)?				$\boxtimes$
Source: GIS database, Ord. No. 460, Section 10.35 (Reg Recreation Fees and Dedications), Ord. No. 659 (Establish Open Space Department Review	julating the ing Develop	Division of I ment Impac	Land – Par t Fees), Pa	rk and arks &
Findings of Fact:				
a-b) The proposed industrial project will not require the of facilities. Therefore, no impact will occur.	onstruction	or expansio	n of recrea	ational
c) This project is not located within a C.S.A. or Recreation a and Recreation Plan (Quimby fees). Therefore, this project recreation and park district with a Community Parks and Recreation	ect will have	e no impact	on a C.S	Parks .A. or
Mitigation: No additional mitigation measures are necessary	•			
Monitoring: No additional monitoring measures are necessar	y.			
42. Recreational Trails		П		
				` .

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impa
Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Spa County trail alignments	ace and C	onservation	Map for W	esterr
Findings of Fact:				
The proposed project has not incorporated any trails into its Community Trail on the western side of Harvill Avenue, south of the trail along the western side of Harvill Avenue, and the prof Harvill Avenue, the project will not have any impacts to any professional statements.	of Markha oject bein	m Street. Dug located on	ue to the lo	catio
Mitigation: No additional mitigation measures are necessary.				
Monitoring: No additional monitoring measures are necessary.				
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?				
b) Conflict with an applicable congestion management		$\boxtimes$		П
program, including, but not limited to level of service	LJ		لــا	اسا ،
standards and travel demand measures, or other standards				
established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including		:		
either an increase in traffic levels or a change in location			$\boxtimes$	
that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	F-1		r1	K 2I
o) Cubatastially issues to 1			Ц	
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or				$\boxtimes$
incompatible uses (e.g. farm equipment)?				
f) Cause an effect upon, or a need for new or altered	,			
maintenance of roads?			$\boxtimes$	
g) Cause an effect upon circulation during the project's		<u> </u>	[2]	
construction?				
h) Result in inadequate emergency access or access	П		$\boxtimes$	ГП
to nearby uses?				
i) Conflict with adopted policies, plans or programs				$\boxtimes$
regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety		<del>-</del> .		
of such facilities?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
All Transportation/Traffic Impacts on or by the Project Environmental Impact Report No. 466.	have been	n adequatel	y address	ed in
Mitigation: No additional mitigation measures are necessary.				
Monitoring: No additional monitoring measures are necessary	y.			
AA Dika Turib				
44. Bike Trails				$\boxtimes$
Source: Riverside County General Plan				
Findings of Fact:				
The proposed project has not incorporated any trails into its detrails in the vicinity. The project will not have any impacts to a	esign. The ny planned	GIS databas bike trails.	e shows n	o bike
Mitigation: No additional mitigation measures are necessary.				
Monitoring: No additional monitoring measures are necessary	<i>1</i> .			
UTILITY AND SERVICE SYSTEMS Would the project				<del></del>
45. Water <ul> <li>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?</li> </ul>				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The project is conditioned to obtain Eastern Municipal Wasewer service (Conditions of Approval 10. EHS. 1), and is result in the construction of new of existing facilities, the construction of which would cause sign	sponsible to v water trea	meet all thei	r requirem	ents
b) The project is conditioned to obtain Eastern Municipal Wasewer service (Conditions of Approval 10. EHS. 1), and is resonant that the project will have no impact on the supply of water available entitlements and resources, or are new or expanded entitlements.	ponsible to lable to ser	meet all their	r requirem	ents

Page 34 of 39

<u>Mitigation</u>: No additional mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Monitoring: No additional monitoring measures are necessar	y.			
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  Findings of Fact:				
a) The project is conditioned to obtain Eastern Municipal Wasewer service (Conditions of Approval 10. EHS. 1), and is resulting project does not require a construction of new wasteward impact on requiring or resulting in the construction of new wasteward septic systems, or expansion of existing facilities, the construction mental effects.  b) The project is conditioned to obtain Eastern Municipal Wasewer service (Conditions of Approval 10.EHS. 1), and is resulting project will have no impact on a determination by the wastern may service the project that it has adequate capacity to addition to the provider's existing commitments.	sponsible to ater treatme wastewater ruction of waster Distriction sponsible to astewater treatment.	o meet all the control of the contro	eir requirer and will ha acilities, inc cause sigr ater and sa eir requirer vider that s	ments.  ave no luding hificant anitary ments.
Mitigation: No additional mitigation measures are necessary.				
Monitoring: No additional monitoring measures are necessary	<b>/.</b> 			
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)?				$\boxtimes$
Source: Riverside County General Plan, Riverside correspondence, Environmental Impact Report No. 466	County W	/aste Mana	gement [	District

Potential	ly Less than	Less	No
Significa	nt Significant	Than	Impact
Impact	with	Significant	•
	Mitigation	Impact	*
	Incorporated	<u> </u>	

## Findings of Fact:

All Solid Waste Impacts on or by the Project have been adequately addressed in Environmental Impact Report No. 466.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

48.	Uti	lities	

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?			$\boxtimes$	
b) Natural gas?	T T	<del></del>	- A	一一
c) Communications systems?	Ħ		X	Ħ
d) Storm water drainage?			<del>- H</del>	一一
e) Street lighting?			<del>- H</del>	<del>-  </del>
f) Maintenance of public facilities, including roads?		H	X	一一
g) Other governmental services?				岗

## Source:

## Findings of Fact:

- a) The project will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.
- b) The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.
- c) The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.
- d) Existing storm drainage systems are in place to serve the proposed project (Community Facilities District No. 88-8). These facilities have been seized to handle the storm water requirements of the ultimate build of this project. The project has been conditioned to tie in to the existing Perris Valley MDP Laterals Line and detention basins (Conditions of Approval 10.FLOOD. 1). Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.
- e) The proposed project will require new street lighting along the project's frontage and along internal street. However, the amount of new street lighting construction needed would be considered

	Potentially Less than Less No Significant Significant Than Impact Impact with Significant Mitigation Impact Incorporated
	environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.
	f) Impacts resulting in the need for increased road maintenance from increased traffic on or by the project have been adequately addressed in Environmental Impact Report No. 466.
	g) No governmental services are expected to be required for the project, there no impact will occur.
	Mitigation: No additional mitigation measures are necessary.
	Monitoring: No additional monitoring measures are necessary.
•	49. Energy Conservation  a) Would the project conflict with any adopted energy conservation plans?
	Source:
	Findings of Fact:
	The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.  Mitigation: No additional mitigation measures are necessary.  Monitoring: No additional monitoring measures are necessary.
	MANDATORY FINDINGS OF SIGNIFICANCE
	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 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

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
major perioda to no pre-exis	e range of a rare or endangered plant or animal, s of California history or prehistory. The project sting topography. Additionally, native plant and a site due to the heavy disturbance caused by pro	site has be animal comi	en rough-gra munities hav	aded leaving e little prob	na little
limited, tively effects connec	ne project have impacts which are individually but cumulatively considerable? ("Cumulaconsiderable" means that the incremental of a project are considerable when viewed in tion with the effects of past projects, other projects and probable future projects)?				
Source: Sta	ff review, Project Application Materials				
Findings of F considerable.		are individu	ually limited,	but cumula	atively
cause	ne project have environmental effects that will substantial adverse effects on human beings, irectly or indirectly?				
Source: Stat	f review, project application				
<u>Findings of Fact</u> : The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.					
VI. EARLI	ER ANALYSES				
effect has be	es may be used where, pursuant to the tiering, pen adequately analyzed in an earlier EIR or negas, Section 15063 (c) (3) (D). In this case, a brief	ative declar	ation as per	California	Code
Earlier Analys	es Used, if any:				
EIR No. 466	Majestic Freeway Business Center Specific Plan Report No. 466. For: Majestic Oakwood LLC, A	n No. 341, l April 25, 200	Environment 05	al Impact	
General Plan	Riverside County General Plan, Final Version. A Riv Co - Planning and on the internet at www.rc	Adopted Oc pip.org)	tober 7, 200	3. <i>(Availab</i>	ole at
GIS	County of Riverside. Geographic Information S <i>Planning</i> ).	ystem Data	ibase. <i>(Avai</i>	ilable at Riv	/ Co -
WRCMSHCP	County of Riverside. Western Riverside County Plan, Final Version. Adopted June 17, 2003. (A	/ Multiple S vailable at	pecies Habit Riv Co - Plai	tat Conserv nning)	/ation
Ord. No. 348	Riverside County Ordinance No. 348 - Providi Regulations and Related Functions (Available at	ng for Land t Riv Co - F	d Use Planr Planning)	ning and Z	oning

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

NRCS Natural Resources Conservation Service. Farmland Mapping and Monitoring Program. 2000. (Available at Riv Co - Planning).

- Ord. No. 460 Riverside County Ordinance No. 460 Regulating the Division of Land (Available at Riv Co Transportation)
- Ord. No. 484 Riverside County Ordinance No. 484 Regulating Sand Blowing (Available at Riv Co-Clerk of the Board)
- Ord. No. 625 Riverside County Ordinance No. 625 Right to Farm (Available at Riv Co Planning & Clerk of the Board)
- Ord. No. 655 Riverside County Ordinance No. 655 Regulating Light Pollution (Available at Riv Co-Planning & Clerk of the Board)

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.

Revised: 1/28/2013 11:07 AM

Y:\Planning Case Files-Riverside office\PP25252\DH-PC-BOS Hearings\BOS\EA42560 (PP25252) .docx

01/28/13 10:49

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 399,150 square foot office/warehouse facility with 119 truck bay doors for Discount Tire on 26 gross acres. The facility will also provide 152 auto parking spaces and 214 tractor/trailer parking spaces, and includes the construction of a private road along its a portion of the northerly project boundary.

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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 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 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

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 2

SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 341 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 341.

EIR = Environmental Impact Report No. 466.

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.25252 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25252, Exhibit A (Sheets 1-4) dated 12/20/12,

Exhibit G, dated 12/20/12,

Exhibit L, dated 12/20/12,

Exhibit L-1, dated 12/20/12,

Exhibit W, dated 1/17/13

10. EVERY. 3

SP - SP Document

INEFFECT

Specific Plan No. 341 shall consist of the following:

Specific Plan Document, which must include, but not be a. limited to, the following items:

01/28/13 10:49

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 10. GENERAL CONDITIONS

- 10. EVERY. 3
- SP SP Document (cont.)

INEFFECT

- 1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
- 2. Conditions of Approval.
- 3. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
- 4. Specific Plan text.
- 5. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Environmental Impact Report No. 466 Document, which must include, but not be limited to, the following items:
  - Mitigation Reporting/Monitoring Program (M/M).
  - 2. Agency Notice of Preparation (NOP).
  - 3. Draft EIR
  - 4. Agency Notice of Completion (NOC).
  - 5. Comments on the NOC.
  - 6. Final EIR, including the responses to comments on the NOC.
  - 7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

## 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 of this approval or conditional approval of this project.

10. EVERY. 4

SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

PL

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10. EVERY. 5

SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

## BS GRADE DEPARTMENT

10.BS GRADE. 1

USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, 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. 2

SP-GSP-1 ORD. NOT SUPERSEDED

INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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. 3

SP-GSP-2 GEO/SOIL TO BE OBEYED

INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved-geotechnical/soils reports for this Specific Plan.

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.

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 10. GENERAL CONDITIONS

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT

INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5

SP-NO GRADING & SUBDIVIDING

INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOM

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.

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

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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. 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. 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 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.

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 10. GENERAL CONDITIONS

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. 17

USE - PVT RD GRADG PMT

RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

•

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.

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.BS GRADE. 23

USE - MANUFACTURED SLOPES (cont.)

RECOMMND

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 25252 is proposing to obtain Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the facility to ensure that all requirements to receive water and sewer service are met with EMWD as well as all other applicable agencies.

#### 10.E HEALTH. 1

SP - COMMENTS ON SP

INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan and has no objections.

The Specfic Plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures.

The purveyor in the area is Eastern Municipal Water District. DEH will require the water and sewer availability will serve letters at the time the applicant's make submittal to the Planning Department for regular processing for a SAN 53.

The DEH will also strongly suggest EMWD to supply recycled water to all landscaped areas and greenbelts in the specific planned areas.

All food facilities will be required to have food plans checked by DEH.

## 10.E HEALTH. 2

ENV CLEANUPS PROGRAM-COMMENTS

RECOMMND

An Environmental Site Assessment Phase 1 study (ESA Phase 1) was submitted to the Environmental Cleanup Program (ECP) for review and covers the following Assessors Parcel Numbers:

314-110-004

314-110-064

01/28/13 10:49

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.E HEALTH. 2

ENV CLEANUPS PROGRAM-COMMENTS (cont.)

RECOMMND

314-110-066

314-260-013

314-260-014

Based on the findings of this report, no additional information shall be required provided that the information provided in the report is correct and accurate and that the Project only operates within the Parcels listed above. Please be advise that ECP reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 3

INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

Noise Consultant: Albert A. Webb Associates

3788 McCray Street Riverside, CA 92506

Noise Study:

"Preliminary Acoustical Impact Analysis,

Distribution Facility for Discount

Tire, Plot Plan No. 25252, Fast Track 2012-04" dated

January 2013

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25252 shall comply with the recommendations set forth under the Offie of Industrial Hygiene's response letter dated January 14, 2013. c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

## FIRE DEPARTMENT

10.FIRE. 1

USE-#01A - FIRE PROTECTION ENG

RECOMMND

A Fire Protection Analysis report will be 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. The foregoing is necessary to properly occupancy

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FIRE. 1

USE-#01A - FIRE PROTECTION ENG (cont.)

RECOMMND

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 will 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 of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system 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.

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 The required fire flow shall be available from any adjacent hydrants(s) in the system.

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FIRE. 6

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. 7

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.

10.FIRE. 13

SP-#85-FINAL FIRE REQUIRE

INEFFE

Final fire protection requirements and impact mitigation measures will be determined when specific project design and/or construction plans are submitted.

10.FIRE. 14

SP\*-#100-FIRE STATION

INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 15

SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

PLAT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FIRE. 16

SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of industrial and commercial structures and population. The project proponents/develpers shall participate in either a separate Development Agreement or Developer Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

10.FIRE. 17

SP-#86-WATER MAINS

INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed, installed and operable in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 12/26/12

RECOMMND

Plot Plan No. 25252 is a proposal to construct a 398,723 square foot logistics facility for distribution of tires. The approximately 26-acre site is located in the Mead Valley area, west of Interstate 215 and at the northeast corner of Harvill Avenue and Markham Street. This project is associated with Plot Plan 25252, Specific Plan 341, and Environmental Impact Report 466.

The site is impacted by offsite runoff from the west and northwest. As part of SP341, drainage infrastructure was constructed in this area in the early 1990's by Community Facilities District (CFD) No. 88-8. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley Master Drainage Plan. It should be noted that the SP 341 also acknowledges the lack of an adequate conveyance between the three culvert outfalls (located east of the site at I-215) and the Perris Valley Storm Drain Channel.

The project proposes to tie into existing Perris Valley MDP Laterals Line F, F-2, and the detention basin (Project

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/26/12 (cont.)

RECOMMND

Number 4-492). The detention basin was constructed to mitigate storm flows to an undersized culvert located underneath the AT&SF Railroad between Perry Street and Commerce Center Drive. The development within the area tributary to this basin, between Markham St and Old Oleander, will not require increased runoff mitigation. However, water quality mitigation will still be required. The District currently maintains the basin and will not allow the basin to be altered to incorporate a water quality feature to mitigate the impacts of this development proposal.

Despite the construction of ultimate facilities onsite under CFD 88-8, undersized culverts under the railroad may be a limiting factor. Unless these crossings are upgraded, it may be necessary to elevate buildings proposed adjacent to the tracks to assure that they will not be flooded in major storm events.

Offsite grading is proposed north of the project and on Markham Street. A written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval. If the developer cannot obtain such authorization, the project shall be redesigned to eliminate for offsite grading.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, Low Impact Development (LID) principles, bioretention basin, and bioswales are proposed.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facility District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the

PIOT

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 12/26/12 (cont.) (cont.) RECOMMND

mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 1 SP-FLOOD HAZARD REPORT

INEFFECT

SP 341 is a proposal to construct approximately 5.9 million square feet of light industrial buildings ranging in size from 25,000-125,000 square feet to be used for manufacturing distribution and warehousing. The project consists of contiguous and non-contiguous parcels located in the unincorporated community of Mead Valley in Riverside County. The site is located north of Cajalco expressway, south of Nandina Ave, west of Interstate 215 Freeway and east of Decker Road and Seaton Road.

SP 341 has addressed the drainage infrastructure constructed in this area in the early-1990's by Community Facilities District (CFD) No. 88-8. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley Master Drainage Plan. SP 341 also acknowledges the lack of an adequate conveyance between the three culvert outfalls (located east of the site at I-215) and the Perris Valley Storm Drain Channel.

The development located north of Old Oleander would drain to a recently constructed RCB built by Cal Trans at the I-215 and Oleander. This facility conveys storm flows to the District's Lateral B to Perris Valley Storm Drain, which is considered to be an adequate outlet. No increased runoff mitigation will be required for the development in the area. However, water quality mitigation will still be required.

The development located between Markham St and Old Oleander would drain to existing facilities upstream of the detention basin constructed as part of CFD 88-8. This basin was constructed to mitigate storm flows to an undersized culvert located underneath the ATSF Rail Road between Perry and Commerce Center Dr. The development within the area tributary to this basin will not require increased runoff mitigation. However, water quality mitigation will still be required. The District currently maintains the basin and will not allow the basin to be altered to incorporate a water quality feature to mitigate

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP-FLOOD HAZARD REPORT (cont.)

INEFFECT

the impacts of this development proposal.

The development located in the area between the Cajalco Expressway and Commerce Center Drive shall mitigate for increased runoff as well as water quality before draining to the existing facilities constructed as part of CFD 88-8.

Despite the construction of ultimate facilities onsite under CFD 88-8, undersized culverts under the railroad may be a limiting factor. Unless these crossings are upgraded, it may be necessary to elevate buildings proposed adjacent to the tracks to assure that they will not be flooded in major storm events.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. underlying community facilities District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the  $\widetilde{ADP}$  obligation. The  $\widetilde{ADP}$  fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

## 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.

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### GENERAL CONDITIONS

10.FLOOD RI. 13 USE WOMP 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 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. 15 USE SUBMIT FINAL WOMP = 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). 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.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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 included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP.

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 17

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should 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.

#### PARKS DEPARTMENT

10.PARKS. 1

SP - CULTURAL RESOURCES

INEFFE

According to a written agreement, an extension to this Specific Plan proposes an additional mitigation measure be included;

MM Cultural 3: A qualified archeologist and a a tribal monitor from the Pechanga Tribe shall be present during all grading activities involving initial ground disturbance and excavation in Planning Area 6 and 7.

### PLANNING DEPARTMENT

10.PLANNING. 1

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. 1

SP - MAINTAIN AREAS & PHASES

INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 10. GENERAL CONDITIONS

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES (cont.)

INEFFECT

through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 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. 3 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.

10.PLANNING. 4 USE - COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A, SHEET A3-1P

10.PLANNING. 6 USE - HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 6:00 p.m., 7 days a week. Truck delivery operations shall be limited to the hours of 10:00 p.m. to 4:00 a.m., 7 days a week.

10.PLANNING. 7 USE - BASIS FOR PARKING

RECOMMND

Parking for this project was determined based on County Ordinance No. 348, Section 18.12. a.(2).b), Industrial Uses, at 1 space for every 2 employees of largest shift (100 employees), and 1 space for every 250 square feet of office area (25,500 square feet of office area). Total number of parking spaces required and provided is 152 parking spaces.

### Riverside County LMS CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 10. GENERAL CONDITIONS

10.PLANNING. 9 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. 15 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. 16 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, public 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 and reviewed for parking standards.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. 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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.)

RECOMMND

permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 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 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. 23 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. 24 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. 26 USE - ELECTRICAL HOOK-UPS

RECOMMND

If at any time this facility uses refrigerated trailers, electrical hook-ups for shall be provided for 119 truck bay located along the northern, eastern and southern sides of the building in accordance with APPROVED EXHIBIT A. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 26 USE - ELECTRICAL HOOK-UPS (cont.)

RECOMMND

truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) Any exterior lighting for parking or security has been determined to be categorized as "Class II" lighting. On that basis and in accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must be installed and remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 29 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 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.

10.PLANNING. 34 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

PLAM:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 34

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

- 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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.
- \* 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 it sacred or cultural importance.
- \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in 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 Archaeologist.

10.PLANNING. 36

USE - PDA04766

RECOMMND

County Archaeological Report (PDA) No. 4766 submitted for this project (PP25252) was prepared by CRM TECH and is entitled: "Historical/Archaeological Resources Compliance Analyses Discount Tire Cross Dock Facility; a Portion of Specific Plan No. 341/EIR 466 Near the City of Perris, Riverside County, California, CRM TECH Project No. 2665," dated December 21, 2012.

In addition, CRM TECH submitted the following documents:

"Historical/Archaeological Resources Survey Report: Specific Plan No. 341/EIR 466, Near the City of Perris, Riverside County," dated June 9, 2004.

"Archaeological Testing and Site Evaluations: Specific Plan No. 341/EIR 466, Near the City of Perris, Riverside County," dated October 14, 2004.

These documents are herein incorporated as a part of PDA04766.

These documents have been accepted without comment.

PL

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 37

USE - ALUC PROHIBITED USES

RECOMMND

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 electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 38

USE - NOISE IMPACT MEASURES

RECOMMND

To further reduce noise impacts, the project shall adhere to the following:

- a) To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in the Riverside County Ordinance No. 457.
- b) All construction equipment, fixed, or mobile shall be equipped with properly operating and maintained mufflers.
- c) No combustion powered equipment, such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.
- d) No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.
- e) During nighttime operations between the hours of 10:00 p.m. to 7:00 a.m. trucks shall utilise the main entrance that is furthest away from the nearest residence. During this nighttime period, all loading and unloading of trucks

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10. PLANNING. 38 USE - NOISE IMPACT MEASURES (cont.)

RECOMMND

shall occur in truck bays furthest away from the nearest residence.

10.PLANNING. 39 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 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. 40 USE - M/M PROGRAM (GENERAL)

RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.PLANNING. 40

USE - M/M PROGRAM (GENERAL) (cont.)

RECOMMND

requirements for certain mitigation measures.

(This condition was created to comply with the requirement of the approved Specific Plan Condition of Approval 30. Planning. 1)

#### TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

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

#### 10.TRANS. 1

SP - SP341/TS/CONDITION

INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service "C", except that Level of Service "D" may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

The study indicates that it is possible to achieve adequate

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP341/TS/CONDITION (cont.)

INEFFECT

levels of service for the following intersections based on the traffic study assumptions.
I-215 Freeway Southbound Ramps (NS)
at:Ramona Expressway (EW)
Oleander Avenue (EW)

I-215 Freeway Northbound Ramps (NS) at:Ramona Expressway (EW) Oleander Avenue (EW)

Harvill Avenue (NS)
at:Stratta Street/Oleander Avenue (EW)
Old Oleander Avenue (EW)
Nance Street (EW)
Markham Street (EW)
Commerce Center Drive (EW)
Perry Street (EW)
Martin Street (EW)
Messenia Lane (EW)
Cajalco Road (EW)

Seaton Avenue (NS) at:Cajalco Road (EW) Markham Street (EW) Commerce Center (EW) Perry Street (EW) Martin Street (EW)

Day Street (NS) at:Markham Street (EW) Cajalco Road (EW)

Perris Boulevard (NS) at:Ramona Expressway (EW) Markham Street (EW)

Webster Avenue (NS) at:Ramona Expressway (EW)

Indian Avenue (NS)
at:Ramona Expressway (EW)

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 10. GENERAL CONDITIONS

10.TRANS. 2

USE - COUNTY WEB SITE (cont.)

RECOMMND

Transportation Department Web site: http://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 2

SP - SP341/IMPROVEMENTS

INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3

USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harvill Avenue (NS) at:
Harley Knox Blvd. (EW)
Nance Street (EW)
Project Driveway (EW)
Markham Street (EW)
Cajalco Expressway (EW)

Southbound I-215 Ramps (NS) at: Harley Knox Blvd. (EW)

Northbound I-215 Ramps (NS) at: Harley Knox Blvd. (EW)

Southbound I-215 Ramps (NS) at: Cajalco Expressway (EW)

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### GENERAL CONDITIONS

10.TRANS. 3

USE - TS/CONDITIONS (cont.)

RECOMMND

Northbound I-215 Ramps (NS) at: Cajalco Expressway/Ramona Expressway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 3

SP - SP341/WRCOG TUMF

INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

10.TRANS. 4

USE - R-O-W EXCEEDS/VACATION

RECOMMND

If the existing right-of-way along Nance Street exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

#### 20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 20. PRIOR TO A CERTAIN DATE

20. PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20. PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

## 30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - NON-IMPLEMENTING MAPS (cont.) NOTAPPLY

Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

## 30.PLANNING. 5

SP - PROJECT LOCATION EXHIBIT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - PROJECT LOCATION EXHIBIT (cont.)

MET

provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 12

SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

### 30.PLANNING. 16

SP - COMPLETE CASE APPROVALS

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

#### 30.PLANNING. 17

SP - AMENDMENT REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING, 17 SP - AMENDMENT REQUIRED (cont.)

NOTAPPLY

on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

- The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
- The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
- 3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

#### 30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within Planning Areas 6 or 7 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

MET

Prior to the approval of any implementing project within Specific Plan No. 256 shall remain valid for 10 years as the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, indicated in the Phasing portion of the specific plan text. plot plan, etc.), the following condition shall be placed Should the entire project not be built out in that period on the implementing project: of time, a specific plan amendment will be required for

any portion for which implementing development applications have not been approved within 8 years.

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

## 30.PLANNING. 27 SP - F&G CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within Planning Area 2 or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

## 30.PLANNING. 28 SP - ACOE CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within Planning Area 2 or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose

PL

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28

SP - ACOE CLEARANCE (cont.)

NOTAPPLY

grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29

SP - SKR FEE CONDITION

MET

Prior to the approval of any implementing project within any planing area of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 279.23 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31

SP - POST GRADING REPORT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement with the qualified archaeologist were complied with."

30.PLANNING. 33

SP - GEOLOGIC REPORT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A liquefaction report to determine the seismic hazard of liquefaction, in accordance with the Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Liquefaction in California. The report shall be reviewed and approved by the County Engineering Geologist, prior to scheduling the case for a public hearing.

#### TRANS DEPARTMENT

30.TRANS. 1

SP - SP341/TS REQUIRED

MET

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 341 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 2

SP - SP341/TS INSTALLATION

DEFERRED

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP341/TS INSTALLATION (cont.)

DEFERRED

I-215 SB Ramps/Cajalco Rd (modification)

(with no fee credit)

I-215 NB Ramps/Cajalco Rd (modification)

(with no fee credit)

Harvill Ave/Cajalco Rd (modification)

(with no fee credit)

Harvill Ave/Old Oleander Ave

(with no fee credit)

Harvill Ave/Nance St

(with no fee credit)

Harvill Ave/Martin St

(with no fee credit)

Harvill Ave/Messenia Lane

(with no fee credit)

I-215 SB Ramps/Oleander Ave (modification)

(with no fee credit)

I-215 NB Ramps/Oleander Ave (modification)

(with no fee credit)

Harvill Ave/Oleander Ave/Stratta Rd

(with fee credit)

Harvill Ave/Markham St

(with fee credit)

Seaton Ave/Cajalco Rd

### Riverside County LMS CONDITIONS OF APPROVAL

Page: 38

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP341/TS INSTALLATION (cont.) (cont.) DEFERRED

(with fee credit)

or as approved by the Transportation Department.

Alternative and/or additional locations may require signalization based on project specific studies to be done for each tract map or use case within this Specific Plan and as required by the Transportation Department.

#### 30.TRANS. 3

SP- SP341/TS GEOMETRICS

DEFERRED

Prior the final building inspection (first occupancy) of Phase I of the Specific Plan as identified in Figure III-12, the following improvements shall be constructed:

-The intersection of Harvill Avenue (NS) / Messenia Lane (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one through lane, and one shared through/right-turn lane

Southbound: One left-turn lane, one through lane, and one shared through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

West bound: One left-turn lane and one shared through/right-turn lane

-The intersection of Harvill Avenue (NS) / Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, two through lanes, and one right-turn lane

Southbound: Two left-turn lanes, two through lanes, and one right-turn lane

Eastbound: One left-turn lane, two through lanes, and one right-turn lane

West bound: Two left-turn lanes, two through lanes, and one right-turn lane

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP- SP341/TS GEOMETRICS (cont.)

DEFERRED

or as approved by County Transportation. These improvements require right-of-way and pavement widening beyond the typical general plan cross section. The project is responsible for funding, acquiring or dedicating right-of-way, and construction the improvements.

30.TRANS. 5

SP - SP341/MID CO.PKWY CORR

NOTAPPLY

No development shall be approved in the portion of Planning Areas II and V (as identified in the Specific Plan) that is impacted by the northern alignment of the Mid-County Parkway corridor as identified by RCTC until such time an alignment is selected.

If an alignment is selected that impacts the Specific Plan, the applicant shall enter into an agreement with the County to obtain the required property through TUMF fee credit.

30.TRANS. 7

SP-SP341/CAJ./RAMONA/I-215 INT

MET

Prior to final inspection of the first phase within the Specific Plan:

-The intersection of I-215 Southbound Ramps (NS) / Cajalco/Ramona Expressway (EW) shall be improved to provide the following geometrics:

Southbound: One left-turn lane, one shared left/through/right lane, one right-turn lane Eastbound: Two through lanes, one right turn lane Westbound: Two left turn lanes, two through lanes;

-The intersection of I-215 Northbound Ramps (NS) / Ramona Expressway (EW) shall be improved to provide the following geometrics:

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

or as approved by County Transportation and Caltrans.

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP341/I-215/OLEANDER INT

MET

Prior to approval of any project beyond 17,000 passenger car equivalent vehicles per day generated by the Specific Plan the interchange shall be improved to provide the following geometrics:

-I-215 Southbound Ramps (N-S) / Oleander Avenue (E-W)

Southbound: One left-turn lane and one shared

through/right-turn lane

Eastbound: Two through lanes and one right-turn lane

West bound: One left-turn lane and two through

lanes

-I-215 Northbound Ramps (N-S) / Oleander Avenue (E-W)

Northbound: One left-turn lane and one shared

through/right-turn lane

Eastbound: One left-turn lane and two through lanes

West bound: Two through lanes and one right-turn lane

## 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1

USE - NPDES/SWPPP (cont.)

RECOMMND

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2

USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE 3

USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4

USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 42

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D

RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13

USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

#### EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

A BURROWING OWL FOCUSED SURVEY WAS PREPARED IN SEPTEMBER 2012 BY AMEC (PDB05851) AND THUS A PRECONSTRUCTION SURVEY MUST BE COMPLETED.

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

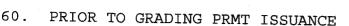
If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 44

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013



60.EPD. 2

EPD- NESTING BIRD SURVEY

RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to any grading permit or removal of existing trees on the project site. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird clearance survey. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review prior to issuance of any grading permit. This condition applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the nesting cycle is complete. If you have any questions about this condition please contact EPD directly at 951-955-6892

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMIND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3

USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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 District for review.

60.FLOOD RI. 5

USE WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

PI

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

## 60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6

USE ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 8

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP25252 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 26.00 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9

USE SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60 FLOOD RI. 10

USE CFD 88-8

RECOMMND

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facility District 88-8 constructed

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 10 USE CFD 88-8 (cont.)

RECOMMND

sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

#### PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

DRAFT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 26 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

(This condition was created to comply with the requirement of the approved Specific Plan Condition of Approval 30. Planning. 29)

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25252, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

# PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 16 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

avoid construction delays.

- 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8. Procedures and protocol for collecting and processing of samples and specimens.
- 9. Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12. Procedures for reporting of findings.
- 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

PI

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

USE - ARCHAEOLOGICAL MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

This condition shall not modify any approved condition of

approval or mitigation measure.

60.PLANNING. 18

USE - ARCHAEO M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

(This condition was created to comply with the requirement of the approved Specific Plan Condition of Approval 30. Planning. 24)

60.PLANNING. 19

USE - GENERIC M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 19 USE - GENERIC M/M PROGRAM (cont.)

RECOMMND

mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

(This condition was created to comply with the requirement of the approved Specific Plan Condition of Approval 30. Planning. 26)

60.PLANNING. 23 USE - BUILDING PLANS NOTE

RECOMMND

The project developer shall cause the following notes to be placed on the building plans:

"In accordance with County Ord. No. 847 Section 2, because the project site is within one-quarter (1/4) mile of occupied residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall only be allowed with the written consent of the county building official."

"All vehicles and construction equipment shall maintain equipment engines in good condition. They shall be in proper tune per manufactures' specifications. Equipment records and equipment design specification data sheets shall be kept on site during construction. Compliance with this measure shall be subject to periodic inspections by the County Department of Building and Saftey staff.

During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of exsisting sensitive receptors, when and where feasible.

Noise generating construction equipment, temporary dieselor gasoline-powered generators, and where a portable dieselor gas-powered generator is necessary, it shall have maximum moise muffling capacity and be located as far as technically feasible, placed a minimum of 320 feet from noise sensitive uses (residences to the southwest."

PI

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2

USE - FILE L&LMD APPLICATION

RECOMMND

File an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 3

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and bench marks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

# 70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 52

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 70. PRIOR TO GRADING FINAL INSPECT

70. PLANNING. 3 USE - PALEO MONITORING REPORT (cont.)

RECOMMND

Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 4 USE - PHASE IV ARCHAEO REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: the developer/holder shall prompt the Project Cultural Resources Professional to submit two (2) wet-signed copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

### 80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

PL

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

#### BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property. Building permits will be required for but not limited to the following proposed items:

- 1. 398,723 s.f. facilities building.
- 2. Guard Booth(s).
- 3. Trash Enclosures.
- 4. Light Standards.
- 5. Concrete/Block Walls.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 54

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1

USE\* BUILD & SAFETY PLNCK (cont.)

RECOMMND

submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

The site shall comply with all accessibility requirements per the current adopted code and standards. Information required at the building plan submittal to the building department shall include but be limited to:

Provide a site plan to reflect all required accessible path of travel details. The site plan shall include the following information for the required continuous paved accessible path of travel:

- 1. Connection to the public R.O.W.
- 2. Connection to all buildings.
- 3. Connection to areas of public accommodation.
- 4. Connection to accessible designed trash enclosures.
- 5. Connection to accessible parking loading/unloading areas.
  The details shall include:
- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3. Path slope%, cross slope%.
- 4. Ramp and curb cut-out locations.
- 5. Level landing areas at all entrance and egress points.

Note: Per the pre development meeting held on 12/10/12, it was stated that their may be additional tenants or separate companies leasing and/or using space within the proposed structure. Please be aware as stated in the meeting, separate tenants/companies would require a separate tenant improvement permit for their certification of occupancy and allowed use.

#### FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1

USE-#4-WATER PLANS (cont.)

RECOMMND

system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 2

USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

#### FLOOD RI DEPARTMENT

80.FLOOD RI. 1

USE CFD 88-8

RECOMMND

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. underlying Community Facility District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

#### 80.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

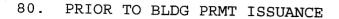
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 56

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013



80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP25252 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 26.00 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5

USE SUBMIT FINAL WOMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3

USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A Sheet A3-1P.

80.PLANNING. 4

USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A Sheet A2-1P.

80.PLANNING. 5

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 9 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. The type and location of walls and fences shall be consistent with Exhibit A and Exhibit W.

80. PLANNING. 11 USE - PLANS SHOWING BIKE RACKS

RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80. PLANNING. 15 USE - AGENCY CLEARANCE

RECOMMND

A clearance letter from Industrial Hygiene Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their acoustical letter dated 1/14/13.

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 25252, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 USE - ALUC AVIGATION EASEMENT

RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority and provide proof the the Riverside County Planning Department or provide documentation to the Riverside County Planning Department that such a conveyance has previously been recorded.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 58

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - ALUC FAA FORM 7460-1

RECOMMND

Prior to issuance of building permits or authorization to occupy any structure, whichever comes first, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) (see oeaaa.faa.gov for additional information) for the structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. The applicant shall provide the County Planning Department with a copy of the FAA determination for retention in the case file.

80.PLANNING. 23 USE - ALUC LANDSCAPING

RECOMMND

Any ground-level or above ground water quality, drainage, or flood control basins or facilites shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the design storm (may be less, but not more) 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 arirport operations shall not be utilized in project landscaping.

80. PLANNING. 24 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

#### components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas:
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

#### NOTE:

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

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 60

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 25 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

#### NOTE:

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

80.PLANNING. 26 USE - LANDSCAPING SCREENING

RECOMMND

Prior to building permit issuance, the developer shall submit conceptual landscaping plans to the Planning and Landscape Department. These plans shall include enhanced additional landscaping along the eastern property line as to provide additional screening of any parked trucks and/or trailers and building's bay doors from freeway view.

80.PLANNING. 27 USE - POST GRADING REPORT

RECOMMND

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement with the qualified archaeologist were complied with.

(This condition was created to comply with the requirement

PLAT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - POST GRADING REPORT (cont.)

RECOMMND

of the approved Specific Plan Condition of Approval 30. Planning. 33)

80.PLANNING. 28 USE - NOISE MITIGATION DESIGN

RECOMMND

Building plans shall be reviewed to ensure that all roof-mounted air conditioning equipment is set back either 25 feet from the building's closest edge, or a distance capable of breaking the line-of-sight of the equipment from neighboring senstive receivers, whichever is greater.

#### TRANS DEPARTMENT

80.TRANS. 1

USE - TS/FAIR SHARE

RECOMMND

PP25252 is an implementing project of SP341. Accordingly, at buildout of SP341 traffic signals are required at Harvill Avenue at Nance Street and Harvill Avenue at Markham Street. These intersections do not meet traffic signal warrants with the implementation of PP25252; therefore the project shall be required to pay its proportionate share to install the future traffic signals. The fair share shall be based on the ratio of the project's traffic to the total traffic of SP341.

At the time a traffic signal is warranted at the intersection of Harvill Avenue (NS) and Markham Street (EW) the following geometrics shall be provided:

Northbound: one left turn lane, one through lane, one

shared through/right-turn lane

Southbound: one left-turn lane, two through lanes Eastbound: one left-turn lane, one through lane, one

right-turn lane

Westbound: one left-turn lane, one through lane NOTE: The geometrics are provided to indicate the required improvements at this intersection at the time a traffic signal is warranted. The project shall pay its fair share towards providing a traffic signal with the geometrics described above.

At the time a traffic signal is warranted at the intersection of Harvill Avenue (NS) and Nance Street (EW) the following geometrics shall be provided:

Northbound: one through lane, one shared

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - TS/FAIR SHARE (cont.)

RECOMMND

through/right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one through lane NOTE: The geometrics are provided to indicate the

required improvements at this intersection at the time a traffic signal is warranted. The project shall pay its fair share towards providing a traffic signal with the geometrics described above.

or as approved by the Transportation Department.

80.TRANS. 2

USE - TS/GEOMETRICS

RECOMMND

The intersection of Harvill Avenue (NS) at Nance Street (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared

through/right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane -

stop controlled

The intersection of Harvill Avenue (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared

through/right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane -

stop controlled

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Future traffic signal located on Harvill Avenue at intersection of Markham Street.
- (5) Graffiti abatement of walls and other permanent structure.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4

USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 64

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013



# 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LIGHTING PLAN (cont.)

RECOMMND

Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 5

USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed for Harvill Avenue and Markham Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

RECOMMND

80.TRANS. 6

USE - UTILITY PLAN

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE - WOMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.)

RECOMMND

clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE, 2 USE - WOMP BMP CERT REO'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WOMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1. Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

- a. Inspection of Final Paving
- b.Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

# 90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall

PLAM: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1

USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for quideline handout

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

### Riverside County LMS CONDITIONS OF APPROVAL

Page: 68

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

USE CERTIFY BMP IMPLEMENTATION

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

90.FLOOD RI. 2

USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

# 90.FLOOD RI. 3 USE IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy

PLAT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3

USE IMPLEMENT WOMP (cont.)

RECOMMND

permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5

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

90. PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 152 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4

USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 7 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 70

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning ."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8

USE - ROOF EOUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10

USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 8 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

### PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.)

RECOMMND

provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING, 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 13 USE - WALL REQUIRED

RECOMMND

A minimum 12 foot high decorative block screen wall or combination landscaped earthen berm and decorative block wall shall be constructed as indicated in Exhibit A and W. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

2 trash enclosures which are adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with decorative masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

## Riverside County LMS CONDITIONS OF APPROVAL

Page: 72

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

90. PRIOR TO BLDG FINAL INSPECTION

90. PLANNING. 19 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with  $APPROVED\ EXHIBIT\ A$  and W.

90. PLANNING. 23 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 26 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

(This condition was created to comply with the requirement of the approved Specific Plan Condition of Approval 30. Planning. 29)

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 25 USE - TRUCK SIGNAGE

RECOMMND

Signs stating that "IDLING TRUCK ENGINES ON-SITE AND OFF-SITE BEYOND 10 MINUTES IS NOT PERMITED" shall be located at the entrance to the warehouse facility and at the truck parking area located and truck loading areas.

PLAT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 25 USE - TRUCK SIGNAGE (cont.)

RECOMMND

The signs shall not be less than twenty four inches square, and will be spaced at a minimum of 100 feet on center.

If refrigerated trailers are ever used on-site, the signage will be expanded to provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-site for more than 10 minutes.

Additional signage will be installed at the property exits identifying truck routes that avoid residential areas within the vicinity of the project site.

90.PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25252 is calculated to be 25 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 74

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25252 has been calculated to be 25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - LC LNDSCP INSPECT DEPOST

RECOM

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

90.PLANNING. 30 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

#### TRANS DEPARTMENT

90.TRANS. 1

USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 2

USE - VACATION/RE-DESIGN 1

RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Nance Street. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Nance Street, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

90.TRANS. 3

USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 4

USE STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
- 2. Letter establishing interim energy account from SCE, IID or other electric provider.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 76

PLOT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

# 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

### 90.TRANS. 6

USE - EXISTING MAINTAINED SL1

RECOMMND

Harvill Avenue along project boundary is a paved County maintained road designated Major and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/50') (Modified)

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.

Markham Street along project boundary is a paved County maintained road and shall be improved with 8" concrete curb and gutter located 28 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 39 foot half-width dedicated right-of-way in accordance with County Standard No. 111.

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.
  - 2. Cul-de-sac design shall meet requirements of Standard No. 800, Ordinance 461.
  - 3. The driveway shall be constructed in accordance with County Standard No. 207A.

PLAT PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also pplies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Future traffic signal located on Harvill Avenue at intersection of Markham Street.
- (5) Graffiti abatement of walls and other permanent structure.
- (6) Street sweeping.

90.TRANS. 9

USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Harvill Avenue shall be constructed within the

PLOT PLAN: TRANSMITTED Case #: PP25252

Parcel: 314-260-013



90.TRANS. 9

USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land\_dev\_plan\_check\_guide

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.
  - 2. A 6' sidewalk shall be constructed adjacent to the curb line.

90.TRANS. 10

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land\_dev\_plan\_check\_guidelines.html.

90.TRANS. 11

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue and Markham Street.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

PLAN:TRANSMITTED Case #: PP25252

Parcel: 314-260-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - DEDICATION SL1

RECOMMND

Nance Street shall be improved with 32 foot full-width AC pavement and 8" concrete curb and gutter within the 60' full-widthdedicated right-of-way in accordance with County Standard No. 106, Section A. (32'/60')

#### NOTE:

- 1. A 6' sidewalk shall be constructed adjacent to curb line within the parkway.
- 2. Cul-de-sac design shall meet requirements of Standard No. 800, Ordinance 461.
- 3. The driveway shall be constructed in accordance with County Standard No. 207A.

or as approved by the Transportation Department.

# LAND DEVELOPMENT COMMITTEE/ **DEVELOPMENT REVIEW TEAM** INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: December 20, 2012

#### TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check

Regional Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section Riverside Transit Agency Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.

Riv. Co. Surveyor

1st District Supervisor

1st District Planning Commissioner

Val Verde Unified School Dist.

Eastern Municipal Water Dist.

Southern California Edison Southern California Gas Co.

Verizon

Mead Valley MAC

**ALUC** 

March Air Reserve Base

EDA Caltrans

FIC

PLOT PLAN NO. 25252 (FTA 2012-04) - EA42560 - Applicant: Doug Bergman Engineer/Representative: Chris Batty - First/First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial - Location: Northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of I-215, and southerly of Oleander Ave - 26 Gross Acres -Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) - REQUEST: Proposes to construct a 399,150 square foot office/warehouse facility for Discount Tire on 28 gross acres. APN(s) 314-110-004, 314-110-064, 314-110-066, 314-260-013, 314-260-014, 314-100-076, 314-100-077 -Concurrent Cases: Fast Track 2012-04 - Related Cases: SP341

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a DRT meeting on January 3, 2013. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctima.org / MAILSTOP# 1070.

Public Hearing Path: DH:	PC:	BOS: 🛛	
COMMENTS:			
DATE:		SIGNATURE: _	
PLEASE PRINT NAME AND TITL	E: <u>'</u>		
TELEPHONE:			

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

Date:

January 14, 2013

To:

Paul Rull

Riverside County Planning Department

4080 Lemon Street, 12<sup>th</sup> Floor Riverside, California 92502

Fax: (951) 955-3157

From:

Steven D. Hinde, REHS, CIH Senior Industrial Hygienist

Department of Environmental Health

Office of Industrial Hygiene 3880 Lemon Street, Ste. 200 Riverside, California 92501

(951) 955-8980 Fax: (951) 955-8988

**Project Reviewed:** 

Plot Plan No. 25252, FTA 2013-04 (Office/ Warehouse facility

for Discount Tire)

Reference Number:

27445

Applicant:

**Discount Tire** 

20225 North Scottsdale Road

Scottsdale, CA 95255

**Noise Consultant:** 

**ALBERT A. WEBB ASSOCIATES** 

3788 McCray Street Riverside, CA 92506

**Review Stage:** 

First Review

<u>Information</u>

Provided:

"Preliminary Acoustical Impact Analysis, Distribution Facility

for Discount Tire, Plot Plan No. 25252, Fast Track 2012-04"

dated January 2013

#### **Noise Standards:**

## I. For Stationary Noise Sources:

#### A. Standards

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

- A) 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

# **B. Requirement For Determination of Community Noise Impact:**

- 1. Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- 2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- 3. Required Modeling Parameters for Stationary Sources:
  - i. Stationary sources are to be modeled as "point" sources.
  - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
  - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
  - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continues sound levels" [or, Leq] averaged over a ten minute

period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

# **II. For Traffic Noise Sources to Residential Structures:**

#### Noise Standards:

- 1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
- 2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
- 3. The exterior noise level shall not exceed 65 Ldn.

# **Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

# **Acoustical Parameters for County Highways:**

- Average daily traffic (ADT) design capacity of 27,300 assumed for Harvill Avenue (the County General Plan classifies Harvill Avenue as "Major" roadways). ADT design capacity of 20,700 assumed for Markham Street (the County General Plan classifies Markham Street as "Secondary" roadways), quoted from the Mead Valley Area Plan Circulation, Figure 7", dated 10/07/2003.
- 2. Truck/Auto Mix as follows (Riverside Co. Road Department):

# For Major Highways

VEHICLE	Overall %	DAY(7AM- 7PM)	EVENING(7PM- 10PM)%	NIGHT(10PM- 7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
HeavyTruck	5	2.4	0.1	2.5

## For Secondary Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

- 3. Traffic Speed of 40 MPH.
- 4. The distance from the centerline of Interstate 15, Harvill Avenue and Markham Street to the nearest building face is 400 ft., 80 ft. and 190 ft. which dead ends, respectively.
- 5. Modeling for of Harvill Avenue and Markham Street was done using a "hard site" assumption. Interstate 215 was done using a "soft" site.
- 6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

# Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

#### **Recommendations:**

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

- 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 level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
- 2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official. County of Riverside Ordnance No. 847, Section 2
- 3. To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition. They shall be in proper tune per manufactures' specification to the satisfaction records and to the satisfactory of the County of Riverside Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept of site during construction. Compliance with this measure shall be subject to periodic inspections by the County of Riverside Building Department.
- 4. During construction, best efforts should be made to locate stockpiling and/or stationary noise-generating construction equipment from the property line of existing of sensitive receptors, when and where feasible.
- 5. To reduce noise impacts associated with noise-generating construction equipment, temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible placed a minimum of 320 feet (residences to the south) from noise sensitive uses.
- 6. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
- 7. Roof mounted air conditioning equipment shall be set back either 25 feet from the building's closest edge or to a distance capable of breaking the line-of-sight of equipment from neighboring potential receivers, whichever provides the greater set back from the building's edge of the two.

# LAND DEVELOPMENT COMMITTEE/ **DEVELOPMENT REVIEW TEAM** INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

DATE: December 20, 2012

TO

Riv Co Transportation Dept

Riv Co Environmental Health Dept.

Riv Co Public Health - Industrial Hygiene

Riv. Co. Flood Control District

Riv Co Fire Department

Riv Co Building & Safety - Grading

Riv Co Building & Safety - Plan Check

Regional Parks & Open Space District

Riv Co Environmental Programs Division

P D Geology Section

P.D. Landscaping Section

P D Archaeology Section

Riverside Transit Agency Riv Co Sheriff's Dept.

Riv Co Waste Management Dept

Riv Co Surveyor dat Obirita Supervisor

1st District Planning Commissioner

Val Verde Unified School Dist

Eastern Municipal Water Dist

Southern California Edison Southern California Gas Co.

Verizon

Mead Valley MAC

ALUC

March Air Reserve Base

**EDA** 

Caltrans

FIC.

PLOT PLAN NO. 25252 (FTA 2013-04) - EA42560 - Applicant: Doug Bergman -Engineer/Representative: Chris Batty - First/First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial - Location: Northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of I-215, and southerly of Oleander Ave - 26 Gross Acres -Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) - REQUEST: Proposes to construct a 399 150 square foot office/warehouse facility for Discount Tire on 28 gross acres. APN(s) 314-110-004, 314-110-064, 314-110-066, 314-260-013, 314-260-014, 314-100-076, 314-100-077 Concurrent Cases: Fast Track 2012-04 - Related Cases: SP341

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a DRT or LDC meeting on January 3, 2013. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070

Public Hearing Path: DH:

PC:

BOS: 図

COMMENTS See Attached

1/17/13

SIGNATURE

PLEASE PRINT NAME AND TITLE

Charissa Leach

TELEPHONE 951.500.5325

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

Comments for Plot Plan 25252 - Charissa Leach

- 1. Please prepare cross sections across the site, to scale, to reflect the grade differential from Harvill to Interstate 215.
- 2. What size of box trees are planned for the east PL?
- 3. The elevations do not show signage. Please indicate where the signs will be located, and what they will look like
- 4. If the building is visible from the freeway, (the cross sections and landscape tree details should clarify this) but if it is:

What can be done to the east elevation to break up the long span of bays, give it some interest or at least break up the long span of straight wall above the bays?

# LAND DEVELOPMENT COMMITTEE/ DEVELOPMENT REVIEW TEAM INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

DATE: December 20, 2012

TO:
Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. Surveyor
1st District Supervisor
1st District Planning Commissioner
Val Verde Unified School Dist.
Eastern Municipal Water Dist.

3

Southern California Edison Southern California Gas Co. Verizon Mead Valley MAC ALUC March Air Reserve Base EDA Caltrans

PLOT PLAN NO. 25252 (FTA 2013-04) - EA42560 - Applicant: Doug Bergman - Engineer/Representative: Chris Batty - First/First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Community Development: Light Industrial - Location: Northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of I-215, and southerly of Oleander Ave - 26 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) - REQUEST: Proposes to construct a 399,150 square foot office/warehouse facility for Discount Tire on 28 gross acres. APN(s) 314-110-004, 314-110-064, 314-110-066, 314-260-013, 314-260-014, 314-100-076, 314-100-077 - Concurrent Cases: Fast Track 2012-04 - Related Cases: SP341

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT or LDC meeting on January 3, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

(,	ran at prun@retima.org / WAILSTOP# 1070.
Public Hearing Path: DH: PC:	Bos: ⊠
COMMENTS: BE attached,	
DATE: Jan. 2, 2013	n Fresig ALUC Principal Planner
PLEASE PRINT NAME AND TITLE: $J_{\epsilon}h$	n Fresin ALUC Principal Planner
TELEPHONE: (151)455-0482	

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

Plot Plan No. 25252 Fast Track 2012-04 Discount Tires/Majestic Freeway Business Ctr. ALUC Staff Comments

ALUC Role: We would encourage the applicant to file an application with ALUC for voluntary review of the proposed project. However, provided that the project does not require a general plan amendment, specific plan amendment, or change of zone, ALUC review is not mandatory, since the County received a finding of consistency for its RCIP General Plan in 2003 and there has not been a new Compatibility Plan adopted for the March Air Reserve Base environs since that time.

Intensity: The above-referenced project is located in Airport Area II of the March Air Reserve Base Airport Influence Area. Industrial projects are considered acceptable in Airport Area II. There are no existing ALUC land use restrictions on industrial uses in Airport Area II, which excludes all Accident Potential Zones identified in the U.S. Air Force Airport Installation Compatible Use Zones (AICUZ) reports. The DRAFT March Joint Land Use Study depicts the site as being within projected Zone C2, which would allow an average intensity of 200 persons per acre and a maximum intensity of 500 persons in any given acre. The average intensity and single-acre intensity of the project are consistent with these proposed standards, provided that the building is used for office, manufacturing, and warehouse uses. Additional review would be required for uses with UBC occupancies more intense than one person per 100 square feet.

Aircraft Noise: In past years, when March was an active-duty base, this entire site was included within the 65 dB(A) CNEL contour. (1992 March Air Installation Compatible Use Zones study) However, based on the 2005 AICUZ study, the site is now outside the 60 dB(A) CNEL contour (from aircraft). In any event, manufacturing and warehousing are not noise-sensitive uses, and normal construction requirements should be sufficient to ensure that interior noise levels from aircraft do not exceed the 45 dB(A) CNEL standard. However, due to the site's proximity to the freeway, the County may wish to consider additional structural attenuation of noise for office areas in the building.

Height and Airspace Obstruction: The proposed finished floor elevation is 1,523.3 feet above mean sea level. The elevation of the March Air Reserve Base runway at its southerly terminus is 1,488 feet above mean sea level. At a distance of 4,000 feet from the runway, any structure with an elevation (at top point) exceeding 1,528 feet above mean sea level would require review by the Federal Aviation Administration (FAA) through the Form 7460-1 process. Since the top point elevation would be considerably greater than 1,528 feet, FAA notice and review are required for this project. The applicant should submit Form 7460-1 to the FAA Obstruction Evaluation Service through the free online process available at <a href="https://www.oeaaa.faa.gov">www.oeaaa.faa.gov</a>.

Water Quality Basins: In order to avoid bird strikes (collision of birds with aircraft), jurisdictions must take care to avoid the creation of wildlife attractants. In order to minimize the potential for these basins to become wildlife attractants, the Federal Aviation Administration has advised that such basins should be designed to provide for a maximum detention period not exceeding 48 hours (the lesser, the better) and to remain

totally dry between rainfalls. Additionally, landscaping that would provide food or cover for birds that are not compatible with the operation of March Air Reserve Base should be avoided.

Overflight, Notice, and Flight Hazards: We recommend that the Planning Department apply the attached "standard conditions" in order to assure awareness of proximity to the airport and to avoid the creation of situations that could be hazardous to the safe operation of aircraft. Additionally, any proposal to use the facility for purposes other than offices, manufacturing, or warehousing — especially any proposal to use the facility as a place of assembly (church, theater, etc.) or as a school - should be subject to a requirement for review by ALUC.

Avigation Easement: Pursuant to the 1984 Riverside County Airport Land Use Plan, prior to issuance of building permits, the applicant shall convey an avigation easement to the March Inland Port Airport Authority or shall provide evidence to the satisfaction of the Planning Department that such an easement has already been conveyed. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

- 1. Prior to issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority or provide documentation to the Riverside County Planning Department that such conveyance has previously been recorded.
- 2. 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.
- 3. Any outdoor lighting that is installed shall be hooded or shielded so as 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.
- 4. The attached notice shall be provided to all potential purchasers and tenants of the property.
- 5. Prior to issuance of building permits or authorization to occupy any structure, whichever comes first, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) (see oeaaa.faa.gov for additional information) for the structure, and shall have received a determination of "No Hazard to Air Navigation" from the FAA. The applicant shall provide the County Planning Department with a copy of the FAA determination for retention in the case file.

- 6. Any ground-level or aboveground water quality, drainage, or flood control basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the design storm (may be less, but not more) 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.
- 7. These conditions are applicable to the use of the proposed building for offices, manufacturing, storage, and warehousing uses. The County of Riverside shall require review by the Airport Land Use Commission prior to the establishment of any of the following uses in the structure proposed through this plot plan:

Auction rooms, auditoriums, bowling alleys, churches and chapels, classrooms, conference rooms with a capacity of 50 or more persons, courtrooms, dance floors, day care centers, restaurant serving area (dining areas and areas open to public use, other than corridors and restrooms), dormitories, drinking establishments, exercising rooms, exhibit rooms, gaming, gymnasiums, health care facilities, libraries, locker rooms, lodge rooms, lounges, retail sales, reviewing stands, skating rinks, stages, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet, pursuant to California Building Code (1998) Table 10-A.

# NOTICE OF AIRPORT IN **ALUIUN**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated vibration, or odors). Individual sensitivities to those wish to consider what airport annoyances, if any, are with proximity to airport operations (for example: noise, annoyances can vary from person to person. You may associated with the property before you complete your you. Business & Professions Code Section 11010 (b) purchase and determine whether they are acceptable to (13)(A)



# **COUNTY OF RIVERSIDE**

# TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E. Director of Transportation

# **Transportation Department**

# **MEMORANDUM**

DATE:

January 8, 2013

TO:

Paul Rull, Planner

FROM:

Tim Rayburn, Supervising Land Surveyor

RE:

Plot Plan 25252 CP#1 Comments from Survey

Please find a summary below pursuant to the redline comments provided on CP #1 of the application for Plot Plan 25252:

- Include street names where available, including at current/proposed "Private Streets."
- Tentative/"Future" statements such as, "To be..." are discouraged. I believe the LLA(s) (Lot Line Adjustment) and CPM(s) (Certificate of Parcel Merger) are now complete so remove "Property line to be removed" statements and show actual configuration of R/W lines and property lines.
- Legal description needs some attention regarding: Typo(s), inclusion of appropriate, associated lettered lots, complete references including filling/recording data. Incorporate references to recently recorded LLA(s) and CPM(s).
- Confirm ownership statement. Does not appear to be in agreement with info provided on application. Perhaps additional annotation related to LLA9S) and CPM(s) will clarify.
- Add reference data for vacation annotating reservation of rights for any existing utility.
- "Vacant Land" annotation is misleading, please adjust.
- Provide reference data for Harvill Avenue to help clarify R/W status, easement vs. fee title.
- Documentation I have reviewed indicates access restriction along Harvill Avenue in the area of the project-proposed driveway. Either add reference to the document that vacates the access restriction over this area or add a statement: "Vacation of Access Restriction Required."
- Any comments as to revisions related to the LLA(s) or CPM(s) can be disregarded as those elements have already been approved and recorded

If you have any questions, please call me at (951) 955-6717.

cc: Bob Robinson

**DEPARTMENT OF TRANSPORTATION**DISTRICT 8

PLANNING 64 WEST 4<sup>th</sup> STREET. 6<sup>th</sup> Floor MS 725 SAN BERNARDINO. CA 92401-1400 PHONE (909) 383-4557 FAX (909) 383-5936 TTY (909) 383-6300



Flex your power'
Be energy efficient'



ADMINIS FRATION RIVERSIDE COUNTY PLANNING DEPARTMENT

January 2, 2013

Paul Rull Project Planner Land Development Committee Development Review Team P.O. Box 1409 / MS 1070 Riverside, CA 92502-1409

Initial Case Transmittal / Plot Plan No. 25252 (FTA 2012-04) SR-215 PM R31.68

Mr. Rull,

We have completed our review for the above mentioned proposal to construct a 399,150 square foot office/warehouse facility for Discount Tire on 28 gross acres. APN(s) 314-110-004, 314-110-064, 066, 314-260-013, 014, 314-100-076, 077. Located northerly of Commerce Center Drive, easterly of Harvill Avenue, westerly of Interstate-215, and southerly of Oleander Avenue.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the City of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

# **Traffic Study**

A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term
and long-term impacts to the State facilities and to propose appropriate mitigation
measures. The study should be based on Caltrans' Guide for the Preparation of Traffic
Impact Studies (TIS) which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\_ceqa\_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

• The data used in the TIS should not be more than 2 years old.

- The geographic area examined in the traffic study should include as a minimum all regionally significant arferial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing
   + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
  - The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
  - It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
  - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the onramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Rull January 2, 2013 Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,

Mark Bleet (fc-Wan Kapulsky)
DANIEL KOPULSKY

Office Chief

Community and Regional Planning

Hans W. Kernkamp, General Manager-Chief Engineer

Paul Rull, Project Planner Riverside County Planning Department P. O. Box No. 1409 Riverside, CA 92502-1409

December 26, 2012 F. C. F. J. A. D. 2. 2013

RE:

Plot Plan (PP) No. 25252 (Fast Track 2013-04)

Proposal: The PP proposes to construct a 399,150 square foot distribution for Discount Tire

APNs: 314-110-004; etc.

Dear Mr. Rull:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Commerce Center Drive, east of Harvill Avenue, and west of Interstate 215, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 2. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
- 3. Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

Paul Rull, Project Planner PP No. 25252 December 26, 2012 Page 2

- 4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- 7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross

Principal Planner

PD88468v64a



# PLANNING DEPARTMENT

# APPLICATION FOR LAND USE PROJECTE COUNTY

CHECK ONE AS APPROPRIATE:	
<ul><li>☑ PLOT PLAN</li><li>☐ CONDITIONAL USI</li><li>☐ REVISED PERMIT</li><li>☐ PUBLIC USE PERM</li></ul>	
PROPOSED LAND USE: Light Industrial	
ORDINANCE NO. 348 SECTION AUTHORIZING PROF	POSED LAND USE: M-SC
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UI TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REC APPLICATIONS WILL NOT BE ACCEPTED.	NDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE QUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE
CASE NUMBER: PP25252	DATE SUBMITTED: 11.13.12
APPLICATION INFORMATION	
Applicant's Name: Doug Bergman	E-Mail: doug.w.bergman@gmail.com
Mailing Address: 2121 S. Haven Ave., Suite	100
Street Ontario CA	91761
City State	ZIP
Daytime Phone No: (909) 210.1034 F	Fax No: ( <u>909</u> ) <u>627.5425</u>
Engineer/Representative's Name: Chris Bratty	E-Mail: chris.bratty@rasmithnational.com
Mailing Address: 8881 Research Drive	
Street Irvine CA	02610
City State	92618 ZIP
Daytime Phone No: ( 949 ) 872.2378	ax No: ( <u>949</u> ) <u>387-3915</u>
Property Owner's Name: Majestic Realty Co.	E-Mail: jsemcken@majesticrealty.com
Mailing Address: 13191 Crossroads Pkwy., No	rth, 6th Floor
City of Industry CA	91746
- City State	ZIP
Daytime Phone No: ( <u>562</u> ) <u>948.4306</u> F	ax No: ( <u>562</u> ) <u>692.1553</u>

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 · Fax (760) 863-7555 If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

# AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Mark Bergman / Doug Bergman  PRINTED NAME OF APPLICANT  SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
JOHN H. SEMONEN II MAJESTICLECHY PRINTED NAME OF PROPERTY OWNER(S)  SCHOOL STREET OWNER(S)  SCHOOL STREET OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
See attached sheet(s) for other property owners' signatures.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 314.110.066;064; Portion of 004 and 314.260.014;013
Section: Sec. 1 Township: 4 South Range: 4 West

APPLICATION FOR LAND U. \_ PROJECT Approximate Gross Acreage: 26. General location (nearby or cross streets): North of Markham Road . South of Nance Road East of <u>Harvill Ave.</u>, West of <u>Interstate 215 FWY.</u> Thomas Brothers map, edition year, page number, and coordinates: PAGE: 747 GRID: C7 Project Description: (describe the proposed project in detail) The Proposed Project Development is located within the "Majestic Freeway Business Center" in the unincorporated part of Riverside County. The project site is approximately 26.15 acres of Light Industrial serve as a Cross Dock Logistics Warehouse for Discount Tire Related cases filed in conjunction with this application: Specific Plan - Case: SP00341 Approved 8.23.2005 EIR - Case: EIR00466 Approved GPA - Case: GPA00680 Approved Is there a previous application filed on the same site: Yes  $\square$  No  $\ \overline{\mathbb{X}}$ If yes, provide Case No(s). \_\_\_\_\_\_ (Parcel Map, Zone Change, etc.) E.A. No. (if known) E.I.R. No. (if applicable): EIR - Case: EIR00466 Approved Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  $\overline{\mathbb{X}}$  No  $\overline{\mathbb{X}}$ If yes, indicate the type of report(s) and provide a copy: Traffic, Environmental Study, Geological, Geotechnical Is water service available at the project site: Yes 🗵 No 🗌 If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes X No

Is sewer service available at the site? Yes X No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 65,750 Cubic Yards

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

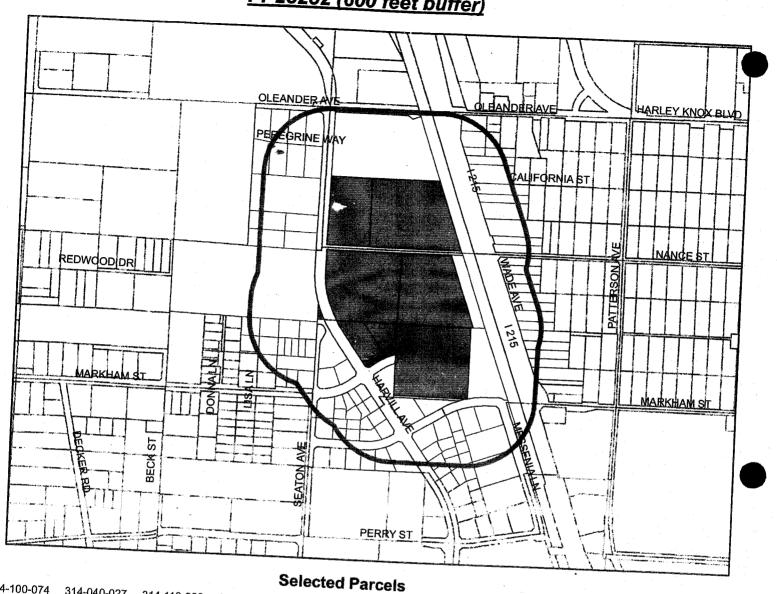
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒



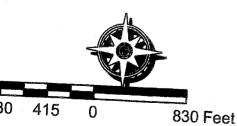
# **Fast Track Authorization**

Can No.:		
	CITATI	FTA No. 2012-04
		RVISOR Bob Buster
Company/Developer: Discount Tires/Ber		RVISORIAL DISTRICT: 1
Address: 2121 S. Haven Ave., Suite 100,	Contact:	Doug & Mark Bergman
Phone: (909) 212-5200		
Architectural Firm: RGA Architects	Fax: (909) 627-5425	Email: doug.w.bergman@gmail.com
Address: 15231 Alton Parkway, Suite 10	Contact	: Mike Gill
Phone: (949) 341-0920		
	Pax: (949) 341-0922	Email: mike@rgn-architects.com
Engineering Firm: RA. Smith National	Contact;	Chris Bratty
Address: 8881 Research Drive, Irvine, C.	A 92618	
Phone: (949) 872-2378	Fax: (949) 387-3915	Email: Chris.Bratty@rasmithnational.com
Land Use Application(s): General	Plan Amendment	Permit Change of Zone
man Pul . Man	T Lot Line Adjustment	had creating of Earth
Site Information:		
Assessor's Parcel Number(s) 314-110-004	, 064, 066; 314-260-013, 014	
Cross Streets/Address Harvill Ave./Markh	am	Site Acreage 26,15
Lar e Designation SP 341	Zoi	ning SP 341 (M-SC)
· · · · · · · · · · · · · · · · · · ·	VA .	The state of the s
Unincorporated Community Mead Valley		Anna Maria de Cara de
Project Information (Estimate Amount		
Eligibility Criteria E Full Time Jobs EC	apital Investment	Sales Board of Supervisors Child Care
☐ Workforce Housing	Other	
Permanent Full-Time Jobs 200	Wages per Hour \$12	Construction Jobs 140
Capital Investment \$25,000,000	Taxable Sales \$0	Bldg Size: 398,723
Project Type	dustrial Office Residential	Act of the Control of
Industrial Classification Warehouse Distri		
Commercial Classification N/A	Other	
Project Description:	And the second s	
Cross-dock facility to be used for tire distribu	ution and logistics coordination through	out the United States.
The Economic Development Agency (EDA) hereby acknot equired by the County of Riverside, and encourages the at oon as possible, in accordance with Beard Fast Track Per FAST TRACK eligibility. During the county's development	the A TO STATE OF THE PROPERTY HEALTH FOR	uns special consideration relative to the permit processing as AST TRACK" procedures to enable the project to proceed as project information and serves as a basis for determining suffiguration may be altered.
isa Brandi, Managing Director of EDA	"/21/12 PSB	1/15/12
	Date Robert Mon	an, EDA Development Manager Date

# PP25252 (600 feet buffer)



14 100 074				Selected P	arcele					
	314-100-047 314-190-021 314-190-033 314-051-013 314-260-005 314-260-015 314-270-010 314-270-022	314-110-017 314-190-016 314-040-013 314-100-076 314-260-006 314-270-001 314-270-011	314-100-061 314-110-018 314-110-055 314-040-014 314-100-077 314-260-007 314-270-002	314-110-060 314-190-015 314-110-056 314-040-015 314-110-004 314-260-008 314-270-003	314-110-065 314-190-023 314-110-057 314-040-021 314-110-064	314-110-009	314-110-010 314-040-028 314-040-024	314-110-016	314-110-059 314-190-027 314-040-026 314-260-003	



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

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 1/10/2013	
The attached property owners list was prepared by Riverside County GIS	:
APN (s) or case numbers PP 7 57 57	Fo
Company or Individual's Name Planning Department	го
Distance buffered 600'	
Pursuant to application requirements furnished by the Riverside County Planning Departm	ient
Said list is a complete and true compilation of the owners of the subject property and all o	the
property owners within 600 feet of the property involved, or if that area yields less than	25
different owners, all property owners within a notification area expanded to yield a minimum	1 of
25 different owners, to a maximum notification area of 2,400 feet from the project boundar	ies.
based upon the latest equalized assessment rolls. If the project is a subdivision with identif	heř
off-site access/improvements, said list includes a complete and true compilation of the names a	nd
mailing addresses of the owners of all property that is adjacent to the proposed off-s	iita
improvement/alignment.	ne
I further certify that the information filed is true and correct to the best of my knowledge.	I
understand that incorrect or incomplete information may be grounds for rejection or denial of t	he
application.	
NAME: Vinnie Nguyen	
TITLE GIS Analyst	_
ADDRESS: 4080 Lemon Street 2 <sup>nd</sup> Floor	
Riverside, Ca. 92502	-
TELEPHONE NUMBER (8 a.m. – 5 p.m.):(951) 955-8158	-

ASMT: 314040027, APN: 314040027 ELVIRA SANSOTA, ETAL 22980 PEREGRINE WAY PERRIS, CA. 92570

ASMT: 314040028, APN: 314040028 KIM TRAN 24921 NANDINA AVE MORENO VALLEY CA 92551

ASMT: 314040029, APN: 314040029 ESTEBAN DIAZ, ETAL 17517 CANYONWOOD DR RIVERSIDE CA 92506

ASMT: 314040030, APN: 314040030 TIMOTHY TAYLOR, ETAL P O BOX 6170 MORENO VALLEY CA 92554

ASMT: 314100005, APN: 314100005 KAREN CONNELL, ETAL 10265 VICTORIA AVE RIVERSIDE CA 92503

ASMT: 314100019, APN: 314100019 MIJO INV 1101 E MENDOCINO ST ALTADENA CA 91001

ASMT: 314100047, APN: 314100047 EDGE O TOWN INC C/O LAURIE BARNES 22923 LAVA WAY NUEVO CA 92567 ASMT: 314100061, APN: 314100061 CARI SMEDLEY, ETAL 4615 WADE AVE PERRIS, CA. 92571

ASMT: 314100074, APN: 314100074 ALPHA OWENS CORNING CO C/O STEVE JAMESON 950 HIGHWAY 57 E COLLIERVILLE TN 38017

ASMT: 314100078, APN: 314100078 MARY TIMMONS, ETAL 4675 WADE AVE PERRIS, CA. 92570

ASMT: 314100079, APN: 314100079 TERRI MASON, ETAL 4635 WADE AVE PERRIS, CA. 92571

ASMT: 314110008, APN: 314110008 LAURIE BARNES, ETAL C/O MICHAEL LANE 26786 IRONWOOD AVE MORENO VALLEY CA 92555

ASMT: 314110017, APN: 314110017 GEORGE FROST 2935 S PACIFIC AVE SAN PEDRO CA 90731

ASMT: 314110031, APN: 314110031 CHERYL REISSNER, ETAL P O BOX 3132 LAKE ARROWHEAD CA 92352 ASMT: 314110053, APN: 314110053 SOUTHERN CALIF UNDERGROUND CONTRAC

P O BOX 1747 BREA CA 92822 ASMT: 314190017, APN: 314190017 JILL LAZROVICH, ETAL 22906 MARKHAM ST PERRIS CA 92570

ASMT: 314110056, APN: 314110056 R EQUIPMENT, ETAL C/O CRAIG KNOPP 4461 WADE AVE PERRIS, CA. 92570

ASMT: 314190021, APN: 314190021 NANCY LAZROVICH, ETAL 22938 MARKHAM ST PERRIS, CA. 92570

ASMT: 314110059, APN: 314110059 J EVANS, ETAL 19 SAVONA WALK LONG BEACH CA 90803

ASMT: 314190022, APN: 314190022 ALICE STANLEY, ETAL C/O DAN STANLEY 2661 HUTCHINGS DR SAN JOSE CA 95111

ASMT: 314110065, APN: 314110065 COUNTY OF RIVERSIDE C/O REAL ESTATE DIVISION O BOX 1180 RIVERSIDE CA 92502

ASMT: 314190023, APN: 314190023 JAMES LAZROVICH P O BOX 59396 SAN JOSE CA 95159

ASMT: 314120018, APN: 314120018
RIVERSIDE COUNTY TRANSPORTATION COMP
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 314190024, APN: 314190024 LORI PERALEZ 18399 SEATON AVE PERRIS, CA. 92570

ASMT: 314190015, APN: 314190015 GLORIA LAZROVICH 22920 MARKHAM ST PERRIS, CA. 92570

ASMT: 314190025, APN: 314190025 ABELINA MARTINEZ, ETAL P O BOX 1811 PERRIS CA 92572

ASMT: 314190016, APN: 314190016 JENNIFER STANLEY, ETAL 22912 MARKHAM ST PERRIS, CA. 92570

ASMT: 314190026, APN: 314190026 KEN RAYMOND 18431 SEATON AVE PERRIS, CA. 92570 ASMT: 314190027, APN: 314190027 LERNER HOME FURNISHINGS INC 14940 PERRIS BLV NO D MORENO VALLEY CA 92551

ASMT: 314190028, APN: 314190028 ANGELA LAZROVICH, ETAL 555 MCLAUGHLIN AVE 14A SAN JOSE CA 95116

ASMT: 314190030, APN: 314190030 KATHLEEN STANLEY, ETAL 20800 HOMESTEAD RD APT 17A CUPERTINO CA 95014

ASMT: 314190031, APN: 314190031 SHELLY TODOROVITCH, ETAL PMB 227 925 LAKEVILLE ST PETALUMA CA 94952

ASMT: 314190032, APN: 314190032 JAMES TODOROVITCH, ETAL 22950 MARKHAM ST PERRIS CA 92570

ASMT: 314190033, APN: 314190033 LUIS LIERA 15517 DARTMOOR NORWALK CA 90650

ASMT: 314190034, APN: 314190034 WYNN HUFFMAN, ETAL C/O WYNN NEAL HUFFMAN 22990 MARKHAM ST PERRIS, CA. 92570 ASMT: 314210040, APN: 314210040 ENRIQUETA SALGADO, ETAL 18552 STALLION CREST RD RIVERSIDE CA 92504

ASMT: 314290022, APN: 314290022 MAJESTIC FREEWAY BUSINESS CENTER C/O LINDA J CASEY 13191 CROSSROADS N 6TH FL CITY OF INDUSTRY CA 91746 CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St., 6th Floor
Mail Stop 725
Bernardino, CA 92401-1400

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

Verizon Engineering 9 South 4th St., Redlands, CA 92373

EDA ATTN: Rob Moran Mail Stop 1040

Mead Valley Municipal Advisory Council ATTN: Lee Cussins, Secretary 18870 Springwood Ln. Perris, CA 92570

City Perris
Planning Department
Attn: Planning Manager
135 N. D. Street
Perris, CA 92570

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

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

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

Val Verde Unified School District 975 W. Morgan St. Perris, CA 92571-3103

Eastern Information Center (UCR)
Department of Anthropology
1334 Watkins Hall
Riverside CA 92521

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Lyine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761

Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746

Doug Bergman 2121 S Haven Ave, Suite 100 Ontario CA 91761 Chris Bratty 8881 Research Drive Irvine CA 92618 Majestic Freeway Business Center 13191 Crossroads Parkway, 6th Floor City of Industry CA 91746



# RIVERSIDE COUNTY PLANNING DEPARTMENT

#### Carolyn Syms Luna Director

TO:	<ul> <li>Office of Planning and Research (OPR)</li> <li>P.O. Box 3044</li> <li>Sacramento, CA 95812-3044</li> <li>✓ County of Riverside County Clerk</li> </ul>	FROM: Riv ⊠	verside County Planning Department 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409		38686 El Cerrito Road Palm Desert, California 92211
SUB.	JECT: Filing of Notice of Determination in complia	ince with Section 2115	2 of the California Public Resources	Code.	
Plot I Project	Plan No. 25252 (FTA-2012-04)  t Title/Case Numbers				
Paul County	Rull y Contact Person	951-955-09 Phone Number			
N/A State (	Clearinghouse Number (if submitted to the State Clearinghouse)				· · · · · · · · · · · · · · · · · · ·
Doug	g Bergman t Applicant	2121 S Hav	en Av Suite 100, Ontario CA 91761		
North Project	herly of Commerce Center Drive, easterly of Harvill	Avenue, westerly of 2	15 Freeway		
Propo Project	oses to construct a 399,150 square foot office/ware	ehouse facility for Discr	ount Tire on 28 gross acres	<u> </u>	
This i	is to advise that the Riverside County <u>Board of Su</u> e the following determinations regarding that projec	pervisors, as the lead	agency, has approved the above-re	ferenced	project on February 5, 2013, and h
4 / 5. / This i	Mitigation measures WERE NOT made a condition A Mitigation Monitoring and Reporting Plan/Program A statement of Overriding Considerations WAS NO is to certify that the earlier EIR, with comments, reartment, 4080 Lemon Street, 12th Floor, Riverside,	m WAS NOT adopted.  OT adopted for the projections and record to	ect.	e genera	l public at: Riverside County Planni
Date l	Signature  Received for Filing and Posting at OPR:		Title		Date
OM/rj Revised Y:\Plant	d 8/25/2009 nning Case Files-Riverside office\PP25252\DH-PC-BOS Hearings\B(	OS\NOD Form.docx			
PI	Please charge deposit fee case#: ZEA ZCFG	FOR COUNTY C	N EDIZO LOS ONLY		
		FOR COUNTY C	CLERK'S USE ONLY		

#### COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

J\* REPRINTED \* R1210514

4080 Lemon Street Second Floor

Riverside, CA 92502

(951) 955-3200 \*

39493 Los Alamos Road

Suite A

Murrieta, CA 92563

(951) 694-5242

38686 El Cerrito Rd Indio, CA 92211

(760) 863-8271

Received from: BERGMAN DOUG

paid by: CK 050057513

CFG DOCUMENT HANDLING FEE FOR PP25252

paid towards: CFG05937

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

MGARDNER

Nov 19, 2012

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

posting date Nov 19, 2012 \*

\*

Account Code 658353120100208100 Description

CF&G TRUST: RECORD FEES

Amount \$64.00

\$64.00

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

Office of Planning and Research (OPR)

Secremento, CA 95812-3044

P.O. Box 3044

County Clark

County of Piverside

08/24/2005 15:06 FAT AUG-24-2005 WED 02:28 PH RIV CO CLERK

Clerk Of The Board

FAX NO. 951 488 7020

AUG 24 2005

2002 P. 04

COUNTY OF RIVERSIDE

FROM: Riverski

TRANSPORTATION AND LAND MANAGEMENT AGE

Tony Carstens - Agency Director

Planning Department

Robert C. Johnson - Planning Director

a was saving a war and a company of the company of	- M M M M M M M M.
oditi valde County Planning Department 4080 Larmon Street, 9th Floor P. O. Box 1409 Riveralda, CA 92502-1409 38483 Los Alamon Rd Marrieta, CA 92663	82-875 Highway 111, 2nd Pitor indio, CA 92201 Fiverside County Transportation Department dotto Leman Street, 8th Floor P.O. Biox 1090 Pitverside, CA 92502-1080

SUBJECT: Filing of Notice of Determination in compile  EIRABN Specific Plan	No. 341			
Project Title Case Numbers				
Kimberiin Tona County Contect Posson	1931) 955-2217 Phone Member		•	
Smin Clearinghouse Number				i
County of Riverside Economic Develonment Agency Project Applicant	3625 14" St. Physraids. C.	s 62501		
West of Interestate 215, equits of Nantina Avenue, nor			nation of clanning	mans, developmen

Property of the Majestic Freeway Business Center. This includes the land use plan, designation of planning stress, development of Majestic Presset Business Center. The precise plan includes standards, and design lendscaping calded lines appointed with the development of Majestic Freeway Business Center. The specific plan is a property of Majestic Freeway Business Center. The specific plan is a property of Majestic Freeway Business Center. The specific plan is a property of Africa approximately 279.23 some of light industrial development and approximately 45.77 some of existing regular plan is a property of the specific plan in a property of the specific plan is a property of the specific plan in the specific plan in the specific plan is a property of the specific plan in the

Chairibudon and warehousse.

Project Description

Figure 1 to advise that the Riverside County Board of Supervisors has approved the above-referenced projection August 23, 2005 1007En 177 and has made the following determinations regarding that project:

AUG

The project WILL have a significant effect on the environment.

Environmental Impact Report No. 486 was prepared for the project and certified pullstage to the projects of the California

Environmental Quality Act (3914.00 fee)
iditigation measures. WERE made a condition of the approval of the project.

Miligation measures. WERE made a condition of the approval of the Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with Section 21081 of the Colifornia Public Resources Code made in accordance with the Colifornia Public Resources Code made in accordance with the Colifornia Public Resources Code made in accordance with the Code made i

A statement of Overriding Considerations WAS adopted for the project.

A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the Celtionia Filihand Game Code.

This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lamon Street, 8th Floor, Riverside, QA 62501.

August 23. Senior Board Assistant

Sandi Schlemmer, Deputy Clerk for NANCY ROMERO. Clerk of the Board of Supervisors MARINE COLLEGE THE STREET STREET STREET STREET



FOR COUNTY CLENC'S USE ONLY TO BE COMPLETED BY OPA Date Received for Pling and Pesting at OPR: Please charge deposit fee cases; ZEIRD0466 8280 2005-461 08. 08.09.05 16.5 6 08.23.05

#### COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

J\* REPRINTED \* R0410383

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

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

Riverside, CA 92502 (951) 955-3200

Murrieta, CA 92563

(951) 694-5242 

Received from: REDEVELOPMENT AGENCY FOR RIV CO

\$914.00

paid by: JV 0000651679

FISH & GAME FOR EIR00466 (SP00341/EA39537)

paid towards: CFG03016 CALIF FISH & GAME: EIR

at parcel:

appl type: CFG2

May 17, 2004 DFOGLE

posting date May 17, 2004 

Account Code 658353120100208100 658353120100208100

Description

CF&G TRUST

CF&G TRUST: RECORD FEES

Amount \$850.00

\$64.00

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