

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
ground-borne vibration or ground-borne noise levels?				

Sources: EIR No. 466, Riverside County General Plan, Table N-1, "Land Use compatibility for Community Noise Exposure," Project application materials.

Findings of Fact: As analyzed in EIR No. 466, the proposed Project will contribute noise to the existing environment through the addition of traffic on local streets. Since the proposed Project will increase noise levels on adjacent roadways by amounts in excess of 3 dBA, the Project will have a significant effect on ambient noise levels.

Impacts associated with temporary noise from construction were determined less than significant with incorporation of mitigation measures. Mitigation measures are also required to reduce potential operational noise upon adjacent residential uses to less than significant levels.

a) The Project is implementing the approved land use for Planning Area No. 2, and is consistent with development standards of the approved Specific Plan. The Project is required to implement the mitigation measures **MM Noise 1 through MM Noise 6** as outlined in EIR No. 466. The Project will not result in any impacts greater than what was already disclosed in EIR No. 466.

b) As analyzed in EIR No. 466, Project construction will not result in a significant temporary increase in ambient noise levels, with implementation of mitigation measures. However, the proposed Project will contribute noise to the existing environment through the addition of traffic on local streets. Since the proposed Project will increase noise levels on adjacent roadways by amounts in excess of 3 dBA, considered a substantial increase, the Project will have a significant effect on ambient noise levels. The Project is required to implement the mitigation measures **MM Noise 1 through MM Noise 6** as outlined in EIR No. 466. The Project will not result in any impacts greater than what was already disclosed in EIR No. 466.

c) As analyzed in EIR No. 466, although implementation of the SP will result in a substantial (+ 3dBA or more) increase in noise levels along many of the roadway segments adjacent to residential uses these increases do not cause a significant impact to the noise-sensitive uses because the increases do not create noise levels above 65 dBA CNEL at 50 feet from the centerline. Therefore, no new impacts are anticipated.

d) The construction of the proposed Project will generate temporary groundborne vibration and noise levels that are typical of utility installation and grading activities. These vibrations may be a temporary nuisance to nearby offices and residences but will not be excessive. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required

Monitoring: No new monitoring measures are required

POPULATION AND HOUSING

Would the Project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Project application materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: Certified EIR No. 466 found that potential impacts related to displacement of existing housing or substantial numbers of people, create demand for housing, County Redevelopment Project Area, or exceed population projections were not anticipated. Potential impacts associated with substantial population growth were found less than significant.

- a) The proposed Project does not propose the displacement of any persons or housing, or necessitate the construction of replacement housing elsewhere. Therefore, no new impacts are anticipated.
- b) The proposed Project consists of a warehouse/distribution center on light industrial designated property and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, no new impacts are anticipated.
- c) The proposed Project will not displace people and thus, will not necessitate the need for replacement housing. Therefore, no new impacts are anticipated.
- d) The proposed Project is located within the Mead Valley Redevelopment area. However, the Project is consistent with the Redevelopment efforts. Therefore, no new impacts are anticipated.
- e) The proposed Project will not contribute to the amount of residential homes to the area. Therefore, no new impacts are anticipated.
- f) The proposed Project will not contribute to the amount of residential homes to the area. As a result, this project will have no impact on directly inducing substantial population growth in an area, or indirectly, as the Project is located in the unincorporated area of Western Riverside County which is projected to be a jobs-poor area. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

PUBLIC SERVICES

36. Fire Services

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, Riverside County General Plan Safety Element

Findings of Fact: Certified EIR No. 466 found Project impacts to public services less than significant with payment for required development impact fees.

As analyzed in EIR No. 466, 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. Although the Project's use 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 and cumulative environmental effect generated by new development projects. Therefore, no new impacts are anticipated.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a 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 cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

37. Sheriff Services:

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

Sources: EIR No. 466, RCIP

Findings of Fact: Certified EIR No. 466 found Project impacts to public services less than significant with payment for required development impact fees.

As analyzed in EIR No. 466, in the event of an emergency, law enforcement services will be provided to the Project site by the Riverside County Sheriff's Department. Although the Project's use is industrial, it may impact the Sheriff Department services by increasing the number of service calls 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 and cumulative environmental effect generated by new development projects. To add, pursuant to Riverside County Sheriff Department service standards, the proposed Project will not result in the need for additional sworn officers. Therefore, no new impacts are anticipated.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a 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 cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

38. Schools:

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

Sources: EIR No. 466, School District correspondence; GIS database

Findings of Fact: The Certified EIR No. 466 determined the Project site is located within the boundaries of the Val Verde Unified School District. Although the proposed Project does not provide new residences that would affect schools directly it will result in additional employment opportunities. If employees live near the project site, potential indirect impacts to schools in the area may occur. Such potential impacts are reduced to below the level of significance through the payment of school fees in accordance with State law. The proposed Project is required to pay all applicable development impact fees and thus, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

39. Libraries:

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

Sources: EIR No. 466, RCIP

Findings of Fact: Certified EIR No. 466 found that because the proposed project involves industrial and potentially commercial development, it will not impact libraries.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a 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 cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

40. Health Services:

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, RCIP

Findings of Fact: Certified EIR No. 466 found that because the project is located within the service area of several hospitals, project impacts are considered less than significant.

The project is located within the service area of several hospitals and in the event of an emergency, employees of the proposed Project may access one of three major hospitals in the area. These are Valley Plaza Doctors Hospital located approximately 4 miles southeast at 2224 Medical Center Drive in Perris, Moreno Valley Community Hospital located approximately 5 miles northeast at 27300 Iris Avenue in Moreno Valley, and the Riverside County Regional Medical Center located approximately 5.5 miles northeast at 26520 Cactus Avenue in Moreno Valley. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

RECREATION

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

Sources: EIR No. 466, GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: Certified EIR No. 466 found that the Project would not have impacts on recreational facilities.

a & b) The proposed Project will not require the construction or expansion of recreational facilities. Therefore, no new impacts are anticipated.

c) The proposed Project is not located within a C.S.A or Recreation and Parks District with a Community Parks and Recreation Plan (Quimby fees). Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Monitoring: No new monitoring measures are required

42. Recreational Trails:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Sources: EIR No. 466, RCIP, UC

Findings of Fact: The Certified EIR No. 466 found that the Project's impacts on bike trails will be below the level of significance.

According to the Traffic Impact Analysis prepared by Urban Crossroads dated October 29, 2013 there is a Regional Trail being proposed along Harvill Avenue. The proposed regional trail will connect to various Community Trails either existing or planned in the area. (Community trails act to connect neighborhoods together on a regional scale.) The provision of and the precise location of regional trails is subject to the approval of the Riverside County Open-Space and Regional Park District. A determination as to the appropriateness of a Regional Trail, immediately adjacent the proposed project, will be made by this agency during the approval process for implementing development projects adjacent to Cajalco Expressway. If the precise location of this regional trail is determined at that time to be on the north side of Cajalco Expressway, adjacent to the project site, the implementing development project will be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the project site. Through compliance with this regulatory procedure and requirement, the proposed project's impacts upon bike trails will be below the level of significance. Therefore, impacts are less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

TRANSPORTATION/TRAFFIC

Would the Project:

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466

Findings of Fact: The Certified EIR No. 466 found that the Project's impacts on adequate parking, a change in air traffic patterns, alteration of waterborne, rail or air traffic, increase hazards to a design feature, a need for new or altered road maintenance, affect circulation during construction, inadequate emergency access, or conflict with adopted policies supporting alternative transportation will be below the levels of significance. The EIR evaluated the Project's potential to exceed a Level of Service (LOS) D on roadways in the study area and conventional state highways or freeway ramp intersections with Community Development areas, exceed LOS E in designated community centers to the extent that it supports transit-oriented development and walkable communities, or LOS C on other roadways in the study area. EIR No. 466 found potential significant effects from project related traffic and cumulative impacts will be reduced to below the level of significance with implementation of identified mitigation measures.

a-b) The Project is implementing the approved land use for Planning Area No. 2, and is consistent with development standards of the approved Specific Plan. The Project is required to implement the mitigation measures outlined in EIR No. 466. The Project will not result in any impacts greater than what was already disclosed in EIR No. 466.

c-d) The closest airport is the March Air Reserve Base (MARB) northeast of the site. The proposed Project does not contain any components that could alter air traffic patterns or increase air traffic. The proposed project site development will not alter waterborne, rail or air traffic, therefore, no new impacts will result to waterborne, rail or air traffic.

e) The roads for the proposed Project have already been completed and do not have design feature hazards such as sharp curves. Incompatible uses such as farm equipment on roadways will not be introduced as part of this project. Potential impacts are not expected.

f) Potential impacts to road maintenance from project-related traffic will be offset by existing fee mechanisms established and required by the Riverside County Transportation Department. Impacts regarding the need for new or additional road maintenance are similar of what was analyzed in EIR No 466 and no new impacts are anticipated.

g) Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, potential impacts are similar of what was analyzed in EIR No 466 and no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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h) Roadways to access the project site have already been completed, thus facilitating greater emergency access to the area through the provision of a north/south road between Oleander and Cajalco Road. The Project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access.

i) The Riverside Transit Agency operates one bus route in the vicinity of the project site. Route 41 passes through the project area on Seaton Avenue and Markham Street as it goes from the Mead Valley Community Center to Valley Plaza Hospital in Perris. The Project will not conflict with any adopted policies supporting alternative transportation.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

44. Bike Trails:

- a) Would the Project Modifications result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts?

Sources: EIR No. 466 RCIP, UC

Findings of Fact: The Certified EIR No. 466 found that the Project's impacts on bike trails will be below the level of significance.

According to the Traffic Impact Analysis prepared by Urban Crossroads dated October 29, 2013 there is a Class II Bike Path being proposed along Cajalco Expressway. The proposed Cajalco Expressway bike path/regional trail will connect to various Community Trails either existing or planned in the area. (Community trails act to connect neighborhoods together on a regional scale.) The provision of Class II Bike Paths is subject to the approval of the County Transportation Department. A determination as to the appropriateness of a Class II Bike Path, immediately adjacent the proposed project, will be made by these agencies during the approval process for implementing development projects adjacent to Cajalco Expressway. If the precise location of this bike path is determined at that time to be on the north side of Cajalco Expressway, adjacent to the project site, the implementing development project will be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the project site. Through compliance with this regulatory procedure and requirement, the proposed project's impacts upon bike trails will be below the level of significance. Therefore, impacts are less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

UTILITY AND SERVICE SYSTEMS

Would the Project:

45. Water

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Department of Environmental Health Review

Findings of Fact: According to EIR No. 466, a system of water lines were constructed by Community Facilities District No. 88-8 in the early 1990's. Thus, the proposed project will utilize these facilities. The Project's demand for potable water represents a small portion of existing facilities capacity. Therefore, the Project is not expected to require significant upgrades to existing treatment facilities. Based on the water supply assessment prepared for the Project by EMWD, the Project will have less than significant new impacts to water supplies. Therefore, no new impacts are anticipated.

a & b) The proposed Project is implementing the approved land use plan for Planning Area No. 2 and has been determined to be consistent with the adopted Specific Plan. The Project is not anticipated to require the construction of new facilities or expansion of existing facilities or to have an impact on water supplies. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Department of Environmental Health Review

Findings of Fact: According to EIR No. 466, a system of sewer lines were constructed by Community Facilities District No. 88-8 in the early 1990's. Thus, the proposed project will utilize these facilities. Wastewater from the propose Project will be treated at EMWD's Perris Valley Regional Water Reclamation Facility located in the City of Perris (PVRWRF). PVRWRF capacity was expanded to 22 mgd (million gallons per day) at the end of 2010, and its ultimate expansion capacity is planned for 100 mgd. According to EMWD, industrial and commercial projects generate approximately 1,700 gallons per day of wastewater per gross acre of development. The Project was expected to generate a cumulative total of 0.23 mgd upon completion of Phase II.

a & b) The Proposed project is part or Phase II and will generate less than 0.23 mgd. This amount of wastewater is a small percentage of the total planned capacity of the PVRWRF. The expansion of the PVRWRF is already planned by EMWD, and the proposed Project will not require the construction of new or expanded wastewater treatment facilities. Therefore, impacts no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

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

Sources: EIR No. 466 RCIP, Riverside County Waste management District Correspondence

Findings of Fact: According to EIR No. 466, given the limited contribution of solid waste anticipated to be generated by the Project, development of the project site will not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Also, considering the project's participation in the source reduction programs required by the County, the solid waste stream generated by the Project may be reduced over time. Impacts to the existing landfills are expected to be below the level of significance.

a & b) The proposed project is implementing the approved land use plan for Planning Area No. 2, and has been determined to be consistent with the adopted Specific Plan. The proposed Project is not anticipated to result in the generation of solid waste beyond that which was already disclosed in EIR No. 466. With implementation of **MM Utilities 1 through 5** identified in EIR No. 466, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, RCIP

Findings of Fact: According to EIR No. 466, the Project would not result in significant environmental impacts related to the construction or expansion of the following new facilities: electrical, natural gas, communication, storm water, street lighting, public roads, or other government services.

a) The proposed 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 and no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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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 proposed Project site, extending natural gas service to the proposed Project will be considered a less than significant and no new impacts are anticipated.

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 proposed Project site, extending communication service to the proposed Project will be considered a less than significant and no new impacts are anticipated.

d) Existing storm drainage systems are in place to serve the proposed Project (Community Facilities District No. 88-8). Therefore, no new impacts are anticipated.

e) The proposed Project will require new street lighting along the Project's frontage and internal streets. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, no new impacts are anticipated.

f) Impacts resulting in the need for increased road maintenance from increased traffic on or by the Project site are environmentally insignificant. Therefore, no new impacts are anticipated.

g) No governmental services are expected to be required for the proposed Project. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

49. Energy Conservation

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

Sources: EIR No. 466

Findings of Fact: The Certified EIR No. 466 found that the proposed Project will meet all requirements of Title 24 California Code of Regulations construction for energy savings, and that there are no energy conservation plans associated with the Mead Valley Area Plan which would affect the Project site.

The County has not adopted any energy conservation plan, nor do any State or Federal energy conservation plans apply to the Project site. As a result, the proposed Project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

50. Other

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

Sources: EIR No. 466 Staff Review

Findings of Fact: The proposed Project does not conflict with any adopted energy conservation plans. Therefore, no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Sources: EIR No. 466, Staff Review, Project application materials

Findings of Fact: The proposed Project would not impact fish or wildlife, natural plant or animal communities, and/or rare and endangered species, as identified in Section 7 above. Thus, the proposed Project will not degrade the quality of the environment with respect to biological impacts. As described in Section 8 and 9, the Project does not contain historic resources. Thus, the Project will not impact California history or prehistory. Therefore, no new impacts are anticipated.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>52. Does the project have impacts which are individually limited, but cumulatively considerable? (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past project, other current projects, and probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Sources: EIR No. 466

Findings of Fact: As analyzed in EIR 466, proposed Project may result in cumulatively considerable impacts to air quality. Therefore, no new impacts are potentially significant.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Sources: EIR No. 466 Staff Review, project application

Findings of Fact: As analyzed in EIR 466, proposed Project may result in cumulatively considerable impacts to air quality. Therefore, no new impacts are potentially significant.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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VI. EARLIER ANALYSES

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 1503 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

EIR No. 466 Majestic Freeway Business Center Specific Plan No. 341, Environmental Impact Report No. 466. For: Majestic Oakwood LLC, April 25, 2005

General Plan Riverside County General Plan, Final Version. Adopted October 7, 2003. (Available at Riv Co - Planning and on the internet at www.rcip.org)

GIS County of Riverside, Geographic Information System Database. (Available at Riverside Co-Planning).

WRCMSHCP County of Riverside. Western Riverside County Multiple Species Habitat Conservation Plan, Final Version. Adopted June 17, 2003. (Available at Riv Co - Planning)

Ord. No. 348 Riverside County Ordinance No. 348 - Providing for Land Use Planning and Zoning Regulations and Related Functions (Available at Riv Co - Planning)

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:

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

VII. REFERENCES/AUTHORITIES CITED

- AMEC a General Biological Resources Assessment and Burrowing Owl Survey, Majestic Freeway Business Center, Specific Plan #341, May 14, 2004.
- AMEC b Routine Wetland Delineation for the Majestic Freeway Center, Specific Plan # 341, March 2005.
- CRM Tech a Historical/Archaeological Resources Survey Report for Specific Plan No. 341/EIR 466, June 9, 2004.
- CRM Tech b Archaeological Testing and Site Evaluations, Specific Plan No. 341/ EIR 466, October 14, 2004.
- KWI Kleinfelder West, Inc., *Report of Geotechnical Study Majestic Freeway Business Center, Building No. 1 SWC of Harvill Avenue and Martin Street Riverside County, California*, dated July 16, 2013.
- PBLA P.B.L.A. Engineering, Inc., *Project Specific Water Quality Management Plan for Majestic Freeway Business Center, Building 1*, dated September 5, 2013.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
Res 2005-461				
UC				

County of Riverside, *Resolution No. 2005-461 Adopting Specific Plan No. 341 (Majestic Freeway Business Center)*, dated August 22, 2005.

Urban Crossroads, *Majestic Freeway Business Center Traffic Impact Analysis*, dated October 29, 2013.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for construction of a high-cube distribution center for Majestic Freeway Business Center, which consists of a 1,191,500 square foot building, with 5,000 square feet designated for office use, and the remaining 1,186,500 square feet designated for warehousing. The building proposes 252 dock doors. Additionally, the proposed Project proposes a total of 212 auto parking spaces and 417 trailer parking spaces, which will surround the entire building. The proposed Project proposes to revise Messenia Lane by constructing a cul-de-sac south of the proposed development footprint. Lastly, the proposed Project proposes to eliminate Palatum Circle. Palatum Circle traverses in a southerly direction through the center of the planning area and currently intersects with Messenia Lane to the east. As a result, the parcels will be adjoined requiring a Lot Line Adjustment.

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:

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10. GENERAL CONDITIONS

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

RECOMMND

(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 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. 25461 shall be henceforth defined as follows:

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Plot Plan No. 25461 Site Plan,
Exhibit A, Amended No. 1, dated 4/18/14.

APPROVED EXHIBIT C = Plot Plan No. 25461 Elevations, Exhibit
C Amended No. 1, dated 4/18/14.

APPROVED EXHIBIT G = Plot Plan No. 25461, Exhibit G, Amended
No. 1, dated 2/24/14.

APPROVED EXHIBIT L = Plot Plan No. 25461, Exhibit L,
Amended No. 1 Landscape Plans dated 2/24/14

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 341 shall consist of the following:

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

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:

1. 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.

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10. GENERAL CONDITIONS

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.

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.

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10. GENERAL CONDITIONS

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.

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 RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

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10. GENERAL CONDITIONS

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.

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. 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

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. Each separate structure will require a separate building permit.

CODE/ORDINANCE REQUIREMENTS:

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. 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 submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to be included with the Building Department plan submittal to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

1. Connection from the site access point.
2. Connection to all buildings. (If multiple structures)
3. Connection to accessible designed trash enclosures.
4. Connection to mail kiosks.
5. Connection to accessible parking loading/unloading areas.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

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

Plot Plan 25461 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the facility to ensure that all requirements to receive potable water and sanitary sewer service are met with EMWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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 Specific 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 RETENTION BASINS - NO VECTORS RECOMMND

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

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10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY

RECOMMND

A noise study conducted by Giroux and Associates was submitted for this project under Specific Plan No. 341 and reviewed by DEH Office of Industrial Hygiene. Based on the information provided, the Office of Industrial Hygiene issued comments for the project in a letter dated May 17, 2005 addressed to the County of Riverside, Planning Department. Please note that the comments stated in the aforementioned letter shall apply to this project. As a result, no additional noise studies are required. For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 ENV CLEANUP PROGRAMS-COMMENTS

RECOMMND

The Final EIR dated July 2005 for Majestic Freeway Business Center Specific Plan No. 341 (related case to PP 25461) prepared by Webb Associates did not address the requirements of a Phase I Environmental Site Assessment as outlined in ASTM E1527-05. Therefore, additional research was conducted by DEH Environmental Cleanup Programs (ECP) for the subject parcels that comprise the project. Although the information gathered during this research indicated that no additional assessment is necessary for the project, future projects or developments proposed in other parcels under EIR 466 (related case to PP 25461) may require additional assessment, subject to the discretion of ECP, to identify conditions that may have changed materially.

Observations made during a site visit conducted by ECP staff on August 13, 2013 noted illegally dumped material such as tires, miscellaneous debris, and unlabeled containers. This material must be properly disposed of prior to grading permit issuance.

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact ECP at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE (cont.) RECOMMND

be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2013 CFC Article 23 compliance. Complete Article 23 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 Article 23, 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 2 USE-#01A - SHELL/FPE/COMM. RECOMMND

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

10.FIRE. 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.

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10. GENERAL CONDITIONS

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 200 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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

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

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

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

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

ny 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.

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10. GENERAL CONDITIONS

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

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

10.FIRE. 13 SP-#85-FINAL FIRE REQUIRE INEFFECT

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.

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/developers 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

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10. GENERAL CONDITIONS

10.FIRE. 16 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

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 REPORT RECOMMND

Plot Plan 24561 is a proposal to construct a large single warehouse distribution facility on an approximately 58-acre site in the Perris area. The site is located at the northeast corner of Cajalco Expressway and Seaton Avenue. Martin Street is located on the north side of the site and Harvill Avenue is easterly of the site. The project has been reviewed as Fast Tract 2013 - 03.

The site was previously graded and internal street improvements and other infrastructure were constructed as part of the Majestic Freeway Business Center (SP 341). Except for the street improvements, the site is vacant. Drainage infrastructure for the site was constructed in this area in the early-1990s by Community Facilities District (CFD) No. 88-8.

The District's Perris Valley Master Drainage Plan (MDP) Line E (Project No. 4-0-00488) picks up storm runoff in a catch basin on the east side of Seaton Avenue (Q100 = 133 cfs) approximately 350-feet south of Martin Street and conveys flows north in an underground storm drain underneath Seaton Avenue, turns easterly underneath Martin Street then southerly underneath Harvill Avenue.

The District's Perris Valley MDP Lateral E-9 (Project No. 4-0-00490) collects flows in a catch basin on the east side of Seaton Avenue (Q100=141 cfs) approximately halfway between Martin Street and Cajalco Expressway and conveys runoff into an underground storm drain easterly through the site and connects to Line E in Harvill Avenue near Messenia

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Lane.

If either of the inlets to these facilities became plugged and non-functional, runoff could backup into the existing residential homes located west of Seaton Avenue. Emergency overflow drains were provided in the vicinity of these inlets as an added safety measure. Openings in any fencing or block walls in the vicinity of these inlets shall be provided so emergency flows can enter the site.

The applicant/engineer of this project proposes to eliminate and remove the existing Lateral E-9 through the site and reroute those flows in a new storm drain. The new storm drain will convey flows southerly within the site between the building and Seaton Avenue and then turn easterly south of the building before entering the Cajalco Expressway street right of way. The new storm drain will connect to Line E just north of the intersection of Cajalco Expressway and Harvill Avenue. This connection is approximately 500-feet downstream of where Lateral E-9 presently connects to Line E. The Line E flow rate at the connection of the new Lateral E-9 shall not exceed the current Line E flow rate (417 cfs) at this location. The rerouting of Lateral E-9 is acceptable to the District. This facility will be constructed to District standards and in addition to any required easements or right of way documents for this facility, the necessary documents to relinquish any existing easement(s) and rights of way will be processed. A bulkhead for the existing Lateral E-9 will be constructed upstream of the existing catch basins in Messenia Avenue.

Perris Valley MDP Lateral E-9.1 is a component of the Perris Valley MDP. This storm drain is proposed from Seaton Avenue to Line E. For this project, Lateral E-9.1 shall be constructed from a catch basin in the vicinity of the northeast corner of Cajalco Expressway and Seaton Avenue and convey flows easterly to the rerouted Lateral E-9. Lateral E-9.1 shall have the capacity to collect and convey a flow rate of 45 cfs.

Fast Track 2013 - 13 submitted a preliminary Water Quality Management Plan (WQMP) for this project. For water quality mitigation for this project, two (2) basins are proposed. Approximately 3.4-acres are tributary to the smaller basin in the northeast corner of the site. Flows are discharged

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

from this basin in an underground storm drain and connect to Line E in Martin Street. The majority of the site (approximately 51-acres) drains to the larger basin located in the southeasterly portion of the site. Flows are discharged from this basin in an underground storm drain and connect to Lateral E-9 in Cajalco Expressway. While the WQMP will address the Hydrological Condition of Concern (HCOC), any attenuation of flow will be investigated so the capacities of the existing facilities are not exceeded but additional mitigation for increased runoff will not be required. Runoff from the landscaped slope east of Seaton Avenue shall be treated prior to entering the rerouted Lateral E-9 or these flows shall be discharged into the parking area where these flows will eventually discharge into the larger basin.

Except for Lateral E-9, the operation and maintenance of all onsite storm drains, basins, inlets and other drainage facilities are the responsibility of the property owner. An encroachment permit will be required for all connections to District facilities.

The project site is located in the Perris Valley Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP-FLOOD HAZARD REPORT (cont.)

INEFFECT

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 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. The underlying community facilities District 88-8 constructed sufficient local drainage infrastructure to fulfill the

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10.FLOOD RI. 1 SP-FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

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.

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

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

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

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

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

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

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 USE MAJOR FACILITIES (cont.)

RECOMMND

District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

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

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The 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 USE - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 1 SP - CULTURAL RESOURCES INEFFECT

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.

10.PARKS. 2 USE - TRAIL DEVELOPMENT RECOMMND

1. Indicate Class II Bike Trail along the west side of Cajalco Expressway on the Plot Plan exhibit showing the cross-section.

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10. GENERAL CONDITIONS

10.PARKS. 2 USE - TRAIL DEVELOPMENT (cont.) RECOMMND

2. Indicate Regional Trail along the west side of Harvill Avenue on the Plot Plan exhibit showing the cross section using Parks - 3001 detail.

3. Provide painted equestrian crossings at the Harvill Avenue and Messenia Lane on the west side of Harvill Avenue. Also include appropriate signage and raised crossing walk signal button.

4. Provide painted equestrian crossings at the Harvill Avenue and Martin Street on the west side of Harvill Avenue. Also include appropriate signage and raised crossing walk signal button.

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 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.

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10. GENERAL CONDITIONS

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 C.

10.PLANNING. 6 USE - NO HOURS OF OPERATION RECOMMND

Based on the EIR, no operating hours are required for mitigation. The project must comply with County noise Ordinance requirements.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), for warehouse and office uses.

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.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 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. he 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 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

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10.PLANNING. 22 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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

Electrical hook-ups for refrigerated trailers shall be provided for at all trailer loading and unloading docks located in accordance with APPROVED EXHIBIT A.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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10.PLANNING. 28 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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. This shopping center is allowed a maximum of two (2) free standing signs on Cajalco Expresway and Martin Street. None are permitted along Harvill Ave. as there is no project frontage on Harvill Ave.

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

INADVERTENT ARCHAEOLOGICAL FINDS:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, 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 its 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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:

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.

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10. GENERAL CONDITIONS

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

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 - MULTI TENANTS RECOMMND

The project is approved for a single tenant. Should the applicant desire multiple tenants a substantial conformance to the plot plan will be required in order to assure all departments have the opportunity to review the multi-tenant arrangement.

10.PLANNING. 37 USE - TRUCK IDLING RECOMMND

Idling within the facility shall be limited to 10 minutes.

10.PLANNING. 38 USE - COMMUNITY MEETINGS RECOMMND

The applicant shall conduct periotic community meetings with the surrounding residential neighbors, community groups, and other organizations in an effort to foster communication on specific issues that may arise between the community and the project.

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,

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.)

RECOMMND

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 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)

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10.TRANS. 1 SP - SP341/TS/CONDITION (cont.) INEFFECT

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
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 LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common
area landscaping is healthy, free of weeds, disease and
pests and all plant materials are maintained in a viable
growth condition.

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10. GENERAL CONDITIONS

10.TRANS. 3

USE LANDSCAPE RQMTS (LS) (cont.)

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation 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.

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.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Messenia Lane and Palatium Circle 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.

10.TRANS. 5 USE - IMP CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

10.TRANS. 6 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 7 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.

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10. GENERAL CONDITIONS

10.TRANS. 7

USE - TS/CONDITIONS (cont.)

RECOMMND

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.

Seaton Avenue (NS) at:

Driveway 1 (emergency access) (EW)
Cajalco Expressway

Driveway 2 (West Access) (NS) at:

Martin Street (EW)

Driveway 3 (East Access) (NS) at:

Martin Street (EW)

Harvill Avenue (NS) at:

Martin Street (EW)
Messenia Lane (EW)
Cajalco Expressway (EW)

I-215 Southbound Ramps (NS) at:

Cajalco Expressway (EW)

I-215 Northbound Ramps (NS) at:

Cajalco 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.

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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 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.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the warehouse/distribution facility may be further restricted.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

INEFFECT

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

INEFFECT

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 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

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) INEFFECT

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 APPLICABLE 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 INEFFECT

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

30.PLANNING. 12 SP - EA REQUIRED INEFFECT

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP - COMPLETE CASE APPROVALS

INEFFECT

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, respectively. This condition may not be DEFERRED."

30.PLANNING. 17

SP - AMENDMENT REQUIRED

INEFFECT

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:

"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:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. 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."

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30. PRIOR TO ANY PROJECT APPROVAL

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

INEFFECT

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."

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

INEFFECT

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

INEFFECT

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 construcion within or along the banks of any blue-lined stream, the following condition shall be placed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - F&G CLEARANCE (cont.)

INEFFECT

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

INEFFECT

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 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

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP - SKR FEE CONDITION (cont.)

INEFFECT

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 the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31

SP - POST GRADING REPORT

INEFFECT

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

INEFFECT

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.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP341/TS REQUIRED

INEFFECT

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

INEFFECT

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:

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)

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

(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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP- SP341/TS GEOMETRICS (cont.)

INEFFECT

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

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.PKWAY CORR

INEFFECT

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

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP-SP341/CAJ./RAMONA/I-215 INT (cont.) INEFFECT

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.

30.TRANS. 8 SP - SP341/I-215/OLEANDER INT INEFFECT

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

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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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

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.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP 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 or Riverside County Transportation Department 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.

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.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENV CLEANUP PROGRAM CLEARANCE RECOMMND

Observations made during a site visit conducted by the Department of Environmental Health, Environmental Cleanup Programs (ECP) staff noted illegally dumped material such as tires, miscellaneous debris, and unlabeled containers.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 ENV CLEANUP PROGRAM CLEARANCE (cont.) RECOMMND

This material must be properly disposed of prior to the Issuance of a Grading Permit. Proof of the removal of the aforementioned items must be submitted to ECP for review and acceptance. For further information, please contact ECP at (951) 955-8982.

EPD DEPARTMENT

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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.

60.EPD. 4 EPD-MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird