

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.FIRE. 7                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND

flammable walls along common boundaries between rear yards and open space. d) An owners' association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 8                      MAP-#46-WATER PLANS                      RECOMMND

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

50.FIRE. 9                      MAP-#6-ECS WATER CERTIFICATION                      RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 10                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1                    MAP SUBMIT ECS & FINAL MAP (cont.)                    RECOMMND

engineer and include the appropriate plan check fee.

50.FLOOD RI. 3                    MAP ONSITE EASE ON FINAL MAP                    RECOMMND

Temescal Creek - Leroy Road Storm Drain is an existing drainage facility maintained by the District that traverses the site outside the Leroy Road right-of-way. The easement for this facility shall be shown on the final map. Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4                    MAP ENCROACHMENT PERMIT REQ                    RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

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

50.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 3                    MAP- SURVEYOR CHECK LIST                    RECOMMND

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

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST (cont.) RECOMMND

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SPECIFIC PLAN NO.176 zone, and with the Riverside County General Plan.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 21 MAP\*- ECS NOTE SURFACE MINING DRAFT

he following Environmental Constraints Note shall be placed on the ECS:

"Lot No[s]. \_\_\_\_, as shown on this map [is][are] located partly or wholly within 600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lot[s] may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 600 feet of a

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 21           MAP\*- ECS NOTE SURFACE MINING (cont.)           DRAFT

surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 23           MAP- ECS NOTE DAM INUNDATION           RECOMMND

he following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of \_\_\_\_\_ which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 26           MAP - COMPLY WITH ORD 457           RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28           MAP - FEE BALANCE           RECOMMND

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

50.PLANNING. 32           MAP- CC&R RES POA COM. AREA           RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'water quality basin', more particularly described on Exhibit 'A' as,

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Parcel 5, attached hereto, and shall not sell or transfer the 'water quality basin; ' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'water quality basin', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'water quality basin ' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP\*- ECS AFFECTED LOTS

DRAFT

In accordance with Section 9.5. 12. of Ordinance No. 460,  
the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

nvironmental Constraint Sheet affecting this map is on file  
in the Office of the Riverside County Surveyor in E.C.S.  
Book \_\_\_\_, Page \_\_\_\_. [This affects [Lot] [Parcels] No(s).  
\_\_\_\_\_] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP- CC&R RECIPROCAL EASEMNT

RECOMMND

The land divider shall (a) notify the Planning Department  
that the following documents shall be shortly, or have  
been, submitted to the Office of the County Counsel for  
review; and (b) the land divider shall submit copies of the  
following documents to the Planning Department for  
concurrent review along with any condition review fee; and  
(c) the documents to be submitted by the land divider to  
the Office of the County Counsel shall include all of the  
following:

1. A cover letter identifying the project for which  
approval is sought referencing the Planning Department case  
number;

2. A copy AND an original wet signed, notarized grant  
of reciprocal easement document, which includes, but is not  
necessarily limited to, both a legal description of the  
boundaries of the reciprocal easement and a scaled map or  
diagram of such boundaries, both signed and stamped by a  
California registered civil engineer or licensed land  
surveyor;

3. A sample document conveying title to the purchaser  
of an individual lot or unit which provides that the grant  
of reciprocal easement is incorporated therein by  
reference; and

4. A deposit equaling three (3) hours at the current  
hourly rate for the Review of Covenants, Conditions and  
Restrictions as established pursuant to Ordinance No. 671  
at the time the above documents are submitted for review by  
the Office of the County Counsel.

The grant of reciprocal easement document submitted for  
review shall (a) provide for no limit to the term of years

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP- CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1-4 on property known as Pulsar Industrial Court, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, th following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final map is ready to record. The Transportation Department-Survey Division-shall record the original grant of reiprocal easement document in conjunction with the recordation of the final map.

SURVEY DEPARTMENT

50.SURVEY. 1

MAP - EASEMENT

RECOMMND

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



PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREETLIGHT PLAN

RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

50.TRANS. 2 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Streetlights on Pulsar Court.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.TRANS. 3                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NO PRECISE GRDG                      RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

60.BS GRADE. 2                      MAP - 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](http://www.swrcb.ca.gov) .

Additionally, at the time the county adopts, as part of any

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP (cont.)

RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 3 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

60.BS GRADE. 8                    MAP - OFFSITE GDG 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. 9                    MAP - NOTRD 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. 10                    MAP - RECORDED ESMT REQ'D                    RECOMMND

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

60.BS GRADE. 11                    MAP - 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                    MAP - 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.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13                    MAP- 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                    MAP - 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.

EPD DEPARTMENT

60.EPD. 1                            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.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP\*- PARCEL MAXIMUM GRADING                      DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of \_\_\_\_\_ percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 4                      MAP- IDENTIFY SPECIMEN TREES                      DRAFT

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify the existing oak tree located within the southeast portion of the site designated as Parcel 5 which is to be preserved, and shall be identified on the FINAL MAP. The retained oak tree shall be noted on approved landscaping plans.

60.PLANNING. 10                      MAP - OAK TREE PRESERVATION                      RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 15 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with the TENTATIVE MAP. 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.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be



PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

60.PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 23 MAP - PALEO PRIMP/MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

Information to be contained in the PRIMP, at a minimum and

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23                    MAP - PALEO PRIMP/MONITOR (cont.) (cont.)                    RECOMMND

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

TRANS DEPARTMENT

60.TRANS. 1                        MAP - SUBMIT GRADING PLAN                        RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor,

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                      MAP - SUBMIT GRADING PLAN (cont.)                      RECOMMND

4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1                      MAP - ROUGH GRADE APPROVAL                      RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM

RECOMMND

Prior to the release of your building permits,provide written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Provide a water verification letter from the water district showing the location of fire hydrants and fire flow.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3                   MAP- ELEVATION & FLOOR PLAN                   RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibits A, B and C per PP25719R1.

80.PLANNING. 4                   MAP- COLOR SCHEME                   RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B of PP25719R1.

80.PLANNING. 5                   MAP- PARKING SPACES                   RECOMMND

A minimum of ninety-seven(97) parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP25719R1 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

80.PLANNING. 6                   MAP - CONFORM FINAL SITE PLAN                   RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 8                   MAP - TRASH ENCLOSURES                   RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 9                   MAP - ACOUSTICAL STUDY                   RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11                    MAP- SCHOOL MITIGATION                    RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

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

80.PLANNING. 14                    MAP- ENTRY MONUMENT PLOT PLAN                    RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearecd individually.

TRANS DEPARTMENT

80.TRANS. 1                    MAP - ANNEX L&LMD/OTHER DIST                    RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights on Pulsar Court.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS DRAFT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE DRAFT

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the



PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP- SKR FEE CONDITION (cont.)

RECOMMND

provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with TENTATIVE MAP. 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.

90.PLANNING. 13

USE- DAM INUNDATION DISCLOSURE

RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP STREETLIGHT AUTHORIZATION                      RECOMMND

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

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

90.TRANS. 3                      MAP - E STREETLIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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

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

90.TRANS. 4                      MAP - UTILITY INSTALL                      RECOMMND

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

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

## ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT No. 42759

On May 23, 2016, the Planning Director adopted a Mitigated Negative Declaration for Environmental Assessment No. 42759 ("EA No. 42759") and approved Plot Plan No. 25719, which authorized the construction of two (2) industrial buildings totaling 84,892 square feet (49,817 square feet and 35,075 square feet), 28,645 square feet of landscaping and a water quality basin on a two parcel site comprised of a total of 5.06-acres

Plot Plan No. 25719, Revised Permit No. 1 proposes to construct four (4) industrial buildings for a total of 86,646 square feet, and 35,329 square feet of landscaping on 5.06 acres. Tentative Parcel Map No. 37277 proposes to divide the existing two parcels comprised of 5.06 acres into five parcels. Parcels one through four will range in size from 1.03 to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized for the water quality basin ("Proposed Project").

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvements of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (3) New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental effects of the Proposed Project were fully studied in EA No. 42759. The modifications to the original Plot Plan and the inclusion of Tentative Parcel Map No. 37277 for the subdivision of the 2-parcel site into 5 parcels will not result in any new significant environmental effects not identified in EA No. 42759, nor will it substantially increase the severity of the environmental effects identified in EA No. 42759. In addition, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. The table below compares the building square footage, parking, and water quality basin for the Original Plot Plan and for Revised Plot Plan (PP25719R1):

SITE TABULATION:	REVISED PP BLDGS. 1-4 (PP25719R1)	ORIGINAL PP BLDGS 1&2 (PP25719)
	<b>TOTAL AREA 220,643 sf (5.06 ac)</b>	<b>TOTAL AREA 220,643 sf (5.06 ac)</b>
BUILDING AREA		
OFFICE	15,600 sf.	15,500 sf.
2 <sup>ND</sup> FLOOR MEZZANINE	7,800 sf. (not included as office space)	9,000 sf. (was included as office space)
WAREHOUSE	71,046 sf.	59,424 sf.
TOTAL BUILDING AREA	86,646 sf. (+2,722 sf.)	83,924 sf
OFFICE PARKING (REQ'D)	62 stalls	98 stalls
WAREHOUSE PARKING (REQ'D)	35 stalls	31 stalls
TOTAL PARKING (REQ'D)	97 stalls	129 stalls
LOADING DOCKS	8 docks	10 docks
WATER QUALITY BASIN	12,891 sf.	12,891 sf.

As illustrated above the Revised Plot Plan will not result in a substantial change to what was originally proposed.

Environmental Assessment No. 42759 evaluated each of the environmental factors in the Appendix G checklist and found the vast majority of potential environmental impacts of the original plot plan to have no impact or a clearly less than significant impact. Each of the Environmental Factors listed below was reviewed to determine if any new significant impacts would result due to the revisions for the Proposed Project.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities/Service systems          |
| <input type="checkbox"/> Biology Resources                | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Noise                         |   |
| <input type="checkbox"/> Geology/Soils                    | <input type="checkbox"/> Population / Housing          |   |
| <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Public Services               |   |

The vast majority of these Environmental Factors were found to have less than significant or no impacts as a result of the original plot plan. In regards to the revisions in the PP25719R1 and PM37227 Proposed Project, none of these conclusions would change. In fact, the Revised Plot Plan proposes certain changes that will reduce environmental impacts compared to the previous approval, including a reduction in parking spaces and loading docks and the overall aesthetics of the site will be enhanced due to the reduction in the mass of a developed site with 2 large building versus a site with 4 smaller building broken up by building separation, landscaping and access ways. Further, many of these conclusions remain identical between the original project and the revised project due to existing conditions on the site, such as agricultural/forest land, biology resources, geology and soils, and mineral resources. These existing conditions on site

will be identical resulting from disturbance and construction of buildings onsite, whether there are two buildings or four. In addition, environmental factors due to the actual project, such as aesthetics, air quality, greenhouse gas emissions, hazards/hazardous material, land use/planning, public services, recreation, transportation/traffic, and utilities/service systems will result in a negligible change at most, and in terms of aesthetics a positive impact.

However, EA No. 42759 found that three environmental factors had the potential to result in less than significant impacts with mitigation incorporated. These were: Cultural Resources, Hydrology/Water Quality and Noise. As discussed below, the same impact of less than significant with mitigation will result with the exception of the removal of 10. Paleontological Resources (a) Mitigation, which is no longer necessary to reduce impacts to paleontological resources. The following Mitigation Measures and Conditions of Approval were adopted as part of the original PP25719 approvals:

**10. Paleontological Resources (a) Mitigation:** Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a PRIMP (COA 60. PLANNING 1), and said plan be implemented and monitoring reported prior to grading finalization (COA 70. PLANNING.1).

It was previously determined that the original Plot Plan was located partially within a high paleontological sensitivity area (High A), which indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation by construction activities. The Proposed Project is located within the same project boundaries; however, because the Project Site has been previously graded, the County Engineer has reevaluated the potential impacts to paleontological resources and has determined that there is now a low potential for encountering fossils. Therefore, instead of a project-specific mitigation, all that is now required to prevent impacts to paleontological resources from rising to a level of significant is incorporation of standard Conditions of Approval relating to paleontological resources, which will require that earthmoving activities cease if any fossils are encountered. This is being incorporated into the proposed project as new Condition of Approval 10. PLANNING. 43 (pp25719r1) and Condition of Approval 10. PLANNING. 19 (PM37277). Therefore, the mitigation measure previously adopted is no longer applicable, and the new Conditions of Approval are standard conditions that apply to projects with grading and are therefore not mitigation pursuant to CEQA.

The following hydrological Mitigation Measure and Condition of Approval was also incorporated as part of the original project approvals:

**26. Flood Plains (c) Mitigation:** Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam. (COA 90.PLANNING.29).

It was determined that the original Plot Plan was located within a dam inundation area that generally runs along the Temescal Wash and adjacent areas from Canyon Lake approximately 15 miles to the southeast, Lake Elsinore approximately 11 miles to the southeast (which does not have a dam), and Lee Lake approximately 4.5 miles to the southeast. Because the Proposed Project is located within the same project boundaries, will not have an increase in

employees subjected to flooding hazards, and will still be subjected to the requirement of disclosing the dam inundation hazard area on property deeds, no change to this mitigation measure will still be required. Accordingly, with the continued applicability of the above mitigation measure and the incorporation of the new Condition of Approval 90. PLANNING. 29 (PP25719R1) and 90. PLANNING. 13 (PM37277) the project as revised will not result in any new significant environmental impacts relating to flooding as compared to the project as previously approved.

The following noise Mitigation Measure and Condition of Approval was also incorporated as part of the original project approvals:

**34. Noise Effects on or by the Project (b) and (c) Mitigation:** Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.
2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
3. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
4. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction. (COA 10.PLANNING.36)
5. Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 10 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis. (COA 10.PLANNING.37)

The Environmental Assessment found that no permanent increase in noise activity would occur due to project implementation and the only noise impacts would be short term during construction activities. The modified Plot Plan and inclusion of the Parcel Map will not result in an increase in permanent noise in that the Proposed Project is for the same use, a light industrial warehousing project, encompassing the same project area. The noise analysis prepared for the original project determined that the proposed traffic generated by the project would result in an increase in ambient noise levels of 0.4 dBA, which is not perceptible to the human ear and therefore not significant. The traffic generated by the modified project would result in one additional trip in the AM and PM which would be negligible in terms of the ambient noise in the area, and will result in no additional impacts related to traffic beyond what was previously analyzed for the original project. Overall construction time for the Proposed Project is between 6 – 8 months as anticipated for the original Plot Plan. Therefore there would not be an increase in short-term construction noise due to project implementation. Accordingly, with the continued applicability of the above mitigation measures relating to noise and new conditions of approval (10. PLANNING. 9 and 10. PLANNING. 44 related to construction noise and hours of operation will ensure that, the project as revised will not result in any new significant environmental impacts relating to noise as compared to the project as previously approved.

On the basis of the findings of EA 42759, the provisions of the State CEQA Guidelines, the staff report, and the information above, the project as revised will result in no new or substantially increased significant impacts, and no supplemental or subsequent Mitigated Negative Declaration or EIR is required to review Plot Plan 25719 Revised Permit No. 1 and Tentative Parcel Map No. 37277.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: January 26, 2017

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Riv. Co. Surveyor  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Temescal Canyon Municipal Advisory Council  
(MAC)  
Board of Supervisors - Supervisor: Kevin  
Jeffries  
Corona City Sphere of Influence

Norco Unified School District  
Eastern Municipal Water District (EMWD)  
Rancho California Water District (RCWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
Telephone: Verizon  
CALTRANS District # 8

**TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 – EA42985 – Applicant:** Pulsar Investment, LLC, C/O Luo Brince – **Engineer/Representative:** Albert A. Webb Associates – **First Supervisorial District – Glen Ivy Zoning Area - Temescal Canyon Area Plan —Community Development:** Light Industrial (CD:LI) and Open Space: Mineral Resources (OS:MIN) – **Zoning:** Specific Plan (SP176A4) – **Location:** Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The **Tentative Parcel Map** is a Schedule “B” subdivision of 2 parcels into four industrial parcels and one remainder parcel for a water quality basin. The **Plot Plan** proposes to construct four (4) industrial buildings totaling 86,768 square feet (Building 1 - 21,422 sq.ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857sq. ft. and Building 4 - 20,360 sq. ft.). – APN's: 283-440-030 and 283-440-032 – Related case: **PP25719 BBID: 182-618-322, UPROJ: PM37277 and PP25719R1**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:** A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on February 9, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:      Administrative Action:       DH:       PC:       BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought  
Help save water!*

January 31, 2017

County of Riverside

Deborah Bradford

Project Planner

PO Box 1409

Riverside, CA 92502-1409

Pulsar Investment Plot Plan No. 25719R1 (Riv 15 PM 34.95)

Ms. Bradford,

We have completed our initial review for the above mentioned proposal to construct 4 industrial buildings totaling 86,768 square foot. Site location is northerly of Pulsar Court, southerly of Leroy Road, easterly of Tesmescal Canyon.

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

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that

are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit 3 hard copies of all Traffic Impact Analysis documents and 2 cd's. Also where applicable provide 2 cd's of the Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

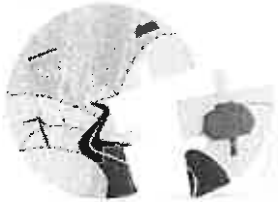
Ms. Bradford  
January 31, 2017  
Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PP25719R1

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED*

### APPLICATION INFORMATION

Applicant Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (909) 230-9505 Fax No: ( )

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Nicole Torstvet E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside Street CA 92506  
City State ZIP

Daytime Phone No: (951) 320-6066 Fax No: ( )

Property Owner Name: Pulsar Investment, LLC

Contact Person: Brince Luo E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

Riverside Street CA 92501  
City State ZIP

Daytime Phone No: (909) 230-9505 Fax No: ( )

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

Desert Office · 77-588 El Duna Court, Suite H  
 Palm Desert, California 92211  
 (760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

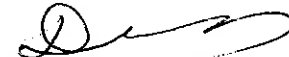
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Diana Luo

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 283-440-030 and -032

Approximate Gross Acreage: ±5.06 acres

General location (nearby or cross streets): North of Pulsar Court, South of Leroy Rd., East of Temescal Canyon Rd., West of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Revised Plot Plan #25719R1 proposes to construct four (4) industrial buildings totaling 86,768 s f with 97 parking spaces, 31,098 s f of landscaping, and one (1) water quality basin on 5.06 acres. The original Plot Plan, approved on May 23, 2016, proposed two (2) industrial buildings totaling 84,892 s f with 158 parking spaces, 28,645 s f of landscaping and the exact size and design water quality basin. Modifications to the site plan to accommodate 4 buildings include building access, loading, circulation, and building floor plans & elevations. No changes are proposed to the approved water quality basin, access points, easements, etc.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 17.168.030 - Uses permitted

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	21,463	<35'	1	Warehouse/Office
2	20,837	<35'	1	Warehouse/Office
3	23,900	<35'	1	Warehouse/Office
4	20,568	<35'	1	Warehouse/Office
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6	
7	
8	
9	
10	

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

TPM37277

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP25719, TPM28834, SP176  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42759 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Geo, Noise and Air Quality, Traffic

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River



**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

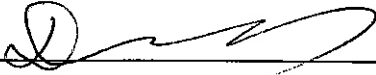
Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

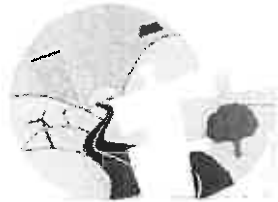
Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 12/23/16  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

M 37277



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Pulsar Investment, LLC

Contact Person: Brince Luo      E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

<u>Riverside</u>	<u>CA</u>	<u>92501</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 230-9505      Fax No: ( )

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Nicole Torstvet      E-Mail: nicole.torstvet@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside</u>	<u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 320-6066      Fax No: ( )

Property Owner Name: Pulsar Investment, LLC

Contact Person: Brince Luo      E-Mail: brince@adelectronicusa.com

Mailing Address: 775 Rivera St.

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Pulsar Court, South of Leroy Rd., East of Temescal Canyon Rd., West of \_\_\_\_\_

**SUBDIVISION PROPOSAL:**

Map Schedule: B Minimum Developable Lot Size: 1.03  
Number of existing lots: 2 Number of proposed developable lots: 4  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: \_\_\_\_\_ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). PP25719, TPM28834, SP176  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42759 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide signed copy(ies): Geo, Noise and Air Quality

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Pulsar Investment, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as 283-440-030 and 283-440-032 ("PROPERTY"); and,

**WHEREAS**, on January 11, 2017, PROPERTY OWNER filed an application for Plot Plan No. 25719 Revision 1, Parcel Map No. 37277 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Pulsar Investment, LLC  
Attn: Brince Luo  
775 Rivera Street  
Riverside, CA 92501

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.



12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. *Effective Date.* The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Juan Perez  
Riverside County TLMA Director ~~Interim Planning Director~~

FORM APPROVED COUNTY COUNSEL  
BY:  4/10/17  
MELISSA R. CUSHMAN DATE

Dated: 4/24/17

**PROPERTY OWNER:**  
Pulsar Investment, LLC, a California Limited Liability Company

By:   
Diana Luo  
Chief Operating Manager

Dated: 4/5/17

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

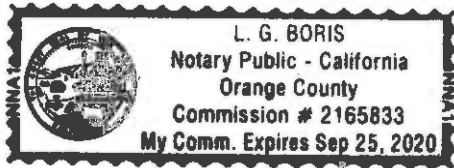
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange  
On 04/05/2017 before me, L. G. Boris  
Date Here Insert Name and Title of the Officer  
personally appeared Diana Luo  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature L. G. Boris  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Indemnification Agreement  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
MITIGATED NEGATIVE DECLARATION (MND)**

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

**TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – **REQUEST:** The Tentative Parcel Map is a Schedule “E” Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 21, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and will consider approving an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/6/2017,

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

APN (s) or case numbers PP 25719R1 / PM 37277 For

Company or Individual's Name Planning Department,

Distance buffered 300'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Rec'd 4/10/17 D. Bradford*

**PP25719R1 PM37277 ( 800 feet buffer )**



**Selected Parcels**

283-060-023	283-440-028	283-440-004	283-440-027	283-440-029	283-060-018	283-440-013	283-440-008	283-440-009	283-440-010
283-440-011	283-060-009	283-440-017	283-060-019	283-060-014	283-060-021	283-440-016	283-440-018	283-440-026	283-060-013
283-390-010	283-390-012	283-060-026	283-440-019	283-440-014	283-440-021	283-390-006	283-440-030	283-440-032	283-060-020
283-060-017	282-160-008	283-060-025	283-060-024	283-440-022	282-140-022	283-100-045	283-390-011	283-390-013	282-140-021
283-440-015	283-440-025	283-440-002	283-440-007	283-440-024	283-440-020				



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

ASMT: 282140021, APN: 282140021  
TEMESCAL LEROY  
P O BOX 1224  
CORONA CA 92878

ASMT: 283060019, APN: 283060019  
CYNTHIA COOL, ETAL  
9170 LEROY RD  
CORONA, CA. 92883

ASMT: 282140022, APN: 282140022  
TEMESCAL CORONA  
C/O DONALD H CLIFT  
6722 HORSESHOE RD  
ORANGE CA 92869

ASMT: 283060020, APN: 283060020  
MARY GALLAGHER, ETAL  
9240 LEROY RD  
CORONA CA 92883

ASMT: 282160008, APN: 282160008  
RIDGE PROP  
WILDROSE NORTH PROP MGMT 112-470  
2279 EAGLE GLEN PKY  
CORONA CA 92883

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

ASMT: 283060009, APN: 283060009  
FST PROP  
21780 TEMESCAL CANYON RD  
CORONA CA 92883

ASMT: 283060023, APN: 283060023  
JACQUELYN VALENTINO, ETAL  
9060 LEROY RD  
CORONA, CA. 92883

ASMT: 283060014, APN: 283060014  
BO KENNELLY, ETAL  
9010 LEROY RD  
CORONA, CA. 92883

ASMT: 283060024, APN: 283060024  
TINA STROMSTAD, ETAL  
9074 LEROY RD  
CORONA, CA. 92883

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

ASMT: 283060025, APN: 283060025  
K T T E E FAMILY TR, ETAL  
C/O KENNETH J ROBERTS  
21195 VIA MARIANO  
YORBA LINDA CA 92887

ASMT: 283060018, APN: 283060018  
DAVID GOTTS  
9140 LEROY RD  
CORONA, CA. 92883

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



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

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

ASMT: 283390006, APN: 283390006  
OLSEN CANYON PROP  
C/O KINGSTON TECHNOLOGY  
17600 NEWHOPE ST  
FOUNTAIN VALLEY CA 92706

ASMT: 283440014, APN: 283440014  
MFI HOLDINGS  
C/O US SMALL BUS ADMIN  
9210 STELLAR CT  
CORONA, CA. 92883

ASMT: 283390012, APN: 283390012  
LEE LAKE WATER DIST  
22646 TEMESCAL CANYON RD  
CORONA CA 92883

ASMT: 283440016, APN: 283440016  
KNABE PARCEL PARTNERS  
22079 KNABE RD  
CORONA CA 91719

ASMT: 283390013, APN: 283390013  
TEMESCAL LAND CO  
C/O MITCH LEINEW  
1240 MAGNOLIA AVE  
CORONA CA 92879

ASMT: 283440017, APN: 283440017  
JCKB PROP  
C/O KATHY GREENLEAF  
9153 STELLAR CT  
CORONA, CA. 92883

ASMT: 283440004, APN: 283440004  
BRENWEST LEASING  
27440 BOSTIK CT  
TEMECULA CA

ASMT: 283440018, APN: 283440018  
KNABE ROAD  
C/O GORDON D SCHOLTE  
9064 PULSAR CT NO H  
CORONA CA 92883

ASMT: 283440007, APN: 283440007  
WILDROSE RIDGE 21  
2279 EAGLE GLEN PKY 112  
CORONA CA 92883

ASMT: 283440019, APN: 283440019  
LISA SCOTT  
6077 BRIGHTON LN  
ANAHEIM CA 92807

ASMT: 283440011, APN: 283440011  
ECJC ONE  
600 ST PAUL AVE STE 108  
LOS ANGELES CA 90017

ASMT: 283440020, APN: 283440020  
WISMA WARDHANA  
27910 MOUNT HOOD WAY  
YORBA LINDA CA 92887





ASMT: 283440021, APN: 283440021  
LI LING SHIAO, ETAL  
817 S SHANADA CT  
ANAHEIM CA 92807

ASMT: 283440022, APN: 283440022  
STELLAR COURT  
C/O SIGNATURE SALES  
9182 STELLAR CT  
CORONA, CA. 92883

ASMT: 283440025, APN: 283440025  
WILDROSE RIDGE 15  
WILDROSE NORTH PROP MGMT 112-470  
2279 EAGLE GLEN PKWY  
CORONA CA 92883

ASMT: 283440026, APN: 283440026  
LEDD INV  
9169 PULSAR CT  
CORONA, CA. 92883

ASMT: 283440028, APN: 283440028  
BREC PROP  
9193 PULSAR CT  
CORONA, CA. 92883

ASMT: 283440032, APN: 283440032  
PULSAR INV  
775 RIVERA ST  
RIVERSIDE CA 92501



5160®

Easy Peel® Address Labels  
Bend along line to expose Pop-up Edge®

Go to [avery.com/templates](http://avery.com/templates)  
Use Avery Template 5160

Pulsar Investment, LLC  
Attention: Brince Luo  
775 Rivera Street  
Riverside, CA 92501

Pulsar Investment, LLC  
Attention: Brince Luo  
775 Rivera Street  
Riverside, CA 92501

Albert A. Webb Associates  
Attention: Nicole Torstvet  
3788 McCray Street  
Riverside, CA 92506

Albert A. Webb Associates  
Attention: Nicole Torstvet  
3788 McCray Street  
Riverside, CA 92506

Eastern Municipal Water District  
Warren A. Beck, PE  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Eastern Municipal Water District  
Warren A. Beck, PE  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Rancho California Water Dist.  
Attn: Warren Back, PE  
42135 Winchester Road  
Temecula, CA 92590-4800

Rancho California Water Dist.  
Attn: Warren Back, PE  
42135 Winchester Road  
Temecula, CA 92590-4800

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

City of Corona  
Community Development Department  
Attn: Planning Manager  
400 S. Vicentia Ave.  
Corona, CA 92882

Southern Calif. Gas Company  
4495 Howard Ave.  
Riverside, CA 92507

Southern Calif. Gas Company  
4495 Howard Ave.  
Riverside, CA 92507

Southern Calif. Edison Company  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Company  
P.O. Box 800  
Rosemead, CA 91770

Corona-Norco Unified School Dist.  
2820 Clark Ave.  
Norco, CA 92860

Corona-Norco Unified School Dist.  
2820 Clark Ave.  
Norco, CA 92860

Temescal Canyon Municipal Advisory Council  
Attention: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Temescal Canyon Municipal Advisory Council  
Attention: Eric Warner  
P.O. Box 77850  
Corona, CA 92282

Verizon Engineering  
9<sup>th</sup> South 4<sup>th</sup> Street  
Redlands, CA 92373

Verizon Engineering  
9<sup>th</sup> South 4<sup>th</sup> Street  
Redlands, CA 92373

Cal Trans. Dist. #8  
Attn: Dan Kopulsky MS:725  
464 W. 4<sup>th</sup> Street, 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

Cal Trans. Dist. #8  
Attn: Dan Kopulsky MS:725  
464 W. 4<sup>th</sup> Street, 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

PP25719R1 and PM37277

*Project Title/Case Numbers*

Deborah Bradford

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Pulsar Investment, LLC. - Brince Luo

*Project Applicant*

775 Rivera St., Riverside, CA 92501

*Address*

The proposed project is located north of Pulsar Court, south of Leroy Road, and east of Temescal Canyon Road.

*Project Location*

PM37277 is a Schedule 'E' subdivision of 2 parcels into 5 industrial parcels and PP25719R1 is to allow for the construction of 4 industrial buildings and one water quality basin. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously approved certified Mitigated Negative Declaration (EA42759), and an Addendum to EA42759 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EA 42759 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

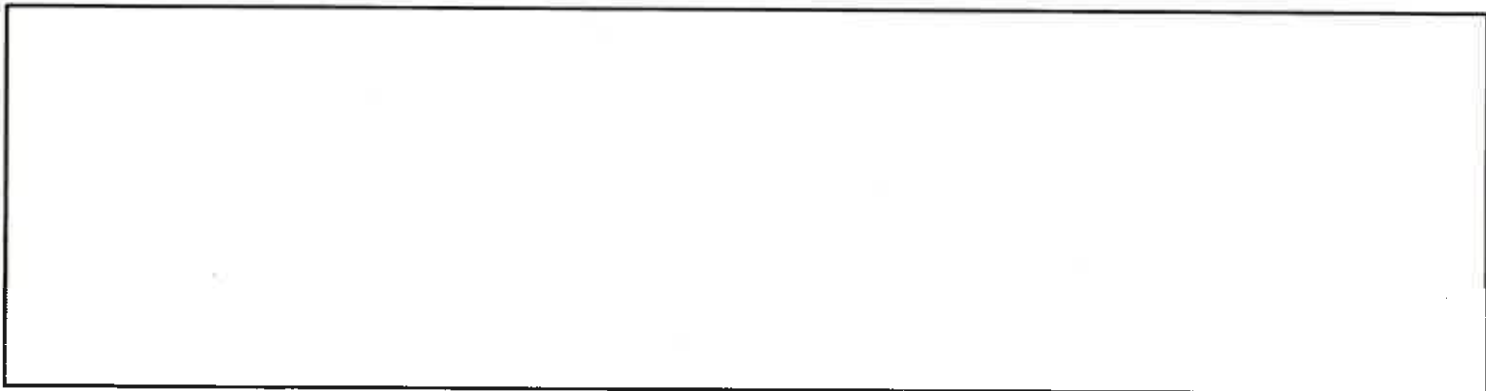
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Deborah Bradford  
*Signature*

Deborah Bradford, Contract Planner  
*Title*

5/22/17  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1504719

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

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

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

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

Received from: KNOWLETON COMMUNITIES INC  
paid by: CK 1073  
EA42759

\$2,210.00

paid towards: CFG06145 CALIF FISH & GAME: DOC FEE  
at parcel: 9190 PULSAR CT COR  
appl type: CFG3

By \_\_\_\_\_ Apr 29, 2015 10:13  
MGARDNER posting date Apr 29, 2015

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1500125

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

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

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

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

Received from: KNOWLETON COMMUNITIES INC \$50.00  
paid by: CK 1055  
EA42759  
paid towards: CFG06145 CALIF FISH & GAME: DOC FEE  
at parcel: 9190 PULSAR CT COR  
appl type: CFG3

By \_\_\_\_\_ Jan 07, 2015 10:54  
BNTHOMAR posting date Jan 07, 2015

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

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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