

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



ITEM: 21.1  
(ID # 11055)

**MEETING DATE:**

Tuesday, November 5, 2019

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 180022 – Fast Track No. 2017-04 – Applicant/Owner: Pierer Immoreal North America, LLC – Engineer Representative: CASC Engineering and Consulting, Inc. – Third Supervisorial District – Highway 79 Policy Area – Rancho California Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: North of Borel Road, east of Winchester Road (Highway 79), west of Sky Canyon Road, south of Sparkman Way – Zoning: Borel Airpark Specific Plan - REQUEST: The Plot Plan proposes the development of an office building complex for a KTM headquarters that consists of a main HQ building, a motorsport building and storage buildings. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and includes office and equipment testing and research, and is approximately 26 feet in height. The storage building is 17,917 square feet that includes storage for motorcycles and other equipment and is approximately 26 feet in height. The HQ building would be primarily office space. Between the Motorsport building and storage building is a 26,696 square feet open area for truck parking and an 8,602 square-foot intake area with truck bays that also includes a washing area for motorcycles. Typical business hours will be Monday through Friday from 8:00am - 5:00pm. – APN: 963-030-002. District 3. [Applicant fees 100%]

Charissa Leach, Assistant TLMA Director 10/30/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Hewitt  
Nays: None  
Absent: Perez  
Date: November 5, 2019  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By  Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 180087**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the required mitigation; and
2. **APPROVE PLOT PLAN NO. 180022**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees (100%)</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**Plot Plan No. 180022** proposes the development of an office building complex for a KTM headquarters that consists of a main HQ building, a motorsport building and storage buildings. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and includes office and equipment testing and research and is approximately 26 feet in height. The storage building is 17,917 square feet that includes storage for motorcycles and other equipment and is approximately 26 feet in height. The HQ building would be primarily office space. Between the Motorsport building and storage building is a 26,696 square-foot open area for truck parking and an 8,602 square-foot intake area with truck bays that also includes a washing area for motorcycles. Typical business hours will be Monday through Friday, 8:00am - 5:00pm.

The project as described above is bounded by Winchester Road (State Route 79) on the west, Sky Canyon Drive on the east, and Borel Road to the south.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**Additional Fiscal Information:**

All fees are paid by the applicant. There is no General Fund obligation.

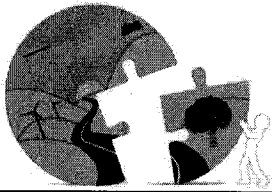
**ATTACHMENTS:**

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

- ATTACHMENT A. STAFF REPORT PACKAGE**
- ATTACHMENT B. ENVIRONMENTAL ASSESSMENT CEQ180087**
- ATTACHMENT C. PLOT PLAN NO. 180022 EXHIBITS**



Jason Farin, Senior Management Analyst 10/31/2019



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

**Board of Supervisor's Hearing: November 5, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 180022	<b>Applicant(s):</b>	Pierer Immoreal North America, LLC
<b>EA No.:</b>	CEQ180087		
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b>	CASC
<b>Zoning Area/District:</b>	Rancho California Area		Engineering and Consulting, LLC
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Dave Alvarez		
<b>Project APN(s):</b>	963-030-002		
<b>Fast Track:</b>	2017-04		

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Plot Plan No. 180022** proposes the development of an office building complex for a KTM headquarters that consists of a main HQ building a motorsport building and storage buildings. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and includes office and equipment testing and research and is approximately 26 feet in height. The storage building is 17,917 square feet that includes storage for motorcycles and other equipment, both of which are approximately 26 feet in height. The HQ building would be primarily office space. Between the Motorsport building and storage building is a 26,696 square feet open area for truck parking and an 8,602 square-foot intake area with truck bays that also includes a washing area for motorcycles. Typical business hours will be Monday through Friday 8:00am - 5:00pm.

The project as described above is bounded by Winchester Road (State Route 79) on the west, Sky Canyon Drive on the east, and Borel Road to the south.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 180087**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the required mitigation; and,

**APPROVE PLOT PLAN NO. 180022**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Specific Plan No. 265 (Borel Airpark Center)
Specific Plan Land Use:	Commercial Retail (CR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR) , Commercial Office (CO)
East:	Public Facilities (PF), Light Industrial (LI)
South:	Commercial Office (CO), Business Park (BP)
West:	City of Murrieta
Existing Zoning Classification:	Specific Plan (SP), Planning Area 13
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP)
East:	Manufacturing-Service Commercial (M-SC), Commercial Office (CO)
South:	Specific Plan (SP), Light Agriculture (A-1-10)
West:	City of Murrieta
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	French Valley Airport
West:	Single-Family Residential- City of Murrieta

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	56.95	No Requirement
Proposed Building Area (SQFT):	155,750	N/A
Building Height (FT):	32' Maximum	50'-0" Maximum

**Parking:**

In addition to the proposed 272 parking spaces, the project will provide accessible parking spots and also provide electrical vehicle parking spaces pursuant to Ord. No. 348, Section 18.12.

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Headquarters	47,675 (Net Leasable 28,539)	1 space / 200 square feet	143	272
Motorsport	60,860 (75 employees, 25 students)	1 space / employee and 1 space per 2 students	88	
Warehouse	17,917	1 space / 2,000 square feet	9	
Covered Area	29,298	N/A	0	
<b>TOTAL:</b>	<b>155,750</b>		<b>240</b>	<b>272</b>

**Located Within:**

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 5969
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – Zone B2 and D

## PROJECT LOCATION MAP

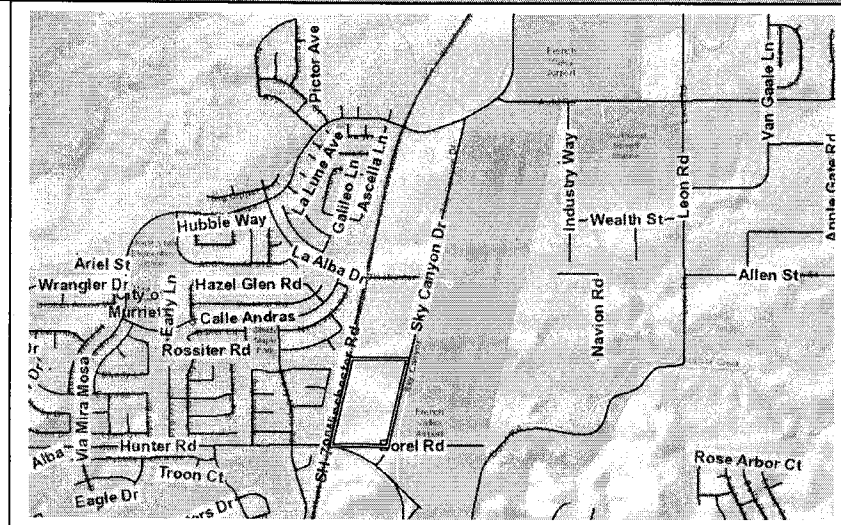


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The Borel Airpark Center Specific Plan (Specific Plan No. 265) was adopted by the Riverside County Board of Supervisors on November 1994 (via Resolution No. 94-240). The adopted Specific Plan No. 265 focus is to develop the premier location for corporate facilities and offices. Subsequent to this approval, the Board of Supervisors had adopted amendments to Specific Plan No. 265 on September 22, 2015. Unless otherwise stated, all references to Specific Plan No. 265 and its requirements are referring to the Specific Plan as amended.

Tentative Parcel Map No. 35212, which proposed subdividing from two parcels into 23 commercial office/retail parcels, was approved by the Board of Supervisors on February 23, 2011.

On September 7, 2018, Pierer Immoreal North America, LLC submitted a Plot Plan application for the proposed headquarters of KTM North America. The project site is located within Planning Area 13 of Specific Plan No. 265, which allows primarily for commercial land uses. On June 13, 2019 the Riverside Airport Land Use Commission (ALUC), found the project consistent with the 2007 French Valley Airport Land Use Compatibility Plan.

## ENVIRONMENTAL REVIEW

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Based on the findings incorporated in Environmental Assessment No. CEQ180087 the project will not have a significant effect on the environment with incorporation of mitigation measures addressed in the Initial Study. The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated

for public review on October 5, 2019.

**Solar Energy:**

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This is anticipated to be accommodated via rooftop mounted solar panels.

**FINDINGS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

**Land Use Findings**

1. The project site currently has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR) and Community Development: Commercial Office (CD:CO), however the project site will be located within the Community Development: Commercial Retail (CD:CR). The land uses proposed by the Plot Plan are consistent with the Commercial Retail (CD:CR) land use designation as set forth in Specific Plan No. 265, and other aspects of the General Plan since the applicant proposes office type uses that are described as anticipated uses within the Commercial Retail land use designation in the General Plan. The other proposed uses motorcycle intake facility, truck parking, testing facility etc. are also generally consistent with the applicable Land Use findings because these uses are ancillary to the main corporate office use proposed. The project site is within the Highway 79 Policy Area, and policy SWAP9.2 requires a maximum residential density of the midpoint of the density range of the existing designation minus 9%. The project is for a commercial use, not a residential use. Therefore, SWAP9.2 does not apply to the proposed project. Furthermore, LUC 2.9.2 requires no more than 40% of the Commercial Retail area to be built out. The project will build 12%.
2. The Project site is located within the Specific Plan (SP) zoning classification and within Planning Area 13 of Specific Plan No. 265 . The Specific Plan Zoning Ordinance provides that the allowable uses in Planning Area 13, with few exceptions, are generally the same as those uses permitted within Section 9.5 (C-P-S) of Ordinance No. 348. The proposed Project is primarily a commercial office development with ancillary storage and equipment testing within the building. The primary office use is clearly permitted under the zoning since "office, business" is a specifically permitted use in the zone. Pursuant to Ordinance No. 348, Section 9.50.E that covers the applicable zone, the ancillary uses to the primary office use of equipment testing and storage are similar in character and intensity to "Laboratories, film, dental, medical, research, or testing" that are a permitted use in the zone, in that the equipment is being tested inside the building which contains what limited impacts that testing of such equipment would produce to surrounding areas. Such testing may include particular equipment for testing and tuning of motorcycles, but it would not be a typical motorcycle maintenance facility to consider it as such a use when the use and purpose is for the testing of the motorcycles in more of a laboratory type setting. The storage is a related component to the equipment testing and per the zone only if outdoor storage greater than 200 square feet is proposed would a Conditional Use Permit be required. . Therefore, these uses are allowed, subject to a Plot Plan approval.



### Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan, Specific Plan No. 265, and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is within Planning Area 13 of Specific Plan No. 265 and is located within the Specific Plan (SP) zoning classification. The Specific Plan Zoning Ordinance provides that the allowable uses in these Planning Areas are generally the same as those uses permitted in Section 9.50 (C-P-S) of Ordinance No. 348. The land uses proposed by the Plot Plan are consistent with the Commercial Retail (CD:CR) land use designation and other aspects of the General Plan since they propose office type uses with ancillary uses such as a motorcycle intake area, storage, and resting facility that are described as anticipated uses within the Commercial Retail land use designation in the General Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because, as detailed in the proposed Mitigated Negative Declaration, impacts would be either no impact, less than significant or less than significant with the incorporation of mitigation measures. Conditions of approval incorporated for the Plot Plan include all of the required mitigation measures and will further ensure that public health, safety and general welfare are protected
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The project site is located within the Southwest Area Plan of the County's General Plan and is located adjacent to Winchester Road (State Route 79) which is currently developed with commercial uses, such as retail, restaurants, and industrial located to the north, or will be developed in the future with commercial uses similar to or at least compatible with the proposed use.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will make necessary improvements to Winchester Road, Sky Canyon Road, and the access road along its frontage as noted in Condition of Approval 60.Planning.13. The project's grading and drainage design generally follows existing topography and drainage courses.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of Specific Plan No. 265 Zoning Ordinance requirements for Planning Area 13, which largely incorporated the conditionally permitted uses and development standards Scenic Highway Commercial (C-P-S) zone as detailed in the following Development Standards Findings section. The Plot Plan proposes 3 buildings with uses anticipated to include office, research and development, maintenance intake area, truck parking, and storage. The Scenic Highway Commercial (C-P-S) zone allows specifically for offices, research and development as well as for other various similar uses with the approval of a plot plan.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale

of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project is not proposing a Parcel Map or Tentative Tract Map that would subdivide the property for each of the buildings. The use proposed is designed to be used together, but a condition has been placed on the Plot Plan to clarify that a subdivision is required to be processed and approved prior to the sale of any individual structure.

### **Development Standards**

1. The proposed use is consistent with Ordinance No. 348, in particular the development standards of the Specific Plan, Planning Area 13 zone, which is based on the Scenic Highway Commercial (C-P-S) zone.
  - a. *There is no minimum lot are required.* The project site is located within 56.95 acres in size and is not proposing to subdivide the site.
  - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.* The project's proposed building height does not exceed 32 feet in height, therefore yard or setback requirements do not apply.
  - c. *No Building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.* The maximum height proposed for is 32 feet. Building heights will range between 26 feet (26'-0") up to 32 feet (32'-0").
  - d. *Automobile parking shall be provided as required by Section 18.12.* Based on the conceptual plans provided and the individual uses proposed within each of the buildings, the entire project is required to provide 240 parking stalls. The number of parking stalls provided is 272 spaces.
  - e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned (Condition of Approval 80.Planning.6) to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.

- f. *All commercial areas shall contain at least one enclosure for the collection of recyclable materials.* The project will provide at least one enclosure for the collection of recyclable materials as shown on the site plan.

### **Other Findings**

1. This project site is located within a Criteria Cell 5969 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project previously was reviewed by the County's Department of Environmental Programs (EPD) and cleared under HANS No. 1482 (dated August 13, 2007). The HANS review indicated that no conservation was required, but is required to comply with Mitigation Measure BIO-1 and Mitigation Measure Bio-2.
2. The project is in compliance with Assembly Bill 52 (AB52). County staff consulted with the Pechanga Band of Luiseño Mission Indians during the entitlement process associated with Tentative Parcel Map No. 35212, it was determined that the Project area is not within the boundaries of the Pechanga Indian Reservation, but it is within their ancestral territory. It should be noted that the referenced archaeological site is shown on Eastern Information Center site maps as being located outside of the Project site. The project also has a mitigation measure (Mitigation Measure ARCH-1 and Mitigation Measure ARCH-2) to that prior to the issuance of a grading permit the developer/permit holder shall enter into an agreement and retain a monitor(s) designated by the Pechanga Band of Luiseño Indians. This group shall be known as the Tribal Monitor for this Project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the required Project Archaeologist. Furthermore, per AB-52 requirements, the County provided project notifications to Native American Tribes that have requested notices. Tribes are given 30 days to request consultation, which no other tribes requested or were consulted with on this project. Upon the 30 day completion date on January 2019.
3. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
4. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B (Condition of Approval 80.Planning .4).

5. This Project is within the City Sphere of Influence of Temecula. No memorandum of understanding exists with the City of Temecula regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Temecula on September 12, 2018 and no comment was received. The City of Temecula as well as the City of Murrieta, which is adjacent to the project site were both provided notice of the public hearing and as of the writing of this staff report no comments have been received.

**CONCLUSIONS:**

1. For the reasons discussed above, and within the Mitigated Negative Declaration, the proposed project conforms to all the requirements of Riverside County General Plan, Specific Plan No. 265, and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND OUTREACH**

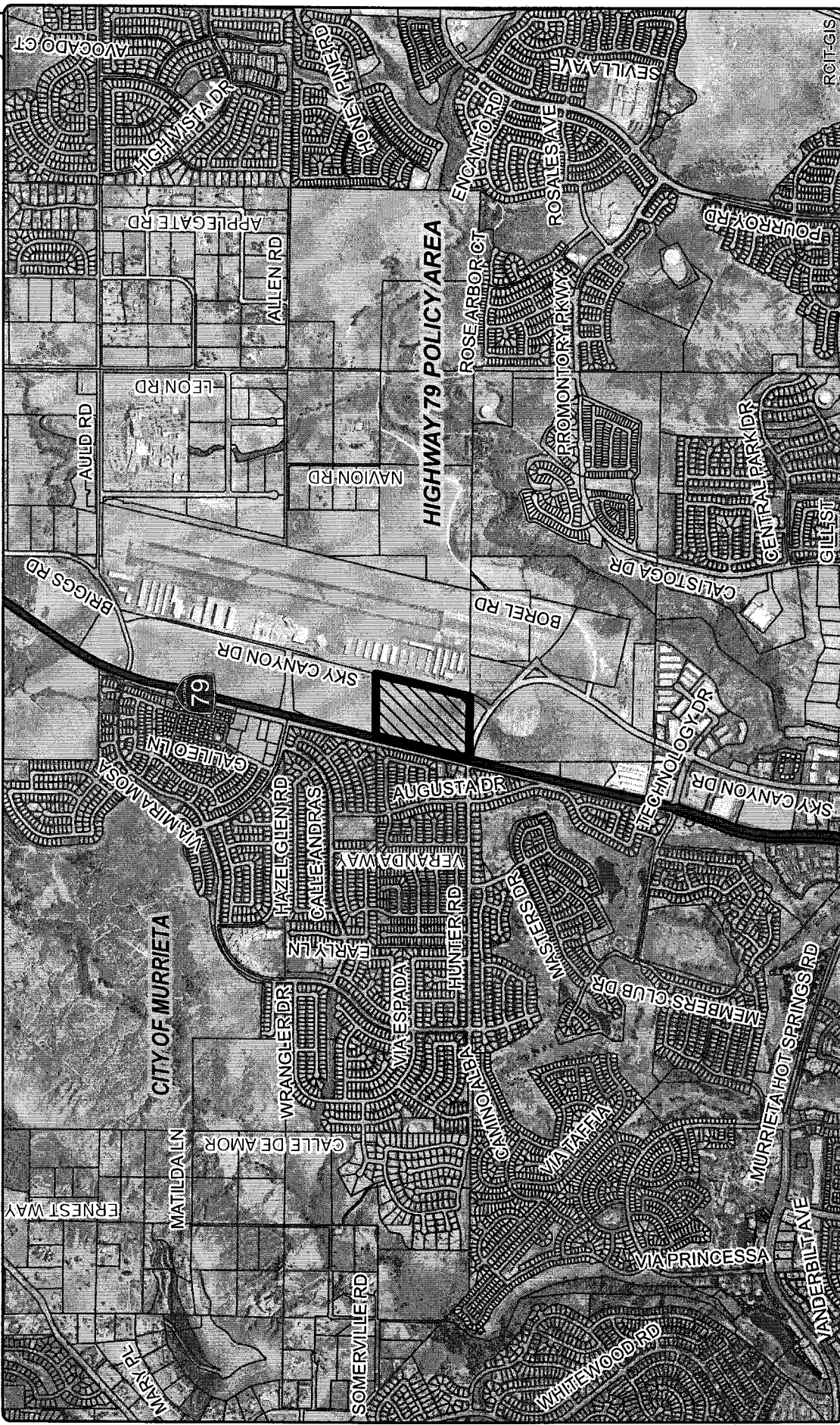
Public hearing notices were mailed to property owners within 1,000 feet of the proposed project site on October 4, 2019. As of the writing of this report on October 1, 2019, Planning Staff has not received written communication/phone calls from residents who have indicated support or opposition to the proposed project.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT180022**  
**VICINITY/POLICY AREAS**

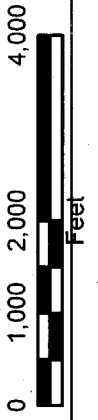
Supervisor: Washington  
 District 3

Date Drawn: 10/02/2019  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the City of Riverside selected a new General Plan, providing more land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is depicted on this map. Planning Department is not responsible for any errors or omissions. Planning Department Office: 950 155th Street, Riverside, CA 92506. Planning Department Phone: (951) 948-4277. Eastern County or Waste Map: <http://planinfo.kalman.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180022

LAND USE

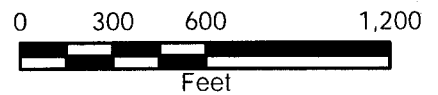
Supervisor: Washington  
District 3

Date Drawn: 10/02/2019  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RCT-GIS

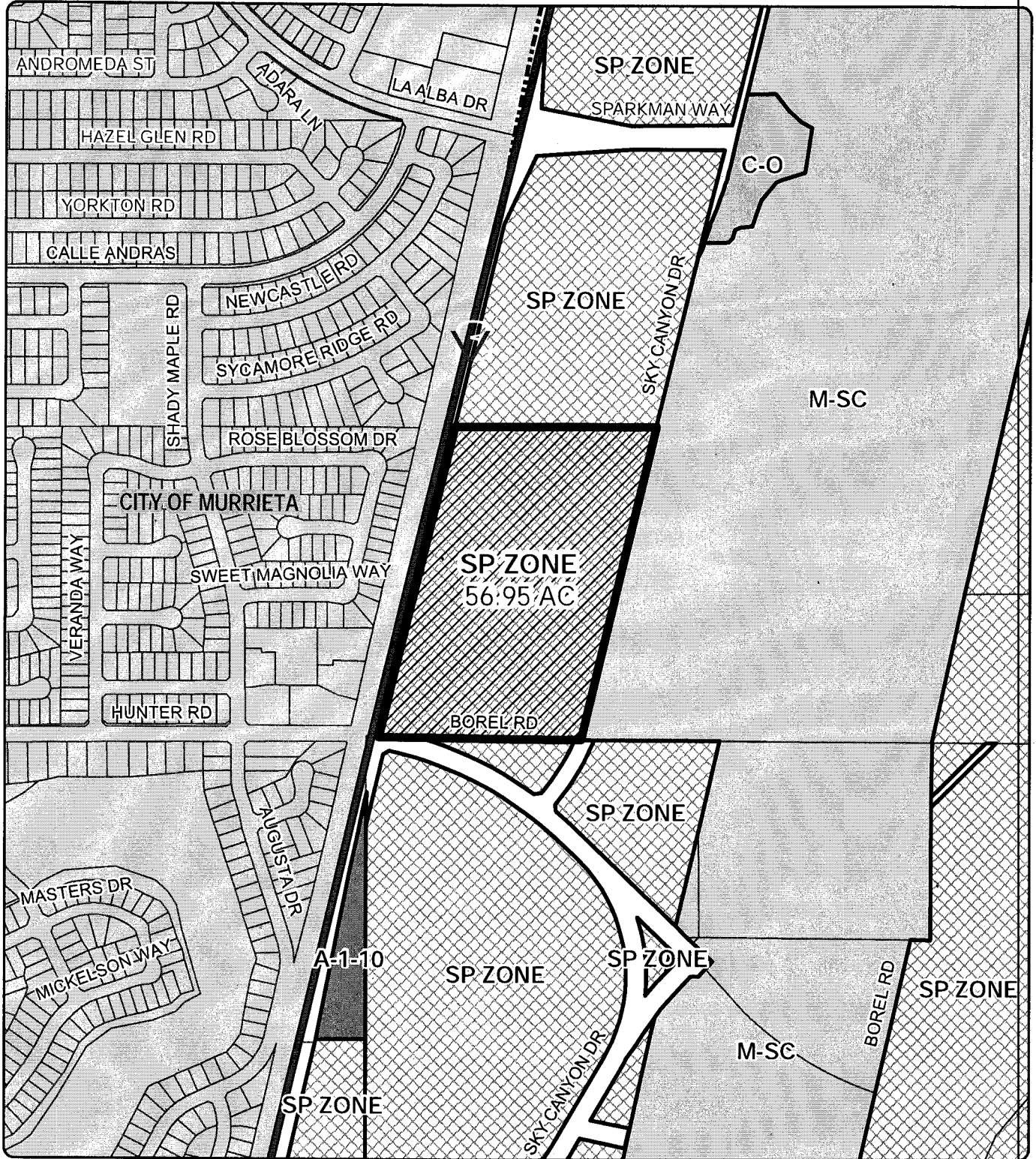
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180022

EXISTING ZONING

Supervisor: Washington  
District 3

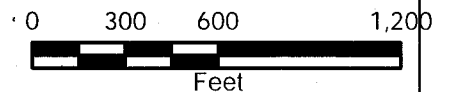
Date Drawn: 10/02/2019  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.crlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180022

EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

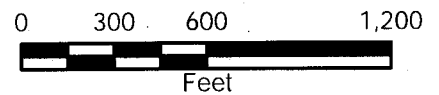
Date Drawn: 10/02/2019  
Exhibit 5



Zoning Area: Rancho California

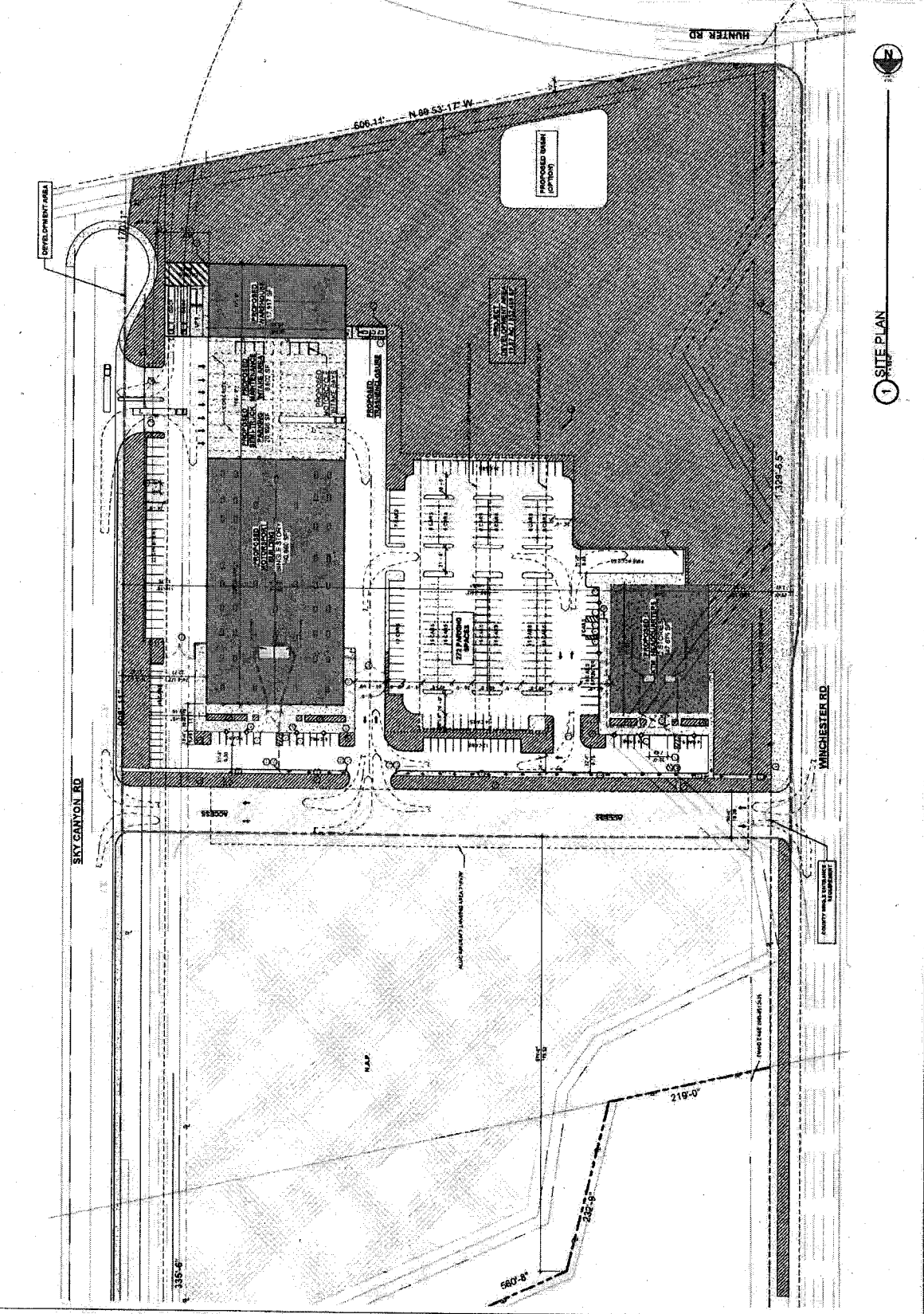
Author: Vinnie Nguyen

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<b>PROJECT DATA</b>	
OWNER	REDA PROPERTIES, L.P.
PROJECT NO.	150022
SITE ADDRESS	150022
ADDRESS & PARCEL NO.	150022
LOCAL DESCRIPTION	150022
LAND USE INFORMATION AND OVERLAYS	150022
PRELIMINARY OF COVERAGE	150022
LANDSCAPE	150022
PROJECT DESCRIPTION	150022
GENERAL CONTRACTOR	150022
ARCHITECT	150022
DATE	150022
SCALE	150022
TITLE	150022
DATE	150022
SCALE	150022
TITLE	150022



CLIENT	RED PROPERTIES
PROJECT	150022
ADDRESS	150022
CITY	150022
STATE	150022
COUNTY	150022
PROJECT NO.	150022
DATE	150022
SCALE	150022
TITLE	150022

**MARCA TOECS**  
 ARCHITECTURAL & ENGINEERING  
 150022  
 150022

**HOFBAUER ARCHITECT**  
 150022  
 150022

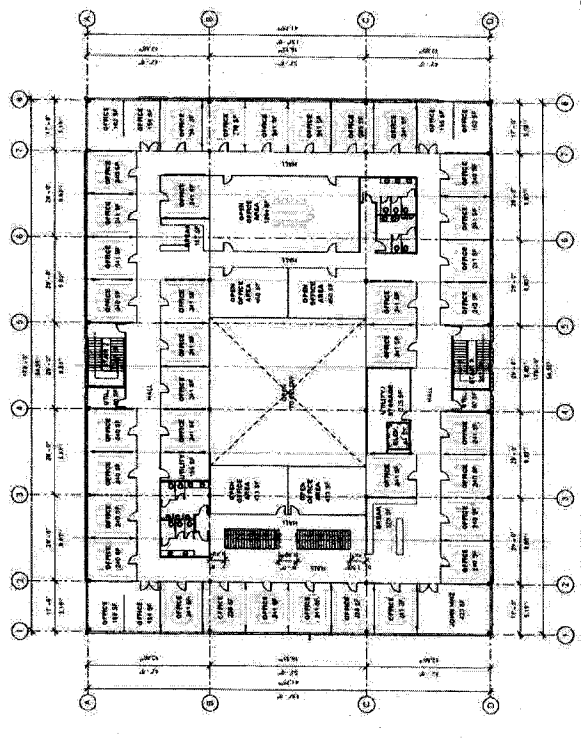
NO.	DATE	DESCRIPTION
1		
2		
3		

- KEY NOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  - 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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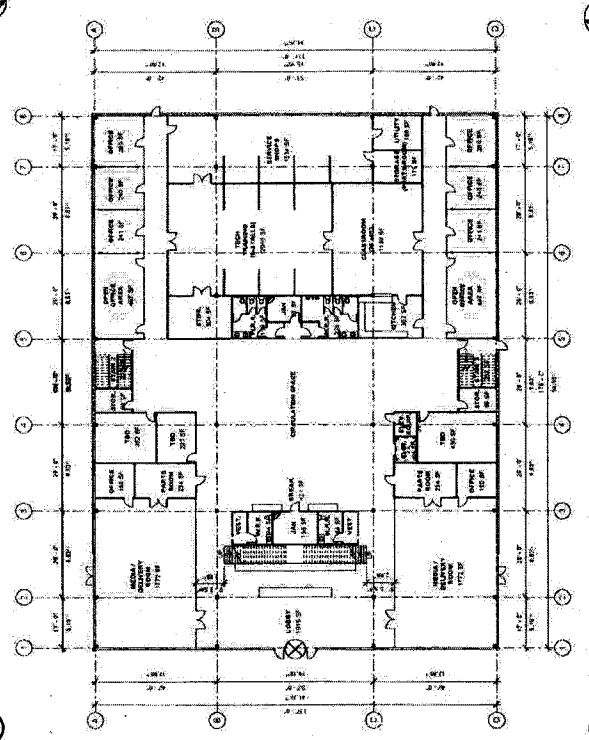
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 SCALE: 150022  
 TITLE: 150022

**CASC**  
 150022  
 150022

1ST FLOOR = 25,145.67 SF  
 2ND FLOOR = 22,529.76 SF  
 TOTAL = 47,675.43 SF



2 2ND FLOOR - REV.051519



1 1ST LEVEL FLOOR PLAN - REV.051519

**MARCATECH**  
 ARCHITECTS  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 Tel: 310.471.1000  
 Fax: 310.471.1001  
 www.marcatech.com

**KOENIGSEY ARCHITECT**  
 10000 Wilshire Blvd, Suite 1000  
 Los Angeles, CA 90024  
 Tel: 310.471.1000  
 Fax: 310.471.1001  
 www.koenigsey.com

**CASC**  
 CONSULTANTS



Winchester Rd,  
 Murietta, CA 92563

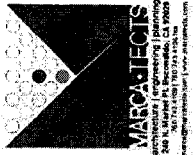
DATE	DESCRIPTION	BY

PROJECT: KTM / MKC CAMPUS  
 ADDRESS: Winchester Rd,  
 Murietta, CA 92563

PROJECT NO. \_\_\_\_\_  
 STAMP \_\_\_\_\_

DATE	05/20/19
SCALE	1/8" = 1'-0"
TITLE	FLOOR PLANS

**MARCATECH ARCHITECTS**  
**"C" A1.1.2**  
 ARCHITECT'S SEALS AND STAMPS | 05/20/19



MARC ARCHITECTS  
architectural | engineering | planning  
1400 S. Bascom Avenue, Suite 200  
San Jose, CA 95128 | 415.734.2334  
www.marcarchitects.com

HORNBACHER ARCHITECTS  
ARCHITECTS

CASC



Winchester Rd  
Murreeta, CA 92563

DATE	DESCRIPTION	NO.

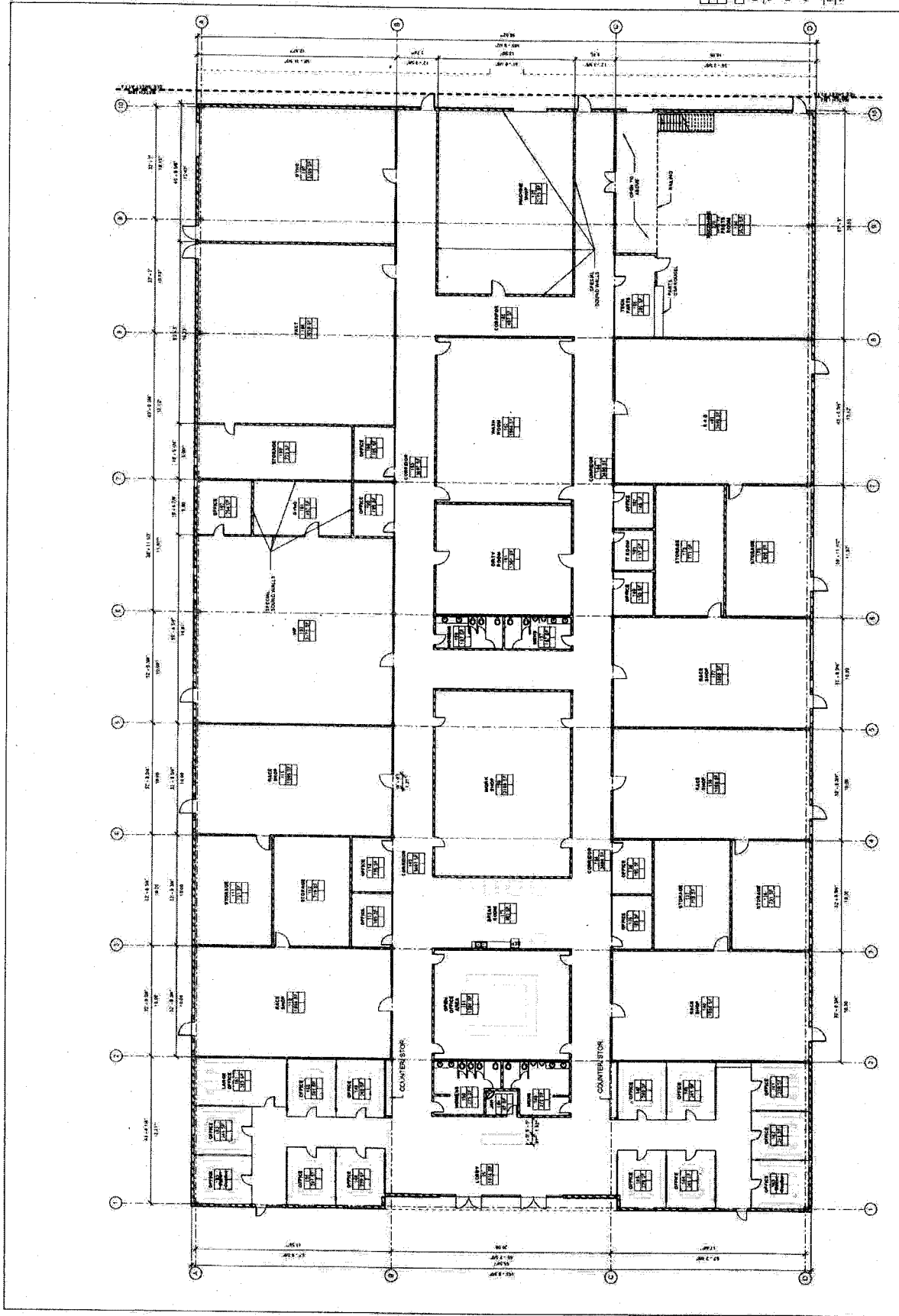
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 Murreeta, CA 92563  
 PROJECT NO:  
 STAMP:

DATE	ISSUED
SCALE	3/8" = 1'-0"
TITLE	

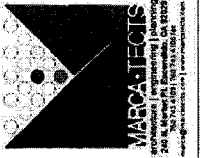
FLOOR PLAN -  
ENLARGED 1

PROJECT NO. 1400  
"CIA1.1.3"

MARC ARCHITECTS & ASSOCIATES | Planning | 2014



1 1ST LEVEL FLOOR PLAN - ENLARGED.1



MARCATECH  
 200 N. Street, Suite 100  
 Murietta, CA 92563  
 (951) 341-1111  
 www.marcatech.com



Winchester Rd,  
 Murietta, CA 92563

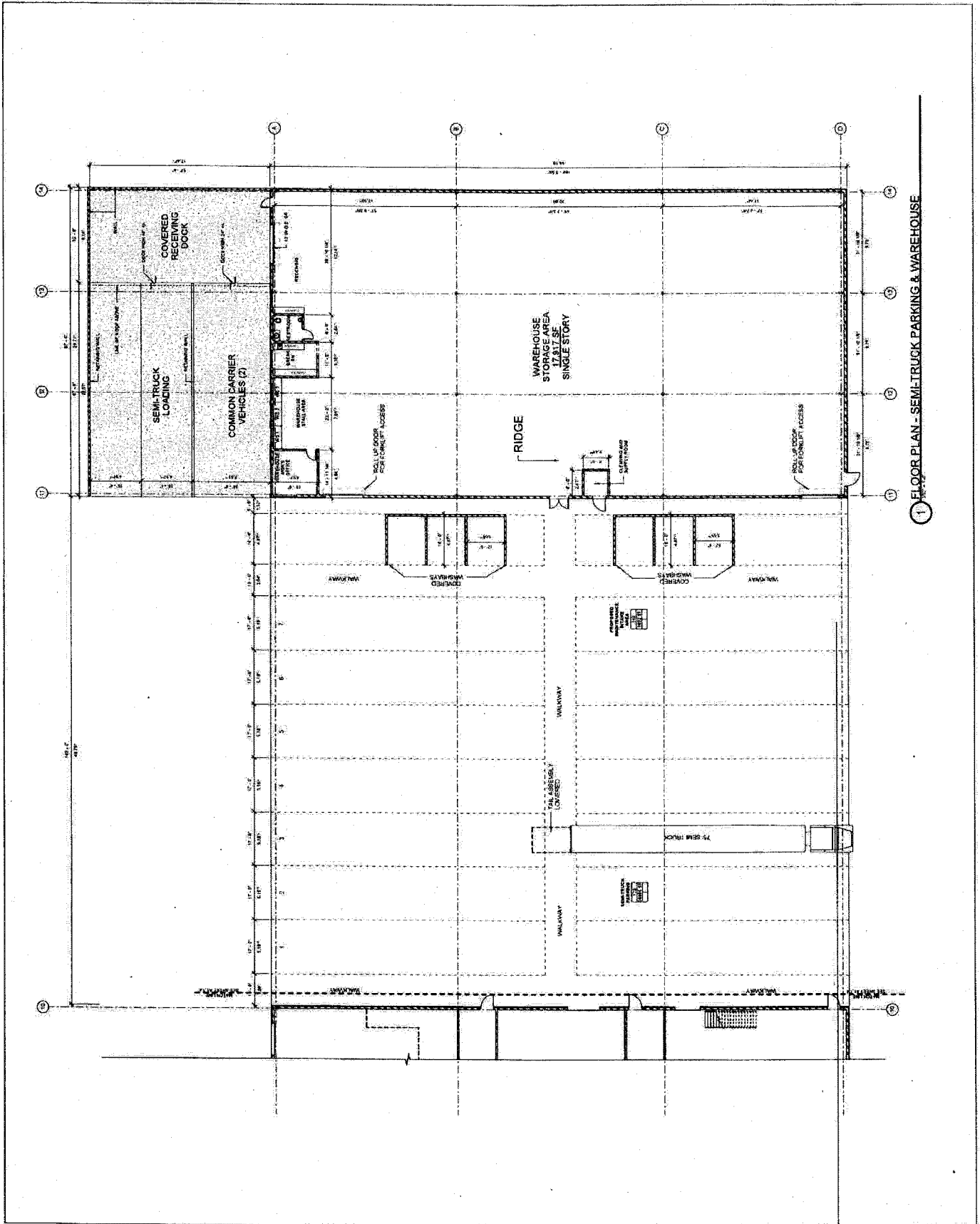


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PROJECT	KPM / HMC CAMPUS	
ADDRESS	Winchester Rd, Murietta, CA 92563	
PROJECT NO.		
STAMP		

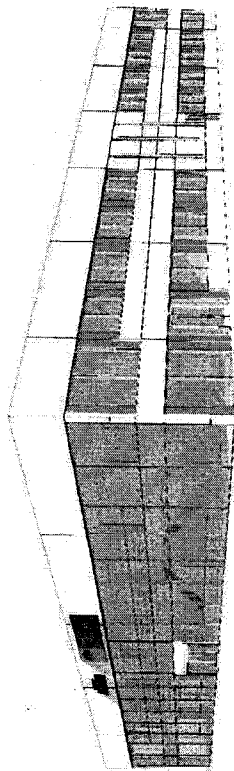
DATE	REVISION
SCALE	3/8" = 1'-0"
TITLE	

FLOOR PLAN -  
 SEMI-TRUCK PARKING  
 & WAREHOUSE

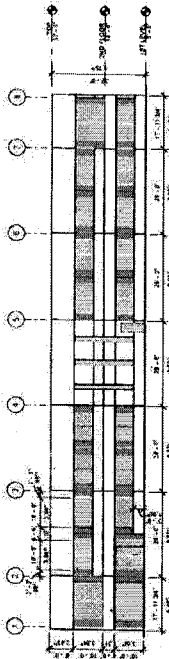
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**"C/A1.1.5"**  
 MARCATECH 11/16/2013



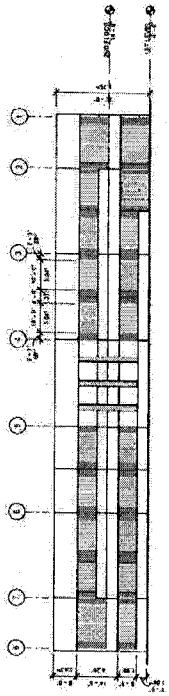
1 FLOOR PLAN - SEMI-TRUCK PARKING & WAREHOUSE



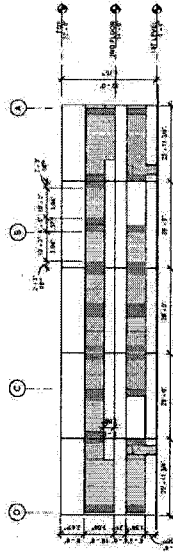
5 3D VIEW 1



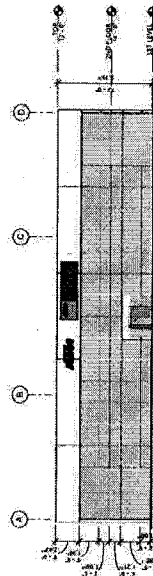
4 EXTERIOR ELEVATION - WEST



2 EXTERIOR ELEVATION - EAST



3 EXTERIOR ELEVATION - SOUTH



1 EXTERIOR ELEVATION - NORTH

NOTE:  
PARAPET HEIGHT TO BE EQUAL OR GREATER THAN  
THE HEIGHT OF ANY ROOF MOUNTED ELEMENT.

- KEY NOTES:
- 1. SEE PLAN FOR GRID LINE LOCATION.
  - 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
  - 3. FINISHES TO BE SHOWN ON ELEVATIONS.
  - 4. MATERIALS TO BE SHOWN ON ELEVATIONS.
  - 5. REFER TO SPECIFICATIONS FOR MATERIALS.
  - 6. REFER TO SECTION 05000 FOR CONCRETE.
  - 7. REFER TO SECTION 05100 FOR STEEL.
  - 8. REFER TO SECTION 05200 FOR PAINT.

DATE	DESCRIPTION	BY

**KTM**  
KTM AMERICA  
1000 W. 17TH AVENUE  
DENVER, CO 80202

**MARCAJETS**  
ARCHITECTS  
1000 W. 17TH AVENUE  
DENVER, CO 80202

**HOFBAUER ARCHITECT**  
1000 W. 17TH AVENUE  
DENVER, CO 80202

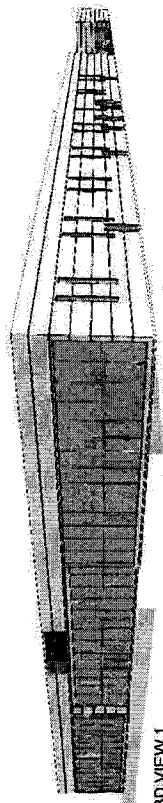
**CASC**  
CONCRETE ARCHITECTS

CLIENT: KTM AMERICA  
PROJECT: KTM HED. CAMPUS  
ADDRESS: W. 17TH AVENUE, DENVER, CO 80202  
PROJECT NO.: 1718  
SCALE: As shown  
DATE: 08/11/10

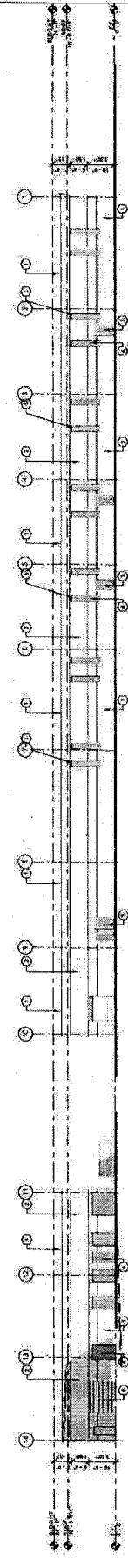
EXTERIOR ELEVATIONS

PROJECT NUMBER: B/A2.1.0

ARCHITECTS: MARCAJETS  
ARCHITECTS & ENGINEERS, INC.  
200 W. 17TH AVENUE, DENVER, CO 80202



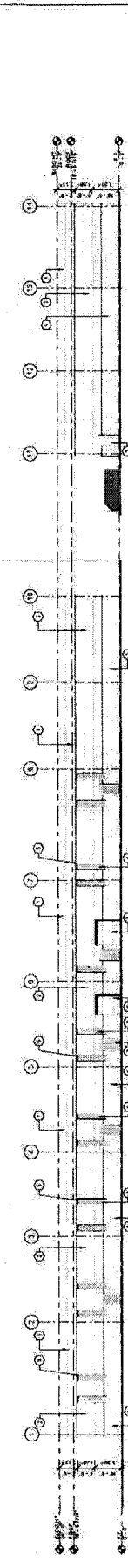
7. 3D VIEW 1



4. EAST ELEVATION - MOTORSPORTS & WAREHOUSE



5. SOUTH ELEVATION - WAREHOUSE



2. WEST ELEVATION - MOTORSPORTS & WAREHOUSE



1. NORTH ELEVATION

NOTE:  
PARAPET HEIGHT TO BE EQUAL OR GREATER THAN  
THE HEIGHT OF ANY ROOF MOUNTED ELEMENT.

- KEY NOTE
- 1. ALL WALLS TO BE FINISHED WITH A FINISH SYSTEM
  - 2. ALL DOORS TO BE FINISHED WITH A FINISH SYSTEM
  - 3. ALL WINDOWS TO BE FINISHED WITH A FINISH SYSTEM
  - 4. ALL ROOFING TO BE FINISHED WITH A FINISH SYSTEM
  - 5. ALL EXTERIOR WALLS TO BE FINISHED WITH A FINISH SYSTEM
  - 6. ALL EXTERIOR ROOFING TO BE FINISHED WITH A FINISH SYSTEM
  - 7. ALL EXTERIOR FLOORING TO BE FINISHED WITH A FINISH SYSTEM
  - 8. ALL EXTERIOR CEILING TO BE FINISHED WITH A FINISH SYSTEM
  - 9. ALL EXTERIOR LIGHTING TO BE FINISHED WITH A FINISH SYSTEM
  - 10. ALL EXTERIOR SIGNAGE TO BE FINISHED WITH A FINISH SYSTEM
  - 11. ALL EXTERIOR PAINT TO BE FINISHED WITH A FINISH SYSTEM
  - 12. ALL EXTERIOR STAIN TO BE FINISHED WITH A FINISH SYSTEM
  - 13. ALL EXTERIOR SEALANT TO BE FINISHED WITH A FINISH SYSTEM
  - 14. ALL EXTERIOR GROUT TO BE FINISHED WITH A FINISH SYSTEM
  - 15. ALL EXTERIOR JOINTS TO BE FINISHED WITH A FINISH SYSTEM
  - 16. ALL EXTERIOR CORNICES TO BE FINISHED WITH A FINISH SYSTEM
  - 17. ALL EXTERIOR BALCONIES TO BE FINISHED WITH A FINISH SYSTEM
  - 18. ALL EXTERIOR TERRACES TO BE FINISHED WITH A FINISH SYSTEM
  - 19. ALL EXTERIOR PATIOS TO BE FINISHED WITH A FINISH SYSTEM
  - 20. ALL EXTERIOR DECKING TO BE FINISHED WITH A FINISH SYSTEM
  - 21. ALL EXTERIOR FENCING TO BE FINISHED WITH A FINISH SYSTEM
  - 22. ALL EXTERIOR GATES TO BE FINISHED WITH A FINISH SYSTEM
  - 23. ALL EXTERIOR SIGNAGE TO BE FINISHED WITH A FINISH SYSTEM
  - 24. ALL EXTERIOR LIGHTING TO BE FINISHED WITH A FINISH SYSTEM

DATE	DESCRIPTION	BY	CHK

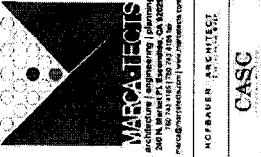


**VARCATECIS**  
ARCHITECTS  
200 N. GARDEN ST., SUITE 100  
SAN ANTONIO, TEXAS 78205  
TEL: 512-343-1111 FAX: 512-343-1112  
WWW.VARCATECIS.COM

CLIENT: KTM AMERICA  
PROJECT: KTM / HSC CAMPUS  
ADDRESS: 10000 N. LOOP W.  
HOUSTON, TX 77033  
PROJECT NO.: 1719  
STAMP

DATE: 09/21/11  
SCALE: AS SHOWN  
TITLE: EXTERIOR ELEVATIONS

VARCATECIS PROJECT: B  
A2.1.2  
VARCATECIS PROJECT: B  
A2.1.2  
VARCATECIS PROJECT: B  
A2.1.2



Wincheta, CA 92583  
Winchester Rd.

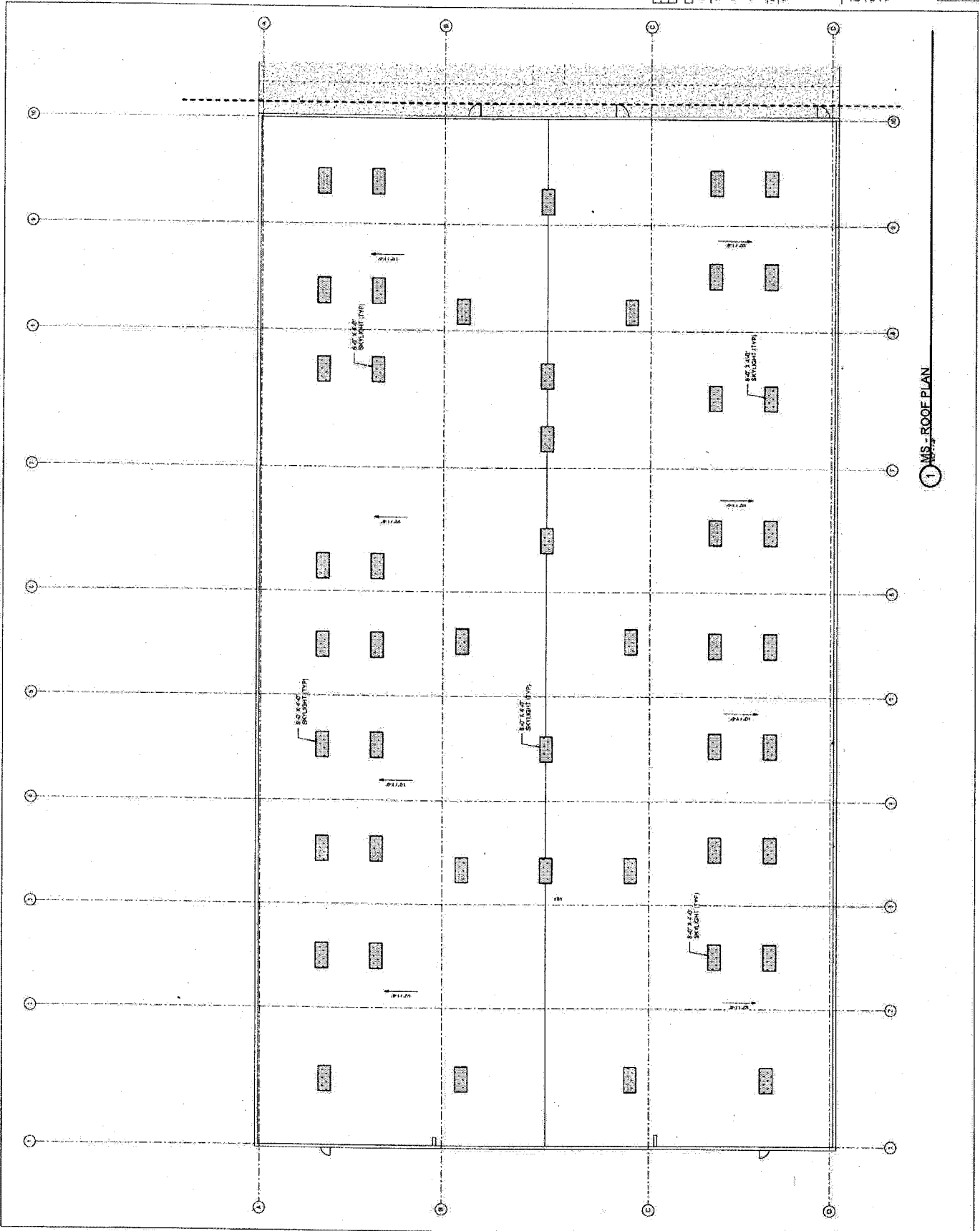


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PROJECT:	KTM / HMC CAMPUS	
ADDRESS:	Corner of Luning CA 92508	
PROJECT NO.		
STAMP		

DATE	DRAWN
SCALE	3/32" = 1'-0"
TITLE	

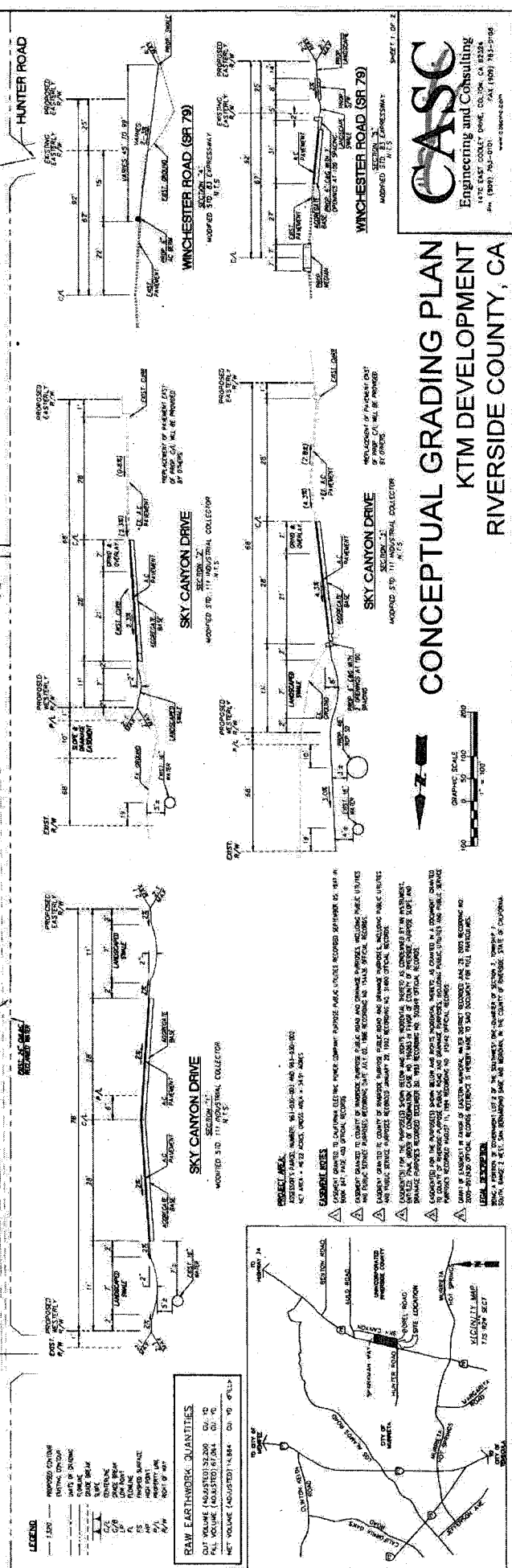
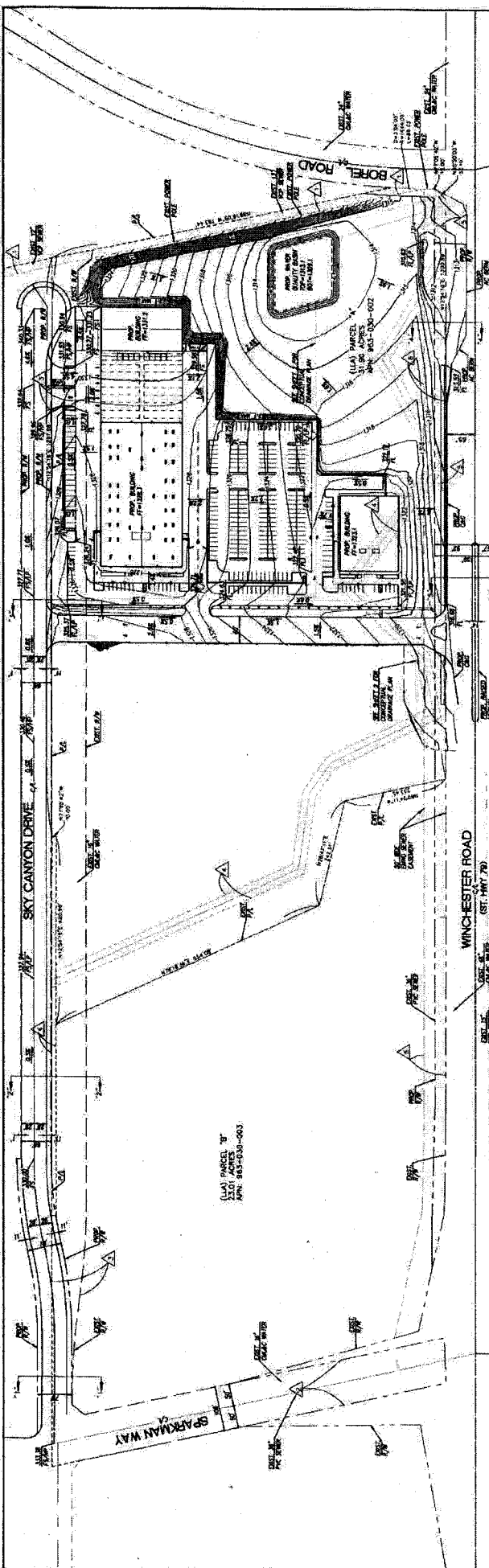
ROOF PLAN

**A1.3.0**



MS - ROOF PLAN

**CONCEPTUAL GRADING PLAN  
KTM DEVELOPMENT  
RIVERSIDE COUNTY, CA**

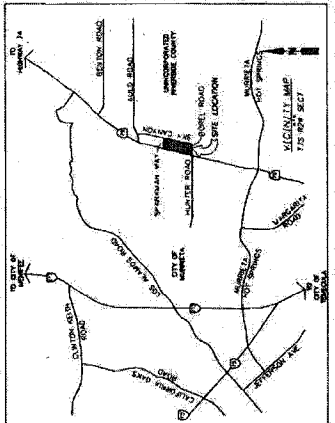


**LEGEND**

PROPOSED CENTER LINE	---
EXISTING CENTER LINE	- - -
PAVEMENT	▤
CURB & GUTTER	▥
EXISTING GRADE	█████
PROPOSED GRADE	▨
WATER	▧
SEWER	▩
STAKE	○
CATCH BASIN	◻
MANHOLE	◊
PROPOSED LOT	▭
EXISTING LOT	-
PROPOSED DRIVE	▭
EXISTING DRIVE	-

**RAW EARTHWORK QUANTITIES**

CUT VOLUME (ADJUSTED) SQ. YD.	0.0
FILL VOLUME (ADJUSTED) SQ. YD.	0.0
NET VOLUME (ADJUSTED) SQ. YD.	0.0



**PROJECT AREA:** THIS PROJECT IS LOCATED ON THE SKY CANYON DRIVE TRACT, WHICH IS BEING DEVELOPED AS A RESIDENTIAL DEVELOPMENT. THE PROJECT AREA IS SITUATED IN THE WESTERN PART OF THE SKY CANYON DRIVE TRACT, WHICH IS A 1,000+ ACRE TRACT. THE PROJECT AREA IS SITUATED IN THE WESTERN PART OF THE SKY CANYON DRIVE TRACT, WHICH IS A 1,000+ ACRE TRACT.

**CONSENT GRANTED:** TO CARRY OUT THE PROJECT, THE ENGINEER HAS PREPARED THIS GRADING PLAN. THE ENGINEER HAS CONDUCTED A SURVEY OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED GRADING PLAN IS FEASIBLE AND WILL NOT CAUSE ANY UNREASONABLE OBSTRUCTION OF ADJACENT PROPERTY.

**CONSENT GRANTED:** TO CARRY OUT THE PROJECT, THE ENGINEER HAS PREPARED THIS GRADING PLAN. THE ENGINEER HAS CONDUCTED A SURVEY OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED GRADING PLAN IS FEASIBLE AND WILL NOT CAUSE ANY UNREASONABLE OBSTRUCTION OF ADJACENT PROPERTY.

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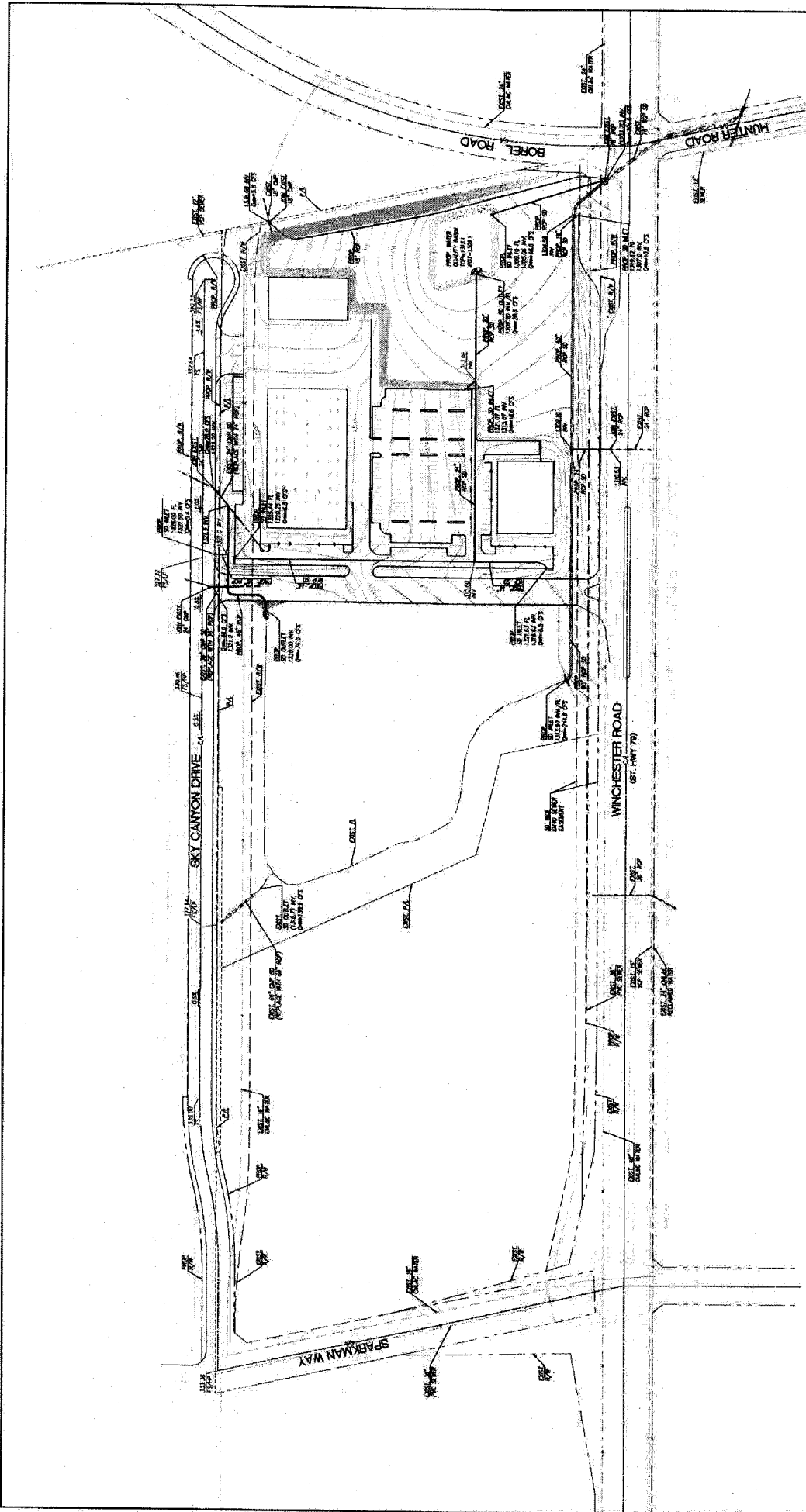
**CONSENT GRANTED:** TO CARRY OUT THE PROJECT, THE ENGINEER HAS PREPARED THIS GRADING PLAN. THE ENGINEER HAS CONDUCTED A SURVEY OF THE PROJECT AREA AND HAS FOUND THAT THE PROPOSED GRADING PLAN IS FEASIBLE AND WILL NOT CAUSE ANY UNREASONABLE OBSTRUCTION OF ADJACENT PROPERTY.

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**LEGAL DESCRIPTION:** LOT 1, SKY CANYON DRIVE TRACT, PARCEL 451-030-001, 451-030-002, 451-030-003, 451-030-004, 451-030-005, 451-030-006, 451-030-007, 451-030-008, 451-030-009, 451-030-010, 451-030-011, 451-030-012, 451-030-013, 451-030-014, 451-030-015, 451-030-016, 451-030-017, 451-030-018, 451-030-019, 451-030-020, 451-030-021, 451-030-022, 451-030-023, 451-030-024, 451-030-025, 451-030-026, 451-030-027, 451-030-028, 451-030-029, 451-030-030, 451-030-031, 451-030-032, 451-030-033, 451-030-034, 451-030-035, 451-030-036, 451-030-037, 451-030-038, 451-030-039, 451-030-040, 451-030-041, 451-030-042, 451-030-043, 451-030-044, 451-030-045, 451-030-046, 451-030-047, 451-030-048, 451-030-049, 451-030-050, 451-030-051, 451-030-052, 451-030-053, 451-030-054, 451-030-055, 451-030-056, 451-030-057, 451-030-058, 451-030-059, 451-030-060, 451-030-061, 451-030-062, 451-030-063, 451-030-064, 451-030-065, 451-030-066, 451-030-067, 451-030-068, 451-030-069, 451-030-070, 451-030-071, 451-030-072, 451-030-073, 451-030-074, 451-030-075, 451-030-076, 451-030-077, 451-030-078, 451-030-079, 451-030-080, 451-030-081, 451-030-082, 451-030-083, 451-030-084, 451-030-085, 451-030-086, 451-030-087, 451-030-088, 451-030-089, 451-030-090, 451-030-091, 451-030-092, 451-030-093, 451-030-094, 451-030-095, 451-030-096, 451-030-097, 451-030-098, 451-030-099, 451-030-100.

**SCALE:** THE GRADING PLAN IS DRAWN ON A SCALE OF 1" = 40'.





SHEET 2 OF 2

**CASC**  
 Engineering and Consulting  
 440 EAST COOLEY DRIVE, COLTON, CA 92324  
 Ph: (951) 782-0191  
 www.cascinc.com

**CONCEPTUAL DRAINAGE PLAN**  
**KTM DEVELOPMENT**  
**RIVERSIDE COUNTY, CA**

- LEGEND**
- PROJECT BOUNDARY
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - DITCH
  - GRADE BREAK
  - CONTOUR
  - EXISTING
  - PROPOSED
  - PROPERTY LINE
  - ADJACENT
  - STORM DRAIN



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**  
**KTM NORTH AMERICA**

**Environmental Assessment (E.A.) Number:** CEQ180087  
**Project Case Type (s) and Number(s):** Plot Plan (PPT180022)  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** David Alvarez  
**Telephone Number:** (951) 955-5719  
**Applicant's Name:** Pierer Immoreal North America, LLC  
**Applicant's Address:** 38429 Innovation Court  
Murrieta, CA 92563  
**Engineer/Rep's Name:** CASC Engineering and Consulting, Inc.  
**Engineer/Rep's Address:** 1470 E. Cooley Dr.  
Colton, CA 92324

**I. PROJECT INFORMATION**

**Project Description:**

**Plot Plan No. 180022** proposes the development of an office building complex for a KTM headquarters that consists of a main HQ building a motorsport building and storage buildings. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and includes office and equipment testing and research and is approximately 26 feet in height. The storage building is 17,917 square feet that includes storage for motorcycles and other equipment, both of which are approximately 26 feet in height. The HQ building would be primarily office space. Between the Motorsport building and storage building is a 26,696 square feet open area for truck parking and an 8,602 square-foot intake area with truck bays that also includes a washing area for motorcycles. The KTM Campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00am - 5:00pm).

The Project site is located within the French Valley community in unincorporated Riverside County, specifically east of Highway 79 (SR-79), otherwise known as Winchester Road and south of Sparkman Way, north of Borel Road, and west of Sky Canyon Drive on parcel no. 963-030-002. The Project is adjacent to the French Valley Airport and is located within the French Valley Airport Influence Area Zone D and Zone B-2. Surrounding uses include vacant property to the north; the French Valley Airport to the east; vacant property to the south; and single family residential and commercial development to the west. The City of Murrieta is located along the west side of Winchester Road.

The development will provide infrastructure and public improvements on Sky Canyon Drive and portions of Winchester Road, fronting the development. Access to the site will be provided with a right-in/right-out driveway off Winchester Road and a second drive-way off of Sky Canyon Drive. The Sky Canyon and Sparkman Way intersection is proposed to be realigned to adhere to County Transportation intersection standards and to accommodate the existing French Valley Airport driveway along the project's easterly border. This includes realigning the Sky Canyon Drive right-of-way (south of Sparkman Way) to accommodate the Future Sky Canyon Drive which will then align with the existing Sky Canyon Drive north of Sparkman Way. The Sky Canyon Drive right-of-way south of Sparkman Way will then curve easterly to its current location which overlaps the

existing Airport driveway. Thus, the Applicant is proposing to incorporate the existing Airport driveway into the Future Sky Canyon Drive south of Sparkman Way. The development area proposes to break ground in December 2019 and begin construction in the 1<sup>st</sup> Quarter of 2020. As previously noted, the Applicant is not proposing any development on parcel no. 963-030-003.

**KTM HEADQUARTERS BUILDING (47,675 sq.ft.)**

The Headquarters building will consist of general office functions such as sales and marketing, HR, accounting, graphic design and customer service, which are primarily done over phone and internet. The facility will not be open to the public and will be closed to public access due to proprietary information. Approximately 100 employees will work in the headquarters building.

**MOTORSPORT BUILDING (60,860 sq.ft.)**

The Motorsport building serves as a training and Research and Development (R&D) facility for the KTM company. Dealer representatives are invited to the facility, where master technicians and mechanics disassemble and reassemble the motorcycles by hand to show the dealer representatives how to repair certain aspects of the motorcycles, as well as show case certain new functions of the motorcycles. These are all done for sales and marketing purposes so that the dealers can have a high level of knowledge over the product to convey to customers. There is no manufacturing or distribution in this facility. There are "Dyno Machine Rooms" to bring the motorcycle up to speed and test their function. Approximately 50 employees are anticipated to work in this building.

**ANCILLARY STORAGE WAREHOUSE (17,917 sq.ft.)**

This facility will function as a storage for KTM motocross bikes and trucks. The KTM Motorsport company brings in less than 1% of their total manufactured motorcycles to this facility. The parts are manufactured in Europe, shipped over to Akron, Ohio where the motocross bikes are assembled. Then they are all placed on trucks, and distributed to dealerships across North America (Canada, Mexico, USA). However, a small percentage comes to this facility for testing, marketing, and research and development.

**KTM-OWNED TRUCK PARKING (20,696 sq.ft.) AND MAINTENANCE INTAKE AREA (8,602 sq.ft.)** The truck parking area is approximately 20,696 sq.ft. and anticipates KTM owned semi-trucks four months out of the year (January to February and November to December). The maintenance intake area is approximately 8,602 sq.ft. is an open area which include wash bays to clean the motocross bikes after each race.

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

**B. Total Project Area:** 56.95 Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 56.95	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> 161,750	<b>Est. No. of Employees:</b> 150 (Projected)
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**Other:**

**C. Assessor's Parcel No(s):** 963-030-002

**Street References:** The site is bounded by Winchester Road (State Route 79) on the west, Sky Canyon Drive on the east, and Borel Road to the south. The site is directly adjacent to the west boundary of the French Valley Airport.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 7, Township 7 South, Range 2 West

**E. Brief description of the existing environmental setting of the Project site and its surroundings:** The Project is located within the unincorporated community of French Valley, adjacent to the City of Murrieta and north of the City of Temecula. The Project is bounded by Winchester Road (State Route 79) to the west, Sky Canyon Road to the east, and Borel Road to the south. The proposed Project is located in the Southwest Area Plan of western Riverside County, which is governed by the County of Riverside Board of Supervisors.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the current land use designation of Commercial Retail (C-R).
- 2. Circulation:** The Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The Multipurpose Open Space Element of the County General Plan outline policies and implementation measures that protects and preserves natural resources, agriculture and open space areas, manages mineral resources, preserves and enhances cultural resources, and provides recreational opportunities for the residents of Riverside County. A total of 0.45 acre of potential jurisdictional Waters of the U.S. and 0.74 acres of waters of the State in the form of ephemeral drainages, intermittent drainage and inundated pond have been identified within the Project area. Thus, the proposed Project will preserve a drainage feature onsite as part of a natural resource mitigation strategy.
- 4. Safety:** The Project site is located in Airport Compatibility Zones B2 and D. The Project is consistent with the standards of the Airport Land Use Plan. The proposed Project is within an area that has a low susceptibility to liquefaction and is not located within any other special hazard zone (including fault zone, high fire hazard zone, etc.)
- 5. Noise:** Based on the Noise Impact Analysis: KTM French Valley, Urban Crossroads, August 15, 2018, no anticipated noise pollution is expected with this Project. The proposed Project meets all other applicable General Plan Noise element policies.
- 6. Housing:** The proposed Project does not include the development of additional housing. It is not expected that the Project will create a demand of housing or affordable housing beyond that Projected by the County's General Plan.
- 7. Air Quality:** The proposed Project is in conformance with the Air Quality Element of the General Plan, as well as the standards set forth by the South Coast Air Quality District (SCAQMD). The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and will be required to meet all other applicable Air Quality Element policies.

**8. Healthy Communities:** Land use patterns are critical to the health and well-being of residents because they affect such things as levels of physical activity, access to nutritious food, and the creation and exposure to pollutants. Healthy land use patterns can be achieved by encouraging infill focusing development in mixed use districts and along major transit corridors, avoiding leap frog development, constructing a diverse mix of uses throughout Riverside County and encouraging land use patterns that promote walking, bicycling and transit use. The proposed Project is consistent with this element of the General Plan.

**9. Environmental Justice (After Element is Adopted):**

**B. General Plan Area Plan(s):** Southwest Area Plan

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail, as depicted on the Land Use Plan for Specific Plan No. 265 (CR)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

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

**2. Foundation Component(s):** To the North, East, and South Community Development (CD). To the West is the City of Murrieta.

**3. Land Use Designation(s):**

North: Commercial Retail (CR), Commercial Office (CO) (as depicted on the Land Use Plan for Specific Plan No. 265)

East: Public Facilities (PF), French Valley Airport

South: Commercial Office (CO), Light Industrial (LI), Business Park (BP) (as depicted on the Land Use Plan for Specific Plan No. 265)

West: City of Murrieta

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

**5. Policy Area(s), if any:** Highway 79 Policy Area

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** Borel Airpark Center, Specific Plan No. 265

**2. Specific Plan Planning Area, and Policies, if any:** Planning Area No. 13

**I. Existing Zoning:** Specific Plan -- Borel Airpark Center, Specific Plan No. 265

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:**

North: Specific Plan (SP)

East: Manufacturing-Service Commercial (M-SC), French Valley Airport, Commercial Office (C-O).

South: Specific Plan (SP), Light Agriculture (A-1-10)

West: City of Murrieta

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (x) would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agriculture & Forest Resources	<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Transportation / Traffic
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use / Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Energy	<input type="checkbox"/> Paleontological Resources	<input checked="" type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made or agreed to by the Project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed Project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed Project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed Project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed Project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the Project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the Project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative

declaration was adopted, shows any the following:(A) The Project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.

Signature	10/2/2019
David Alvarez	Date
Printed Name	Project Planner

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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



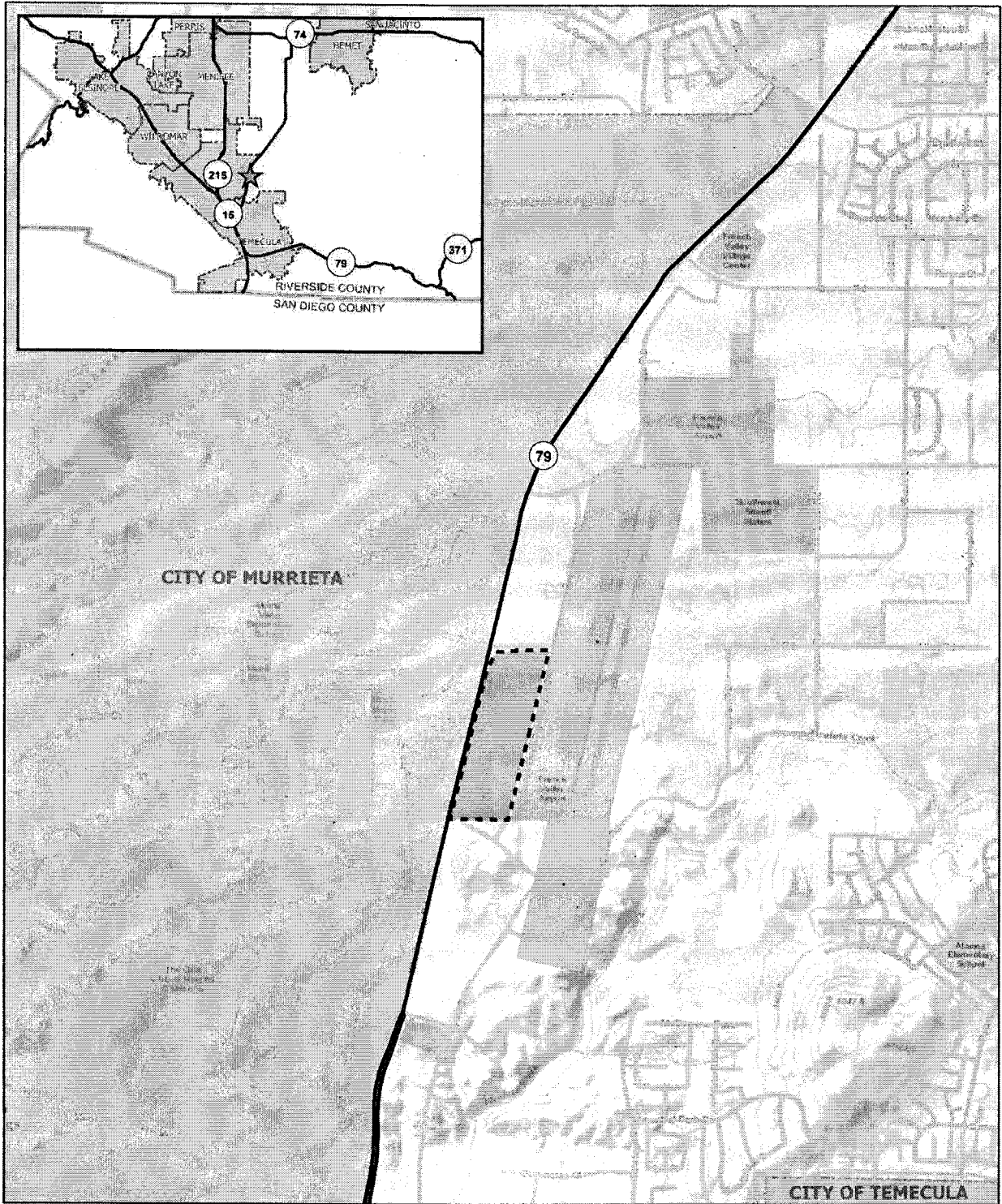


FIGURE 1

*Site Location*

FRENCH VALLEY • KTM MOTORSPORTS



SOURCE: Esri World Topographic Map, 2017, Riverside County Assessor, RCIT GIS

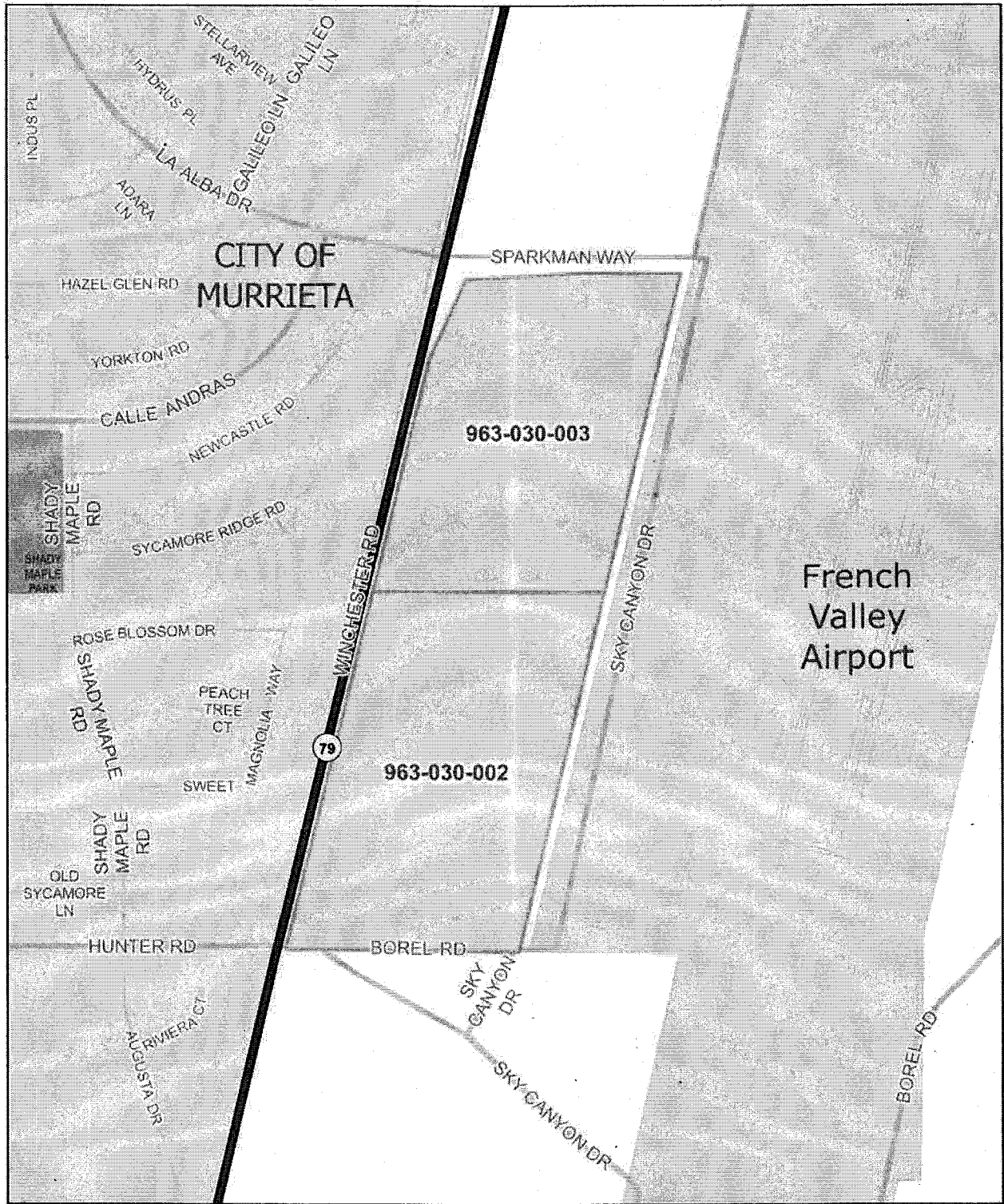
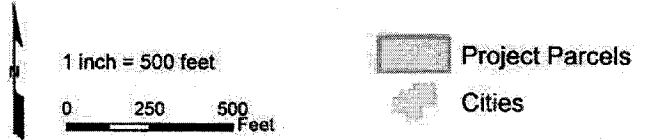


FIGURE 2



**Assessor's Parcel Numbers**

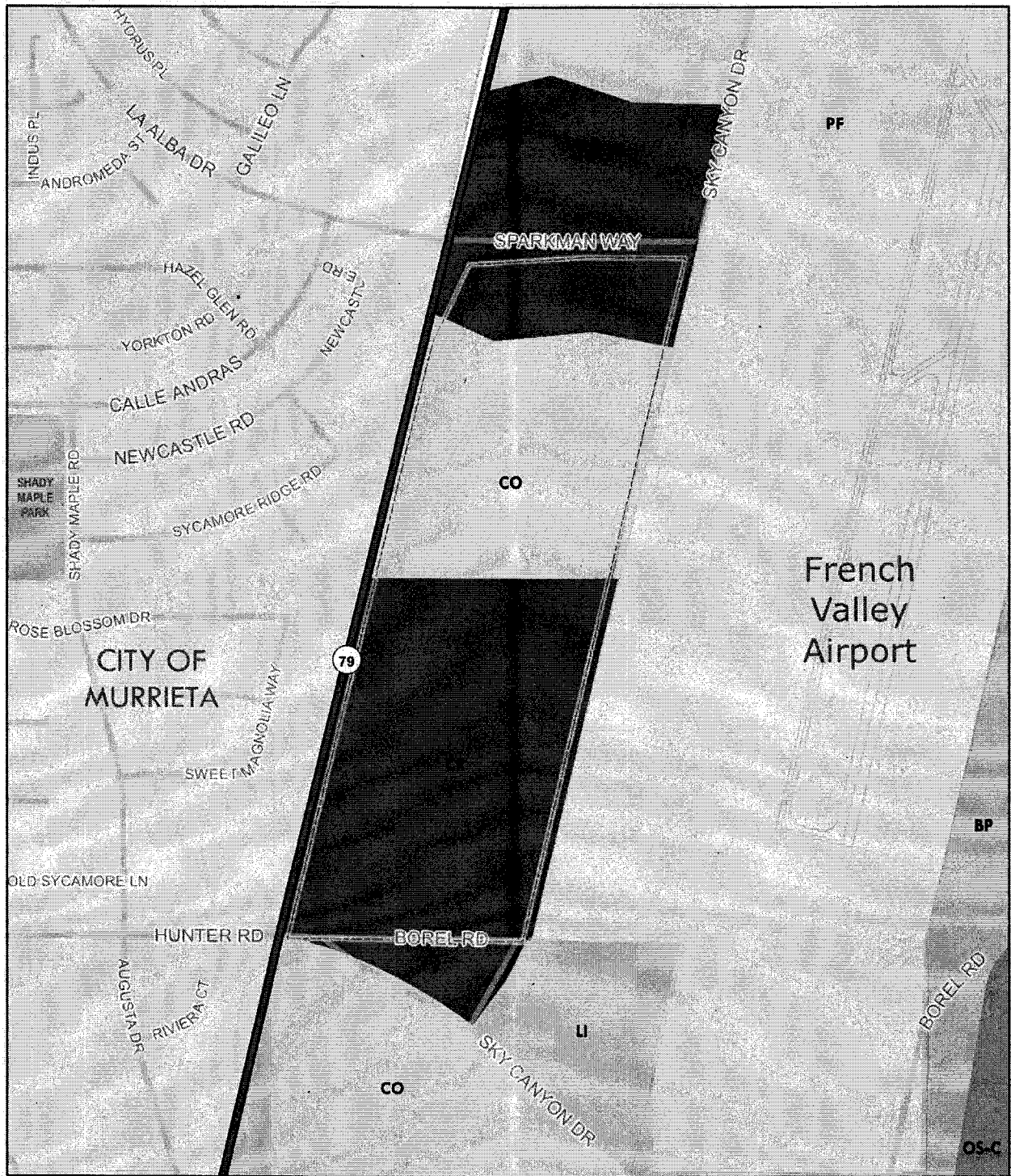
FRENCH VALLEY • KTM MOTORSPORTS

SOURCE: Riverside County Assessor, RCIT GIS



**FIGURE 3**  
**Aerial Photograph of Project Site**  
 FRENCH VALLEY • KTM MOTORSPORTS

SOURCE: Riverside County Assessor, RCIT GIS



French Valley Airport

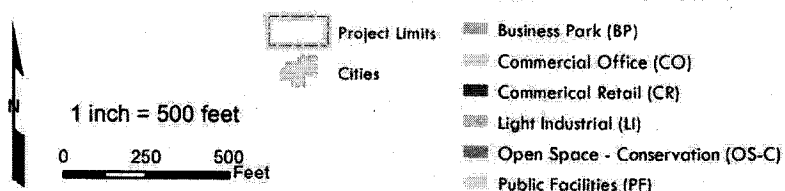
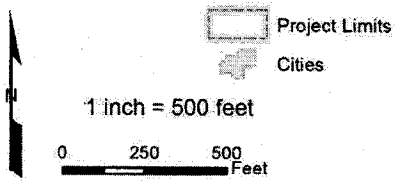
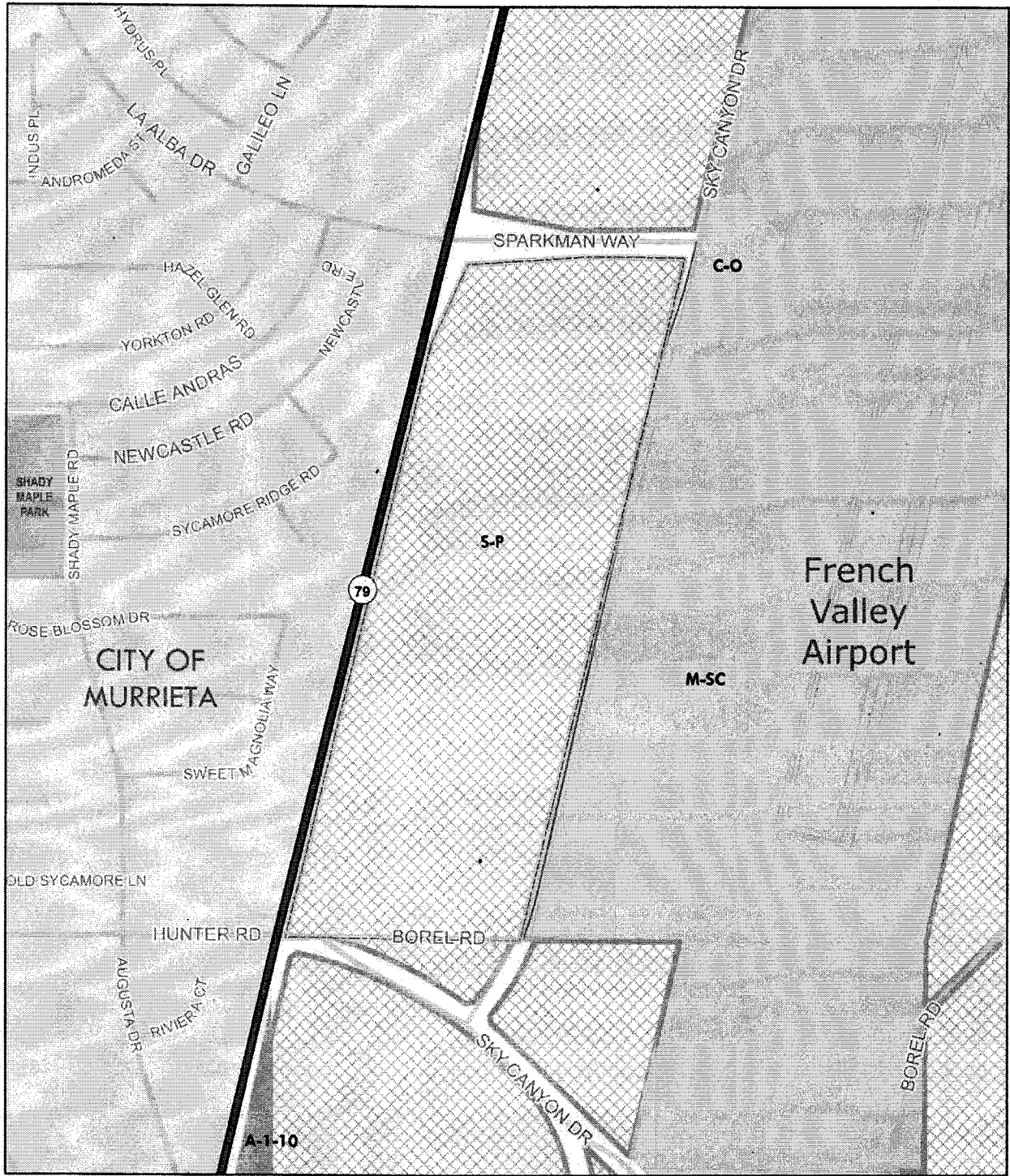


FIGURE 4

*Land Use Designation*

FRENCH VALLEY • KTM MOTORSPORTS

SOURCE: Riverside County Assessor, RCIT GIS



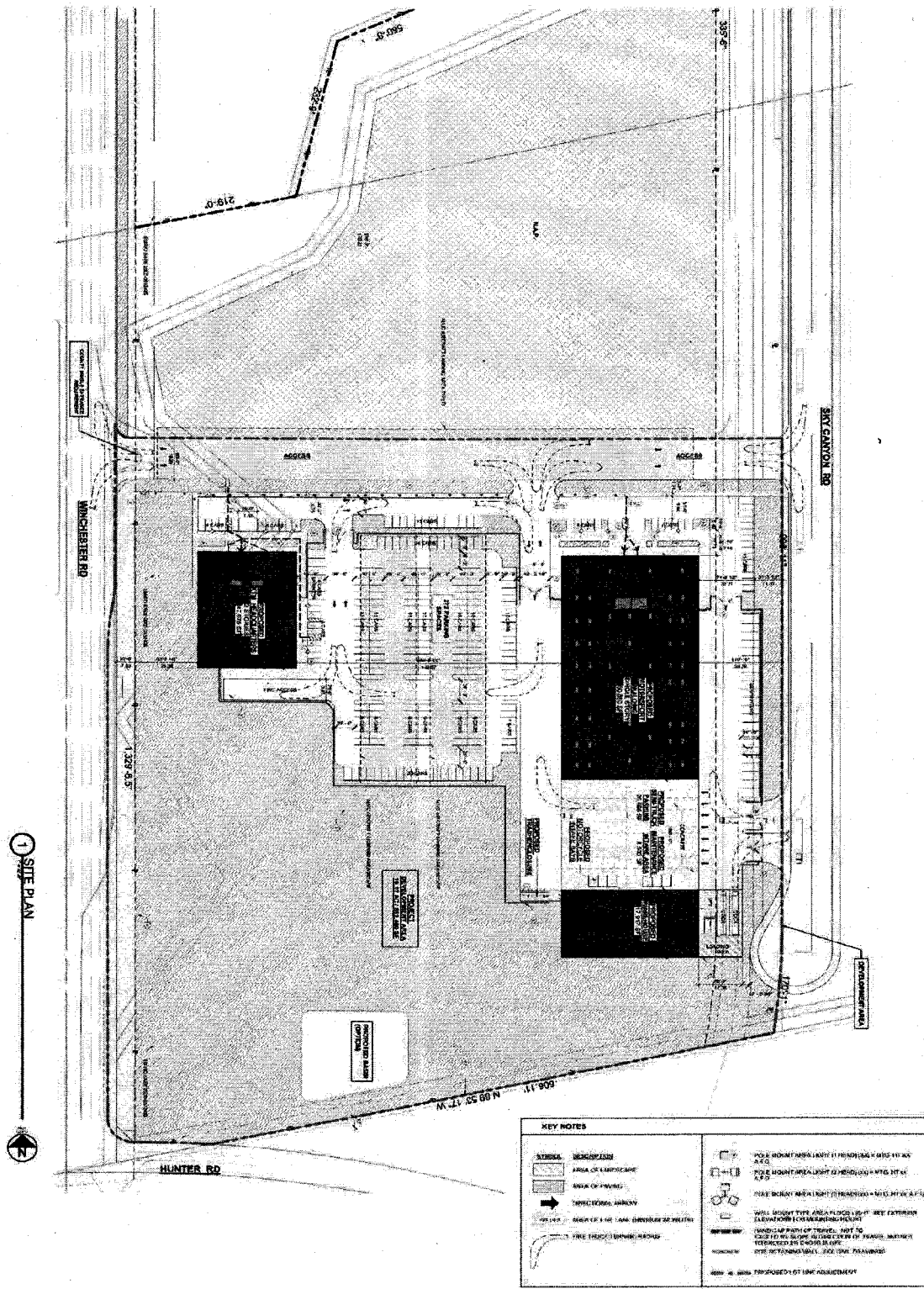
- Project Limits
- Cities
- Specific Plan (S-P)
- Light Agriculture - 10 acre min. (A-1-10)
- Commercial Office (C-O)
- Manufacturing - Service Commercial (M-SC)

FIGURE 5

**Zoning Designation**

FRENCH VALLEY • KTM MOTORSPORTS

SOURCE: Riverside County Assessor, RCIT GIS



SOURCE: MARGATECTS Architecture 6/22/08

**CASC**  
Engineering and Consulting



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**FIGURE 6**  
**Site Plan**

FRENCH VALLEY • KTM MOTORSPORTS

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AESTHETICS** Would the project

**1. Scenic Resources**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure C-8: *Scenic Highways*, Southwest Area Plan (SWAP)

Findings of Fact:

- a) Less than Significant Impact. The proposed Project is located along State Route (SR) 79 South within the northern portion of the Southwest Area Plan (SWAP). This section of SR 79 has not been nominated for Scenic Highway Status pursuant to the SWAP. According to the Riverside County General Plan Chapter 4 (*Circulation*), Figure C-8: *Scenic Highways*, the closest County eligible scenic highway is the section of Interstate 215 from Highway 74 south to the city of Temecula, located approximately 2.7 miles west of the Project site. The closest State eligible scenic highway is Highway 74 travelling east-west through the City of Hemet approximately 11.5 miles north of the Project site.

The proposed Project is in a developed area and adjacent to residential land uses to the west, the French Valley Airport to the east, and commercial and industrial uses to the north and south. Development of the Project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed Project. Building heights on the entire Project area will not exceed forty-feet in height. A less than significant impact is expected.

- b) No Impact. The proposed Project area does not have significant vegetation on the site and is relatively flat. The proposed Project would not damage scenic resources, including trees, rock outcroppings or unique landmark features, or obstruct a prominent scenic vista or view open to the public because there are none located on site. The Project area contains grass fields with a few bushes that are not representative of a scenic resource. Additionally, the proposed Project will not result in the creation of an aesthetically offensive site open to the public view. The surrounding land uses consist of an airport, residential developments, and commercial and light industrial uses. No impact is expected.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) No Impact. The Project is within a developed area adjacent to the French Valley Airport. Per the discussions above in a) and b), the Project would not conflict with applicable zoning and other regulations governing scenic quality

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**2. Mt. Palomar Observatory**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? |                          |                          |                                     |                          |

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) Less than Significant Impact. The proposed Project is located 21.34 miles from the Mt. Palomar Observatory and falls within the 45-mile radius designated as Zone B Special Lighting Area. The proposed Project will not interfere with the nighttime use of the Mt. Palomar Observatory as all exterior lighting shall utilize low-pressure sodium lamps and be designed with shields or hoods to orient the light in a downward manner thereby reducing glare and light spillover into the night sky and onto adjacent properties. Furthermore, the applicant is required to adhere to Ordinance No. 655 as it pertains to light pollution. Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized (COA 015). Site specific lighting design details for the proposed buildings, parking lots, etc. will be submitted for review and approval to reduce potential impact to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? |                          |                          |                                     |                          |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  |                          |                          |                                     |                          |

Source: On-site Inspection; Project Application Description; Ord. No. 655 (Regulating Light Pollution); Ord. 915 (Regulating Outdoor Lighting); Riverside County General Plan (Southwest Area Plan); Borel Airpark Specific Plan

Findings of Fact:

- a) Less than Significant Impact. The proposed Project is located in a developed area and is surrounded by residential and light industrial land uses as well as SR 79. The development of the site area includes the addition of three new buildings and commercial parking area, which will create a new source of substantial light. Lighting shall be constructed in a manner that prohibits excessive glare and light spill over by utilizing shields or hoods that direct the light in a downward manner. Adherence to Ord. No. 653 that intends to "restrict



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research," will assure a less than significant impact.

- b) Less than Significant Impact. Residential properties to the west of the Project site across SR 79 are currently shielded by an approximately 30-foot landscaping area from the back of an existing sidewalk to the 6-foot block wall at the back of the existing homes. Lighting from the proposed Project would be constructed in a manner that prohibits excessive glare and light spill over by utilizing shields or hoods that direct the light in a downward manner away from the direction of these homes. The distance, block wall, and existing vegetation and trees that exist between the Project and this residential area will further mitigate any perceived light being produced by the Project. The required compliance with Ord. No. 915, which states that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate," will assure a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FORESTRY RESOURCES** Would the project

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the Project:

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

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2: *Agricultural Resources*; GIS database; Project Application Materials; California Department of Conservation Farmland Mapping and Monitoring Program (FMMP).

Findings of Fact:

- b) Less than Significant Impact. The Project site is in an area designated as farmland of local importance. However, the proposed Project does not involve land which is designated as having prime, unique or farmland of statewide importance, nor is the land under a Williamson Act contract or within a Riverside County Agricultural Preserve. The Project area was operated under agricultural uses in the past, however, the conversion of the Project site to a commercial use is not expected to be a significant impact to farmland under CEQA due to its nature as locally important farmland. The nearest property zoned as unique farmland is approximately 1.0 miles east of the Project site. Remaining adjacent properties relating to agriculture are considered land of local importance. The Project will have a less than significant impact to the representation of locally important farmland in the vicinity, as well as farmland of prime, unique or statewide importance.
- c) No Impact. The Project site is not zoned for agricultural use or within land subject to the Williamson Act or a Riverside County Agricultural Preserve. Therefore, the Project will not conflict with existing agricultural zoning or agricultural use.
- d) No Impact. The Project is primarily surrounded by built up residential areas in the City of Murrieta to the West, the French Valley Airport to the East and areas zoned as Commercial Retail and Commercial Office and other zoning standards specified in the Boreal Airpark Specific Plan. There is a strip of 4.22-acre land that is zoned for light agriculture (A-1-10) that is located approximately 300 feet southwest of the Project site; however, the Project does not propose development of non-agricultural uses in this off-site agriculturally zoned area. However, the parcel zoned for light agriculture is currently vacant and does not have a development application proposed for the property. Therefore, this Project will have no impact.
- e) No Impact. The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. No impact is expected.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**5. Forest**

- a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a: *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*; Figure OS-3b: *Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas*; and Project Application Materials.

Findings of Fact:

- a) No Impact. The Project is not located within the boundaries of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned timberland production.
- b) No Impact. According to the General Plan, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.
- c) No Impact. The Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Sources: County of Riverside Climate Action Plan (CAP) 2015, South Coast Air Quality Management District (SCAQMD) 2016 Air Quality Management Plan and CalEEMod v2016.3.1 (Model ran 07/31/2018)

*Regulatory Setting*

The Project site is located in the South Coast Air Basin ("SCAB"), within the jurisdiction of SCAQMD. The SCAB incorporates an area of approximately 6,800 square miles with a population of approximately 16 million people in 2015. The SCAB is compiled from jurisdictions including Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties. In 1959, California enacted legislation requiring the state Department of Public Health to establish the California Ambient Air Quality Standards (CAAQS), in order to protect sensitive groups from poor air quality. An air quality standard defines the maximum amount of pollutant averaged over a specified period of time that can be present in the atmosphere without presenting harmful effects to individuals and the environment. In 1971, the U.S. EPA set National Air Quality Standards (NAAQS) for six principal pollutants, which are called "criteria pollutants," including Ozone (O<sub>3</sub>), Particulate Matter (PM) (including both PM<sub>10</sub> and PM<sub>2.5</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead (Pb).

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Currently, the SCAB is in nonattainment for Ozone (O<sub>3</sub>) and Fine Particulate Matter 2.5 micrometers or less in diameter (PM<sub>2.5</sub>) under state and federal air quality standards, and Inhalable Particulate Matter 10 micrometers or less in diameter (PM<sub>10</sub>) under state air quality standards. The federal Clean Air Act (CAA) requires areas that are not attaining the NAAQS to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the SCAB was published in 2016.

The SCAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any Projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered having an individually and cumulatively significant air quality impact. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a Project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.

SCAQMD measures concentrations of air pollutants at 37 permanent monitoring stations in the SCAB and a portion of the Salton Sea Air Basin in Coachella Valley. Relative to the Project site, the nearest long-term monitoring site for Ozone (O<sub>3</sub>) is the South Coast Air Quality Management District (SCAQMD) Temecula Valley Monitoring Station, located approximately 3.0 miles east of the Project site. The nearest long-term air quality monitoring site for Nitrogen Dioxide (NO<sub>2</sub>), Fine Particulates (PM<sub>2.5</sub>), Carbon Monoxide (CO) and Inhalable Particulates (PM<sub>10</sub>) is the SCAQMD

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lake Elsinore Monitoring Station, located approximately 18 miles northwest of the Project site.

*Methodology*

The California Emissions Estimator Model (CalEEMod) v2016.3.1 was used to quantify emissions during Project construction and operations (*model ran on 07-31-2018*). The model accounted for up to 200,000 sq.ft. of commercial office building, research and development facility, warehouse, and truck parking and adjacent wash area. The model also quantified results for onsite parking, perimeter streets, and grading of the entire site. Low VOC paint (>50 g/L) will be used on building interiors and exteriors in order to reduce levels of ROG and VOC emissions.

More recently, a revised development plan was prepared by the Applicant and submitted to the County in August 2019, which proposes a reduced building footprint and smaller grading impacts. The new development plan proposes approximately 155,000 sq.ft. of commercial office building, research, and development facility, warehouse, and truck parking, and grading is limited to under 20 acres. Therefore, the impacts considered in the air quality study are much greater than actuality and should be viewed as worst case scenario.

Regional Impacts

*Construction*

Construction activities associated with the proposed Project will result in limited emission of Reactive Organic Gases (ROGs), Nitrogen Oxide (NO<sub>x</sub>), (Carbon Monoxide) CO, Sulfur Oxides (SO<sub>x</sub>), and Particulate Matter (PM<sub>10</sub>, and PM<sub>2.5</sub>). Based on the results of the CalEEMod as seen on Table 1: Project Construction Emissions, emissions resulting from the Project construction would not exceed numerical thresholds established by the SCAQMD. The Project shall also implement the best available dust control in compliance with SCAQMD Rule 403 to control fugitive dust during the construction phase.

*Operations*

Operational emissions associate with the proposed Project would be expected from the following primary sources—area source emissions, energy source emissions, and mobile source emissions. Under the assumed scenarios established in the report, emissions resulting from the Project operations would not exceed the numerical thresholds established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur, and no mitigation is required. See Table 2: Project Operations Emissions.

<b>Table 1: PROJECT CONSTRUCTION EMISSIONS (<i>Unmitigated</i>)</b>			
<b>Pollutant</b>	<b>Daily Maximum Emissions (lbs./day)</b>	<b>South Coast Air Quality Management District Maximum Daily</b>	<b>Exceeds SCAQMD Threshold?</b>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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		Threshold <sup>1</sup> (lbs./day)	
Reactive Organic Gas (ROG)	66.43	75	NO
Oxides of Nitrogen (NO <sub>x</sub> )	54.59	100	NO
Carbon Monoxide (CO)	39.59	550	NO
Sulfur Dioxide (SO <sub>2</sub> )	0.12	150	NO
Particulate Matter (PM <sub>10</sub> )	20.66	150	NO
Particulate Matter (PM <sub>2.5</sub> )	12.18	55	NO

Source: CalEEMod v2016.3.1. Based on highest winter or summer emissions.

Pollutant	Daily Maximum Emissions (lbs./day)	South Coast Air Quality Management District Maximum Daily Threshold <sup>2</sup> (lbs./day)	Exceeds SCAQMD Threshold?
Reactive Organic Gas (ROG)	6.52	75	NO
Oxides of Nitrogen (NO <sub>x</sub> )	13.10	100	NO
Carbon Monoxide (CO)	32.93	550	NO
Sulfur Dioxide (SO <sub>2</sub> )	0.12	150	NO
Particulate Matter (PM <sub>10</sub> )	9.42	150	NO
Particulate Matter (PM <sub>2.5</sub> )	2.62	55	NO

<sup>1</sup> SCAQMD Air Quality Significance Thresholds <<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>>

<sup>2</sup> Ibid.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source: CalEEMod v2016.3.1. Note: Based on highest winter or summer emissions.**

Localized Impacts

The SCAQMD established the Localized Significance Thresholds (LSTs) in response to the SCAQMD Governing Board’s Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a Project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. SCAQMD’s Methodology states that off-site mobile emissions from the Project should NOT be included in the emissions compared to LSTs.<sup>3</sup> Therefore, for purposes of the construction LST analysis only emissions included in the CalEEMod “on-site” emissions outputs were considered. LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter ≤ 10 microns (PM<sub>10</sub>), and particulate matter ≤ 2.5 microns (PM<sub>2.5</sub>). The SCAQMD produced look-up tables for Projects that disturb less than or equal to 5 acres in size daily during the Construction phase. For this Project, the appropriate Source Receptor Area (SRA) is the SCAQMD Lake Elsinore Monitoring Station, located approximately 18 miles northwest of the Project site.

*Construction*

The proposed Project will actively disturb approximately 3.5 acres per day during the site preparation and 4.0 acres per day during the grading phase of construction. Sensitive receptors near the Project site include existing residential homes along Winchester Road, a church approximately 500 feet west of the Project site, and an elementary school 0.6 miles away. The closest sensitive receptors are the existing residential homes directly 160 feet west of the Project site. Results of the LST analysis are shown on Table : Localized Significance Threshold Analysis – Site Preparation Emissions (Unmitigated) and Table : Localized Significance Threshold Analysis – Grading Emissions (Unmitigated). Based on results of the LST analysis, localized construction emissions from PM<sub>2.5</sub> during site preparation would exceed the applicable SCAQMD LST threshold. PM<sub>2.5</sub> refers to atmospheric particulate matter (PM) that have a diameter of less than 2.5 micrometers, and is produced from the motor vehicles, particularly heavy-duty equipment and trucks, used during construction. As such, mitigation is required to reduce impacts to a less than significant level. Mitigation will include use of alternative fueled or catalyst equipment diesel construction equipment, minimizing idling time, and limiting hours of operation of heavy-duty equipment.

*Operations*

According to the SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed Project if the Project includes stationary sources or attracts mobile sources that may spend long periods quieting and idling at the site. The proposed Project does not include significant stationary source emissions, and no long-term localized significance threshold analysis is needed.

**Table 3: Localized Significance Threshold Analysis – Site Preparation Emissions**

	Emissions (pounds per day)
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<sup>3</sup> SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Threshold. <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf> (Accessed August 16, 2018)

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	NOx	CO	PM10	PM2.5
<b>Maximum Daily Emissions</b>	<b>45.57</b>	<b>22.06</b>	<b>20.46</b>	<b>12.13</b>
SCAQMD Localized Threshold	341	2,128	30	8
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>YES</b>

**Table 4: Localized Significance Threshold Analysis – Grading Emissions (Unmitigated)**

On-Site Grading Emissions	Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
<b>Maximum Daily Emissions</b>	<b>54.52</b>	<b>33.38</b>	<b>11.06</b>	<b>5.79</b>
SCAQMD Localized Threshold	367	2,327	33	9
<b>Threshold Exceeded?</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

*CO “Hot Spot” Analysis*

An adverse Carbon Monoxide (CO) concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. According to a Project-specific traffic impact analysis (TIA) dated July 2018 conducted by Urban Crossroads, the Project is anticipated to generate a net total of 1,487 passenger car equivalent (PCE) trip-ends per day with 100 PCE AM peak hour trip and 111 PCE PM peak hour trips. The proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot.” Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

Findings of Fact:

- a) Less than Significant Impact. The Project is located within the South Coast Air Basin (SCAB), under the jurisdiction of the South Coast Air Quality Management District, for which the 2016 Air Quality Management Plan (AQMP) has been prepared. The Project is consistent with the Specific Plan zoning designation established by the County of Riverside General Plan. AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant Projects. Significant Projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. The most recent general plan update is consistent with the growth forecast issued by SCAG, and is consistent with the AQMP.<sup>4</sup> Further, it includes a number of new policies and programs related to greenhouse gas reductions that would also improve air quality for a variety of criteria pollutants addressed in AQMPs. Notwithstanding, as previously evaluated, the Project would not exceed any of the applicable regional emissions thresholds. On the basis of the preceding discussion, the Project will not conflict or obstruct implementation of the AQMP. Less than significant

<sup>4</sup> Riverside County General Plan 2015. (online)  
[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2014/EnvironmentalImpactReport/04-06\\_AirQuality\\_2014-04-15.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2014/EnvironmentalImpactReport/04-06_AirQuality_2014-04-15.pdf)  
 (accessed August 28, 2018)



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact is expected.

- b) Less than Significant Impact. Based on the results from CalEEMod, regional emissions resulting from construction and operation of the Project would not exceed numerical thresholds established by the SCAQMD. Furthermore, the analysis assumes that individual Projects that do not generate construction and operation emissions that exceed SCAQMD's recommended regional daily thresholds for Project specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the basin is in nonattainment, and therefore, would not be considered to have a significant, adverse air quality impact. Less than significant impact is expected.
- c) Less than Significant Impact with Mitigation. According to AQMD, a sensitive receptor "is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant." Receptor locations typically include schools, long-term health care facilities, rehabilitation centers, convalescent centers, hospitals, retirement homes, and residences. Sensitive receptors near the Project site include existing residential homes along Winchester Road, a church approximately 500 feet west of the Project site, and an elementary school 0.6 miles west. The closest sensitive receptors are the existing residential homes directly 160 feet west of the Project site. Using the LST methodology, the Project would exceed the local threshold for PM<sub>2.5</sub> from fugitive dust during construction without mitigation and would temporarily expose sensitive receptors located within 1 mile of the Project site. Mitigation is required in order to reduce impacts to a less than significant impact.
- d) Less than Significant Impact. The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Semi-trucks will be parked in the truck parking area and motorcycles will be stored in the storage building. These parking/storage areas are along Sky Canyon Drive next to the Airport and is not adjacent to or nearby any sensitive receptors. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no additional mitigation is required.

Mitigation:

**AQ Mitigation Measure #1 (AQ-1):** Use of alternative fueled or catalyst equipment diesel construction equipment.

**AQ Mitigation Measure #2 (AQ-2):** Minimize idling to five (5) minutes or less.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AQ Mitigation Measure #3 (AQ-3):** Limit hours of operation of heavy-duty equipment during construction.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the Project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database; Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); HANS01482; Preliminary Jurisdictional Delineation (ECORP Consulting, Inc., August 21, 2017), submitted to USACE July 31, 2018; Focused Surveys for Western Burrowing Owl, KTM North America, French Valley Project Site (CASC Engineering and Consulting, October 2, 2018); 90-Day Dry and Wet Season Vernal Pool Brachiopod Survey Results, French Valley Project Site (Rocks Biological Consulting, June 10, 2019).

Findings of Fact:

- a) Less than Significant Impact with Mitigation. The Project site is located within MSHCP Criteria Cell 5969 of Cell Group V within the French Valley/Lower Sedco Hills subunit (SU5), which normally requires any implementing Project to undergo review through the Habitat Assessment Negotiation Strategy (HANS); however, the Project previously was reviewed by the County's Department of Environmental Programs (EPD) and cleared under HANS No. 1482 (dated August 13, 2007). The HANS review indicated that no conservation was required; A formal jurisdictional delineation was prepared and identified a total of 0.45-acre of potential jurisdictional Waters of the US and 0.74-acre of Waters of the State in the form of ephemeral drainages, intermittent drainage, and inundated pond on the Project site. A Nation-Wide Permit #39 from the USACE has been issued for this Project and has authorized permanent impacts to 0.074-acre of jurisdictional non-wetland waters of the US. Coordination with CDFW and SDRWQCB are pending. However, it is anticipated that mitigation at a 2:1 ratio within the Santa Margarita River watershed will provide compensation for impacts to these resources. Incorporation of the proposed mitigation measures will bring impacts to less than significant.
- b) No Impact. The site was assessed for rare plants and endangered species during spring 2018 (CASC 2018). The Project site falls within the Additional Survey Needs and Procedures for Burrowing Owl (MSHCP Section 6.3.2). Focused surveys for Burrowing Owl were conducted during the 2018 breeding season with negative results (CASC 2018). Dry and wet season surveys for vernal pool fairy shrimp were conducted (90-Day Dry and Wet Season Vernal Pool Brachiopod Survey Results, French Valley Project Site, Season Rocks Biological Consulting June 10, 2019). Survey results were negative for fairy shrimp. The Project site was negative for the presence of all threatened, endangered or special-status species. Therefore, the Project will have no impact.
- c) Less than Significant Impact with Mitigation. According to the HANS No. 1482, no burrowing owls were observed during the August 2006 focused surveys for burrowing owl (ECORP 2006). Focused surveys for burrowing owl were repeated during the 2018 breeding season and were also found to be negative (CASC 2018). The 2018 surveys detected no evidence on the property or immediate surrounding areas that burrowing owls were currently inhabiting the Project site. Although no burrowing owls were detected, pellets relatively consistent with those egested by burrowing owls were detected. These pellets are also consistent with the American kestrel, western scree owl, loggerhead shrike, and roadrunner. If the pellets were in fact burrowing owl, then it is possible that the site was utilized as a migratory stopover or for a seasonal use in the winter. Due to this moderate potential for burrowing owls to occur on the Project site, a 30-day pre-construction survey will be required prior to earth-moving activities. Incorporation of the proposed mitigation measures will bring impacts to less than significant.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) No Impact. A persistently flowing watercourse is not present on the Project site; therefore, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) Less than Significant Impact with Mitigation. A total of 0.45 acre of potential jurisdictional Waters of the U.S. and 0.74 acres of waters of the State in the form of ephemeral drainages, intermittent drainage and inundated pond have been identified within the Project area. These acreages represent a calculated estimation of the jurisdictional area within the Delineation Area and are subject to modification following the USACE, CDFW, RWQCB review and/or verification process. The potential jurisdictional waters mapped in the Project area are subject to Sections 401 and 404 of the CWA as they contain connectivity with a traditional navigable waters (TNW). Wetlands were not present on site.

The areas mapped would also be considered state jurisdictional, under California Fish and Game Code Section 1600, as ephemeral drainages, intermittent drainage and inundated pond. Alteration of the drainages would necessitate a Lake or Streambed Alteration Agreement with the CDFW. Impacts to on-site jurisdictional features will be mitigated by preservation of 1.48-acres of the main drainage channel which bisects the site. It is likely that the resource agencies will require additional mitigation. If additional mitigation is necessary, coordination with the resource agencies at an off-site location may be necessary. The resource agencies will set the parameters of any additional mitigation.

f) Less than Significant Impact with Mitigation. A total of 0.45 acres of potential jurisdictional Waters of the U.S. and 0.74 acres of potential Waters of the State, in the form of ephemeral drainages, intermittent drainage and inundated pond have been mapped within the survey area according to the ECORP Consulting, Inc. report submitted August 21, 2017. A small portion (0.01 acres) classified as intermittent drainage, contained emergent riparian vegetation due to manmade flows originating from a nearby culvert. The stream beds have little or no value as wildlife habitat for supporting animals that normally live within the upland or riparian habitat within the region. Similarly, the inundated pond (approximately 0.20 acres) that holds water only during heavy rain events lacked vegetation due to disking and had little value as wildlife habitat for supporting animals that live on-site or in the region. Wet and dry season fairy shrimp surveys conducted during 2018-2019 were negative (Rocks Biological Consulting June 2019) Therefore, the Project will not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Less than significant impact with mitigation is expected.

No Impact. County Ordinance No. 559, which regulates the removal of trees, states that no person shall remove any living native tree on any parcel or property greater than one-half acre in size, located in an area above 5,000 feet in elevation and within the unincorporated area of the County of Riverside, without first obtaining a permit to do so. There are currently no trees present within the Project site that will be impacted by the development; thus, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation:

**BIO Mitigation Measure #1 (BIO-1):** A Nation-Wide Permit 39 was obtained (November 2018) for this Project. Prior to the issuance of a grading permit, the developer/permit holder shall obtain a 1600 streambed alteration agreement with the California Department of Fish and Wildlife (CDFW) and a 401 certification with the Regional Water Quality Control Board (RWQCB). Mitigation will include preservation of 1.48-acres of on-site drainage and likely off-site mitigation in an approved location. The off-site location and ratio will be determined upon permit/resource agency consultation.

**BIO Mitigation Measure #2 (BIO-2):** Pursuant to Objective 6 and Objective 7 (described below in Table 1: MSHCP Species-Specific Objectives for Burrowing Owl) of the Species Account for 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 MSCHP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of the nesting season (nesting season defined as March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine the appropriate type of relocation (active or passive) and translocation sites. Coordination and consultation with CDFW and an MOU issued by CDFW will be necessary to relocate burrowing owl 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.

<b>Table 1: MSHCP Species-Specific Objectives for Burrowing Owl</b>	
Objective 6	Pre-construction presence/absence surveys for burrowing owl within the survey area where suitable Habitat is present will be conducted for all Covered Activities through the life of the permit. Surveys will be conducted within 30 days prior to disturbance. Take of active nests will be avoided. Passive relocation (use of one-way doors and collapse of burrows) will occur when owls are present outside the nesting season.
Objective 7	Translocation sites for the burrowing owl will be created in the MSHCP Conservation Area for the establishment of new colonies. Translocation sites will be identified, taking into consideration unoccupied Habitat areas, presence of burrowing mammals to provide suitable burrow sites, existing colonies and effects to other Covered Species. Reserve Managers will consult with the Wildlife Agencies regarding site selection prior to translocation site development.

Source: Multiple Species Habitat Conservation Plan: *Species Specific Objectives*

Monitoring: Monitoring shall be conducted by the Environmental Programs Department.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

Source: On-site Inspection, Project Application Materials, Phase I Cultural Resource Investigation Update (PDA04150R1) prepared by Jean A. Keller Ph.D., dated November 2008.

Findings of Fact:

Per direction from the County Archaeologist, Heather Thomson, the updated Phase I Cultural Resources Assessment of Tentative Parcel Map 35212, prepared by Jean A. Keller, PH.D. in November of 2008, is sufficient for development purposes and no additional analysis is warranted.

- a) Less than Significant Impact. According to the Phase I Cultural Resource Investigation prepared in 2008 the site does not contain any cultural resources of either prehistoric or historic in origin within the boundaries of the property. Therefore, less than significant impact is expected.
- b) Less than Significant Impact. The 2008 Phase I Cultural Resource Investigation reported that the site does not contain any cultural resources of either prehistoric or historic in origin within the boundaries of the property. The proposed Project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5, based on information derived from the Phase I Cultural Resource Investigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

- |  |                          |                                     |                          |                          |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, EIC Letter, Phase I Cultural Resource Investigation Update (PDA04150R1) prepared by Jean A. Keller Ph.D., dated November 2008

Findings of Fact:

Per direction from the County Archaeologist, Ms. Heather Thomson, the updated Phase I Cultural Resources Assessment of Tentative Parcel Map 35212, prepared by Jean A. Keller, PH.D. in

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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November of 2008, is sufficient for development purposes and will be incorporated by reference for mitigation purposes for this initial study.

According to the letter from the Eastern Information Center (EIC), the Project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan Amendment 114-Acre Property" and the second study was conducted in March 1990 by Christopher Drover PhD. entitled "A Cultural Resource Assessment, Airport Business Park French Valley, Riverside County, California." Neither study recorded any cultural resources of either prehistoric, or historic origin within the boundaries of the subject property. Records show that up to fifteen additional cultural studies had been conducted within one-half mile of the subject property. During these studies, seven cultural resource properties were recorded. Reported cultural resources of prehistoric origin included bedrock milling features, a bowl fragment, ground stone tools and tool fragments, and debitage. Cultural resources of historical origin were identified as debris and remains of historical structures.

Per Assembly Bill 52 (AB-52) requirements, the County provided Project notification to California Native American Tribes that have requested notice. Tribes have thirty days to request for consultation, and the County must respond within thirty days of the request. The AB-52 notification process ended on January 2019, in which no requests for consultation were received.

A prior consultation process was conducted on the property by County staff during the entitlement process for the previously approved Tentative Parcel Map No. 35212, in which staff consulted with the Pechanga Band of Luiseño Mission Indian. During this process, it was determined that the Project area is not within the boundaries of the Pechanga Indian Reservation, but it is within their ancestral territory. The Tribe has expressed interest in participating in the Project based upon traditional knowledge of the area and the fact that a previously recorded site (CA- RIV-4662) was thought to possibly be within the Project boundaries. No other tribes requested or were consulted with on this project.

a-c) Less than Significant Impact with Mitigation. Although no resources were identified on the Project surface, there is a possibility of uncovering archaeological resources and human remains during earth-moving activities. As such, mitigation measures need to be incorporated during the construction phase of the Project.

Mitigation:

a-b) **Archeological Mitigation Measure #1 (ARCH-1):** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, a qualified archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. The Project archaeologist shall be responsible for determining the significance of the cultural resource and mitigation for such resources. The archeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall consider the religious beliefs, customs, and practices of the Tribe(s).

c) **Archeological Mitigation Measure #2 (ARCH-2):** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) must then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

**Monitoring:**

Prior to issuance of grading permits, the Applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. (COA 060).

**ENERGY** Would the project

**10. Energy Impacts**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Climate Action Plan ("CAP"); Project Application Materials; California Energy Commission Title 24 Building Energy Efficiency Program; Riverside County General Plan; Southwest Area Plan

Findings of Fact: The proposed development shall comply with Title 24 of the California Building Code. Title 24 is a compilation of standards for new (and altered) residential and commercial buildings that aim to reduce wasteful and unnecessary energy consumption. The California Energy Commission updates the standards every three years. Buildings permitted on or after January 1, 2020 must comply with the new 2019 Standards. Furthermore, in accordance with measure R2-E10 of the County's Climate Action Plan, the Project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation (COA 080). This can be accommodated through the use of solar panels mounted on the building roof tops.

- a) Less than Significant Impact. Compliance with the standards and practices as outlined in Title 24 of the California Energy Efficiency Program would ensure that the Project does not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Less than Significant Impact. Compliance with the standards and practices as outlined in Title 24 of the California Energy Efficiency Program would ensure that the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation: No mitigation required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

- a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2: *Earthquake Fault Study Zones*; GIS database; Geologist Comments; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact:

- a) Less than Significant Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. No active or potentially active faults within the potential for surface fault rupture are known to pass directly beneath the site (Geocon Project No. T2788-22-01). The Project will not expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death. Adherence to the California Building Code (CBC) will assure a less than significant impact. The nearest active fault to the site is the Elsinore Fault Zone, located approximately 3.8 miles southwest of the site. The maximum earthquake on this fault is estimated to be 6.8 M. Based on site mapping, literature research and aerial photo review, the consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3: *Generalized Liquefaction*; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact:

- a) No Impact. The Project site is located within an area with low liquefaction potential. The potential for liquefaction to affect this site is considered very low to remote due to the depth to groundwater, the dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock. The updated geotechnical report prepared by Geocon on

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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August 18, 2017 concluded that based on the lack of shallow groundwater, the dense consistency of the soils, and granitic bedrock underlying the site, the potential for liquefaction and associated ground deformations beneath the site is nil. (Geocon Project No. T2788-22-01). Therefore, there is low potential for seismic-related ground failure, including liquefaction. Adherence to the California Building Code (CBC) will assure a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4: *Earthquake-Induced Slope Instability Map*; and Figures S-13 through S-21 (showing General Ground Shaking Risk); Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact:

- c) Less than Significant Impact. Although there is low potential for this site to be affected by surface fault rupture, it lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the Project. The updated geotechnical report confirms that it is unlikely that this site will be affected by a rupture of a known earthquake fault. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

Source: On-site Inspection; Riverside County General Plan Figure S-5: *Regions Underlain by Steep Slope*; C Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact: The topography of the Project site is relatively flat with elevations ranging from 1,335 feet above mean sea level in the northern portions of the site to 1,320 feet along the southern boundary to approximately 1,315 feet in the southwestern corner of the site.

- a) No Impact. There are no steep slopes on or adjacent to the site. According to the updated geotechnical report, landslides are not a design consideration for the site (Geocon Project No. T2788-22-01).

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7: *Documented Subsidence Areas Map*; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033) Findings of Fact:

- a) Less than Significant Impact. The Project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development, along with recommendations in the approved County Geologic Report GEO No. 180033, will mitigate the potential impact to less than significant. CBC requirements are not considered unique mitigation and therefore are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection; Project Application Materials; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033); Riverside County General Plan Figure S-9 *Special Flood Hazard Areas*; Riverside County Map My County GIS Parcel Report.

Findings of Fact:

- a) No Impact. The proposed Project is not within a 100-yr flood zone according to the Riverside County General Plan and Map My County. Skinner Reservoir is the nearest lake to the Project site and is located approximately 3.5 miles east. The site is not located within the flood plain of the reservoir, therefore a seiche emanating from the reservoir is unlikely (Geocon Project No. T2788-22-01). The site does not include steep slopes which could generate a mudflow. There are no volcanoes in the proposed Project site vicinity. Therefore, impacts associated with a seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

- a) Change topography or ground surface relief features?
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials; Ord. 457 (Building Codes & Fees), EA No. 40193; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

**Findings of Fact:**

- a) Less than Significant Impact. The topography of the Project site is relatively flat with elevations ranging from 1,335 feet above mean sea level in the northern portions of the site to 1,320 feet along the southern boundary to approximately 1,315 feet in the southwestern corner of the site. The elevation of the Project site will not be significantly modified as a result of the Project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with the Riverside County Building and Safety Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography and cut and fill slopes. The impact will be less than significant.
- b) Less than Significant Impact. According to the updated Geotechnical Investigation No. T2788-22-01, based upon current site topography and surrounding grades, site grades are anticipated to be changed from 5 to 15 feet to provide level building pads for the proposed development. It is anticipated that grading will incorporate a bedrock cut slope up to approximately 15 feet in height descending to the site from the southern boundary. Fill slopes may also be created during grading and are anticipated to be 15 feet or less in height with a gradient of 2:1 or flatter. A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes greater than 2:1 or over 30 feet in vertical height. Based on cut and fill and overall Project design potential impact will be less than significant.
- c) Less than Significant Impact. There are no subsurface sewage facilities proposed onsite or within the Project vicinity. The Project will connect to existing sewer infrastructure within adjacent right-of-way. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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disposal systems where sewers are not available for the disposal of waste water?

Source: Project Application Materials; On-site Inspection; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact:

- a) Less than Significant Impact. Topsoil may be lost during grading activities. A National Pollution Discharge System (NPDES) General Construction Permit will be required in order to minimize discharge into downstream waters of the U.S however, this potential loss is not anticipated to be in a manner that would result in significant amounts of soil erosion. Implementation of required Best Management Practices (BMPs) would prevent this impact from rising to a level of significance.
- b) Less than Significant Impact. According to the Updated Geotechnical Report No. T2788-22-01, site soils generally possess a medium expansion potential and are considered "expansive" as defined by 2016 California Building Code (CBC) Section 1803.5.3. Per the Updated Geotechnical Investigation No. T2788-22-01, site grading should include the placement of soils with an expansion index of 60 or less within the upper 4 feet of building pad areas. Soils with an expansion index greater than 60 should not be placed within 4 feet of the proposed foundations, flatwork or paving improvements. The Project shall include additional testing for expansion potential during grading, once final grades are achieved, and should adhere to the recommendations stated in the approved County Geologic Report GEO No. 180033., October 16, 2018. Impacts as a result of the Project is expected to be less than significant.
- c) No Impact. The proposed Project is located within the Eastern Municipal Water District (EMWD) sewer services area. Currently, there are no existing septic tanks or alternative waste water disposal systems on site. The proposed Project will connect with the existing EMWD sewer services located along Winchester Road and does not necessitate soils capable of adequately supporting septic tanks or alternative water disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Wind Erosion and Blowsand from Project either on or off site.**

- a) Be impacted by or result in an increase in wind erosion and blow sand, either on or off site?

Source: Riverside County General Plan Figure S-8: *Wind Erosion Susceptibility Map*; Ord. No. 460, Article XV & Ord. No. 484; Updated Geotechnical Investigation (Aug 2017), Geocon West, Inc. No. T2788-22-01 (County Geologic Report (GEO) No. 180033)

Findings of Fact:

- a) Less than Significant Impact. The Project site lies within a moderate area of wind erosion as shown on the Riverside County General Plan Safety Element Figure S-8, Wind Erosion Susceptibility Areas map. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project shall adhere to the recommendations stated in the Geotechnical Investigation No. T2788-22-01 to reduce the potential for and prevention of surface erosion. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this Project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. As discussed in the Air Quality section of this report, dust control measures are being implemented to reduce potential impacts associated with wind erosion to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

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

Source: County of Riverside General Plan, Updated 2015; County of Riverside Climate Action Plan (CAP), 2015; South Coast Air Quality Management District (SCAQMD); CalEEMod v2016.3.1 (Model ran 07/31/2018); and California Air Resources Board (CARB) Scoping Plan

*Background on Climate Change*

Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO<sub>2</sub> is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO<sub>2</sub> are from burning coal, oil, natural gas, wood, butane, propane, etc. CH<sub>4</sub> is a flammable gas and is the main component of natural gas. N<sub>2</sub>O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> is used for insulation in electric

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. Four criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO<sub>2</sub> in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

*Regulatory Setting*

The Project is located in unincorporated Riverside County, within the South Coast Air Basin, under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project would be required to comply with regulations imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air pollutant emissions. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of greenhouse gas emissions include:

- **Global Warming Solutions Act of 2006 (AB32).** AB 32 is applicable to the Project because, as a development Project, the KTM North America HQ Campus will need to meet 2020 GHG reduction goals set forth in AB 32. AB 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms to reduce California's greenhouse gas emissions to 1990 levels by the year of 2020. Many of the GHG reduction measures outlined in AB 32 (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted over the last five years and implementation activities are ongoing.
- **Pavley Fuel Efficiency Standards (AB1493).** AB 1493 (Pavley) establishes fuel efficiency ratings for new vehicles and for model year 2009-2016 passenger cars and light trucks. AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by the State of California to implement GHG emission reduction standards related to fuel efficiency. The CARB anticipates that implementation of the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 30 percent in 2016 compared to emissions that occurred prior to 2009 when AB 1492 was enacted.
- **Title 24 California Code of Regulations (California Building Code).** Establishes energy efficiency requirements for new construction. Title 24 energy standards address the energy efficiency of new (and altered) homes and commercial buildings. Because energy efficiency reduces energy costs, increases reliability and availability of electricity, improves building occupant comfort, and reduces impacts to the environment, standards are important and necessary for California's energy future. Therefore, a new development such as the KTM North America HQ Campus is required to comply with Title 24 Code of Regulations and would therefore increase the Project's energy efficiency and reduce its environmental impact.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Title 17 California Code of Regulations (Low Carbon Fuel Standard or LCFS).** Requires carbon content of fuel sold in California to be 10% less by 2020. Because the LCFS applies to any transportation fuel that is sold, supplied, or offered for sale in California, and to any person who, as a regulated party, is responsible for a transportation fuel in a calendar year, all vehicles accessing the site will be required to comply with LCFS. Implementation of such a standard will reduce greenhouse gas emissions by reducing the full fuel-cycle, carbon intensity of the transportation fuel pool used in California.
- California Water Conservation in Landscaping Act of 2006 (AB1881).** Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes. As a new development Project within the State of California, the Project is required to comply with the County of Riverside's adopted water efficient landscape requirements and would therefore be consistent with the requirements of AB1881 in order to help conserve California's water resources and to promote efficient water use.
- Senate Bill 32 (SB 32).** Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050.

*Riverside County Climate Action Plan*

On December 8, 2015, Riverside County adopted a Climate Action Plan (CAP) that outlines policies and goals that guide land use decisions in an effort to reduce the County's Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County's general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state's adopted AB 32 GHG reduction target. An essential part of the CAP is the GHG emissions inventory, which contains GHG emissions of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and decomposition of solid waste. Riverside County's 2008 inventory amounted to 7,012,938 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>) community wide and 226,753 MT CO<sub>2e</sub> from municipal operations. The County of Riverside plans to reduce GHG emissions by 5 MTCO<sub>2e</sub> per capita per year to reach the total modified forecast of 359,358 MT CO<sub>2e</sub> per year by 2035.

The County of Riverside has adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2e</sub>) per year on new development Projects to determine level of significance. Projects that exceed this threshold will be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions.<sup>5</sup> This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities

<sup>5</sup> Riverside County Climate Action Plan – CEQA Thresholds and Screening Tables (Appendix F) Online. [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/climate\\_action\\_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/climate_action_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630) (Accessed August 28, 2018).



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

Findings of Fact:

As discussed in the Air Quality section, the California Emissions Estimator Model (CalEEMod) v2016.3.1 was used to quantify emissions during Project construction and operations (*model ran on 07-31-2018*). The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 2,421.93 MTCO<sub>2</sub>e as summarized in Table 2: *Annual Project GHG Emissions (Unmitigated)*. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends amortizing construction emissions over a 30-year operational lifetime. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for small land use Projects, which is 3,000 MTCO<sub>2</sub>e per year. As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions.

Table 2: Annual Project GHG Emissions (Unmitigated)				
Emission Source	Emissions (metric tons per year)			
	CO2	CH4	N2O	Total CO2E
Annual construction-related emissions amortized over 30 years	870.28	1.10E-01	0.00	873.15
Area	3.25E-02	9.00E-05	0.00	3.46E-02
Energy	573.88	0.02	6.18E-03	576.24
Mobile Source	1,456.02	0.07	0.00	1,457.81
Waste	19.47	1.15	0.00	48.24
Water Usage	255.74	1.69	4.18E-02	310.50
<b>Total CO<sub>2</sub>E (All Sources)</b>	<b>2,421.9</b>			
<b>SCAQMD Threshold</b>	<b>3,000</b>			
<b>Significant?</b>	<b>NO</b>			

- a) Less than Significant Impact. The proposed Project would generate GHG emissions from construction activities and operational activities, primarily from energy use and mobile sources. The analysis undertaken, utilizing the CalEEMod program, reveals that the proposed Project will generate approximately 2,421.93 MTCO<sub>2</sub>e per year. The total increase of GHG emissions on-site from the Project would not exceed SCAQMD's threshold of 3,000 MTCO<sub>2</sub>e/year or have a significant cumulative contribution to GHG emissions. Therefore, greenhouse gas emissions as a result of the Project, either directly or indirectly, will have a less than significant impact on the environment.
- b) Less than Significant Impact. The Project is consistent with the County's General Plan, which was updated in 2015 (GPA No. 960), and is consistent with the goals and objectives

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the 2016 Air Quality Management Plan (AQMP). The AQMP incorporates the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/ Sustainable Communities Strategy. The County's Climate Action Plan coincides with the general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state's adopted AB 32 GHG reduction target. As such, the Project complies with regulations imposed by the State of California and the SCAQMD, aimed at the reduction of air pollutant emissions. Those regulations that are directly and indirectly applicable to the Project and that would assist in the reduction of GHG emissions include the Global Warming Solutions Act of 2006 (AB32) and Senate Bill 32 (SB 32). Many of the GHG reduction measures outlined in AB32 have been adopted over the last five years and implementation activities are on-going. SB32 requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. Hazards and Hazardous Materials**

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

Source: Phase I Environmental Site Assessment, Hillman Consulting, June 12, 2018; Project Application Materials; County of Riverside Ord. 348; French Valley Airport Master Plan, 2009;

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Final French Valley Airport Initial Study, 2010; United States Environmental Protection Agency (US EPA), *Enviromapper*

Findings of Fact:

Hillmann Consulting performed a Phase I Environmental Site Assessment of the Project site in accordance with the scope and limitations of ASTM Practice E 1527-13. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property except that the Property was historically utilized as agricultural land from approximately 1938 to 1996. There is the potential for soil contamination due to historic applications of pesticides. This is considered to be a REC in connection with the Property, therefore it is recommended that a Limited Phase II Subsurface Investigation be conducted.

- a-b) Less than Significant Impact. Although use and disposal of construction materials and substances such as cleaning products, fertilizers, pesticides, etc. are expected during the construction phase of the proposed Project, there is limited potential for accidental release of construction-related products in sufficient quantity to pose a significant hazard to people and the environment. In addition, once operational, the proposed Project buildings are to be used for commercial/retail uses under the proposed Commercial-Retail zoning. This zoning classification allows certain land uses which might use hazardous materials. Such uses would be subject to standard County Department of Environmental Health, California Department of Toxic Substance Control, Regional Water Quality Control Board and County Fire Department policies and permitting procedures. Therefore, impacts are considered less than significant.
- c) Less than Significant Impact. The developers of the proposed Project will be required to design, construct, and maintain structures, roadways, and facilities that comply with applicable local, regional, state and/or federal requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles. Less than significant impact is expected.
- d) Less than Significant Impact. The proposed Project is not within one-quarter mile of an existing or proposed school. The Murrieta Valley Unified School District and Temecula Valley Unified School District surround the Project site. Monte Vista Elementary School within the Murrieta Valley Unified School District located, 0.6 miles west of the Project site, is the closest school. Impacts associated with this issue are considered to be less than significant.
- e) Less than Significant Impact with Mitigation. According to the US EPA *Enviromapper*, no sources of health hazards are known to exist on or within a mile of the Project site. In addition, the Project site is not listed as a hazardous materials site. However, the historic usage of the site for agriculture, creates the potential for soil contamination due to the use of pesticides. Therefore, a Limited Phase II Subsurface Investigation to mitigate any potential impact is recommended.

Mitigation:

- e) **Hazards Mitigation Measure #1: (HHM-1):** Prior to issuance of a grading permit, a Limited Phase II Subsurface Investigation shall be prepared and submitted to the County of Riverside (and relevant reviewing agencies) for review and approval (COA 060).

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Monitoring shall be conducted by Building and Safety Department and the Planning Department:

**22. Airports**

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

**Source:** Riverside County General Plan Figure S-20: *Airport Locations*; GIS database; Riverside County Airport Land Use Compatibility Plan Policy; French Valley Airport Master Plan, 2009; Final French Valley Airport Initial Study, 2010

**Findings of Fact:**

- a-c) **Less than Significant Impact.** The 56.95-acre property lies directly adjacent to the west side of the French Valley Airport separated only by Sky Canyon Drive. The Project site is located within Airport Compatibility Zones B2 and D. The French Valley Airport Master Plan dictates that all nonresidential buildings in Compatibility Zone B2 may have up to three aboveground habitable floors, provided that no such building or attachments thereto shall penetrate the airspace protection surfaces defined for the airport in accordance with FAR Part 77. For non-residential uses in Combability Zone D compliance with Countywide Policies 3.1.1, 3.1.4, and 4.2.5(b)(5) and the Basic Compatibility Criteria matrix (Table 2A) would be required. The Riverside County Airport Land Use Commission (ALUC) has established policies which would lead to compatible land uses on the Project site, thereby reducing the impacts associated with the safety of people residing or working in the Project area to a less than significant level. The Project went through ALUC review and was originally determined to be consistent with the French Valley Airport Land Use Compatibility Plan on November 15, 2018, however after changes to the Project design the Project was reviewed again by ALUC and found to be consistent with the French Valley Airport Land Use Compatibility Plan on June 13, 2019. The Project shall meet the Conditions of Approval from ALUC in order to be in compliance with ALUC design guidelines.
- d) **No Impact.** The Project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the Project area.

**Mitigation:** No mitigation measures required

**Monitoring:** No monitoring measures required

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Updated Geotechnical Investigation, No. T2788-22-01; Preliminary Drainage Report (CASC Engineering and Consulting 2019); Preliminary Project Specific Water Quality Management Plan (CASC Engineering and Consulting 2019); Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact: The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit (COA 060). A preliminary WQMP was submitted to and accepted by the County for the proposed development. Furthermore, The NPDES regulations at Title 40 of the Code of Federal Regulations (CFR) 122.21(a) require that any person, except persons covered by general

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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permits under § 122.28, who discharges pollutants or proposes to discharge pollutants to waters of the United States must apply for a permit. Lastly, the Project shall prepare a Stormwater Pollution Prevention Plan as part of the process of obtaining an NPDES permit.

- a) Less than Significant Impact. Best Management Practices (BMPs) will assure that the Project will not violate any water quality standards or waste discharge requirements. The Project has also been conditioned to comply with standard water quality conditions of approval (COA 060). BMPs defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits. The impact is less than significant.
- b) Less than Significant Impact. The proposed Project will not violate any water quality standards or waste discharge requirements and shall not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge through the implementation of the storm drain infrastructure recommended in the Preliminary Drainage report (CASC Engineering and Consulting 2019) submitted to the County. The Preliminary Drainage report determined the required on-site infrastructure necessary to protect the proposed grading and site improvements from the 100-year storm event. The impact is less than significant.
- c) Less than Significant Impact. The existing drainage pattern is being preserved according to the P-WQMP prepared by CASC Engineering. The Project has two drainage areas that discharge into two existing storm drain outlets located along Winchester Road. The northern portion of the site drains southwest into an existing depression where a 36" RCP is located approximately 900 feet south of Sparkman Way (see node 108 on Exhibit B of Drainage Report). The southern portion of the site drains to the southwest corner of the site into an existing depression where a 78" RCP outlet is located (see node 226 on Exhibit B of Drainage Report). The proposed drainage pattern preserves these drainage areas and discharge points.
- d) Less than Significant Impact with Mitigation. The development of this site will increase peak flow rates on downstream properties, which could result in erosion or siltation, and mitigation measure HYD-1 is required to ensure impacts are less than significant. Thus, upon development, on-site storm drain infrastructure will be required to convey on-site peak 100-year flow rates and discharge them into the existing 78" RCP storm drain located at the intersection of Winchester Road and Hunter Road. All off-site flows will bypass the proposed development via the proposed storm drain infrastructure, and no on-site treatment will be required. It is concluded that implementation of the proposed storm drain facilities will provide protection of the proposed development from the 100-year storm event without adversely impacting the existing downstream drainage conditions.
- e) Less than Significant Impact with Mitigation. The addition of impervious surfaces on site would create increased surface runoff; however, proposed BMPs, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices will prevent on or offsite flooding that could be caused by implementation of the Project. The

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PWQMP prepared by CASC Engineering, 2019, discusses the required infrastructure and management practices to regulate runoff from impervious or partially pervious areas to prevent on-site and off-site flooding. Additionally, implementation of the proposed storm drain facilities will provide protection of the Project site from the 100-year storm event without adversely impacting the existing downstream drainage conditions (Preliminary Drainage Report, CASC 2019).

- f) Less than Significant Impact with Mitigation. BMPs defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. In the case of municipal storm water permits, BMPs are typically used in place of numeric effluent limits. Accordingly, the proposed Project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Impacts are considered less than significant with mitigation measure HYD-1 incorporated.
- g) Less than Significant Impact. The existing drainage pattern is being preserved according to the P-WQMP prepared by CASC Engineering. The proposed drainage pattern preserves these drainage areas and discharge points and would not impede or redirect flows. The impact is less than significant.
- h) No Impact. The site is located 3.5 miles west of Lake Skinner dam, however the Project site is not located within a Lake Skinner inundation area. Therefore, inundation due to dam failure is not a design consideration (Geocon Project No. T2788-22-01). The Project site is not in a flood hazard zone according to the Riverside County General Plan Safety Element *Figure S-9 Special Flood Hazard Areas* and is more than 30 miles from the coastal threat of tsunami. Flooding due to tsunami, seiche, or inundation is unlikely. No impacts are anticipated.
- i) Less than Significant Impact: Best Management Practices (BMPs) defined in 40 CFR 122.2 as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. These BMPs will assure that the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan or violate any water quality standards or waste discharge requirements. The Project has also been conditioned to comply with standard water quality conditions of approval. The impact is less than significant.

Mitigation:

- d - f) **Hydrology Mitigation Measure #1 (HYD-1):** The Project shall incorporate the proposed storm drain infrastructure as recommended in the Preliminary Drainage Report (CASC Engineering and Consulting 2019) submitted to the County. Furthermore, the proposed Project shall submit a copy of the proposed improvement plans, grading plans, Project list of Best Management Practices to be implemented, and any other necessary documentation to the Riverside County Flood Control District for review and approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

**LAND USE/PLANNING** Would the project

**24. Land Use**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** Riverside County General Plan; GIS database; Borel Airpark Specific Plan 265; Project Application Materials

**Findings of Fact:**

- a) **No Impact.** The Project is consistent with the site's existing zoning and land use designations. The existing land use for the proposed Project is designated as Commercial Retail as designated in the Borel Airpark Specific Plan 265A1. The Commercial land use designation allows the development of commercial retail uses at neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The proposed Project consists of developing commercial office space with ancillary uses including incidental storage warehousing, storage and retail space, which is consistent with the existing land use designation and zoning classification. The storage is a related component to the equipment testing and per the zone only if outdoor storage greater than 200 square feet is proposed would a Conditional Use Permit be required. The proposed Project is compatible with the planned and existing land uses in the area, which primarily consist of airport uses, residential uses, industrial uses, and agricultural uses. The Project does not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.
- b) **No Impact.** The proposed Project does not include any new physical barriers (bridges, roadways, utilities, channels) that would not disrupt or divide the physical arrangement of the French Valley Community. Conceptual plans and architectural renderings have been reviewed by the County in order to achieve compliance with the design guidelines set forth in the County's Municipal Code. No Impact is expected.

**Mitigation:** No mitigation measures required.

**Monitoring:** No monitoring measures required.



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6: *Mineral Resources Areas*

Findings of Fact:

- a) No Impact. The Project site does not contain known mineral resources. According to Figure OS-6 of the Riverside County General Plan, the Project site lies in an area classified as "MRZ-3", which is defined as areas where available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The site has not been designated for mineral resources related uses and no existing or abandoned quarries or mines exist in the Project vicinity. The Project will not result in the permanent loss of significant mineral resources. No impacts are anticipated.
- b) No Impact. The Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No mining sites are located within the vicinity of the Project site. No impacts are anticipated.
- c) No Impact. The Project site is not located in close proximity to proposed, existing, or abandoned quarries or mines; therefore, Project development would not expose people or property to mining hazards. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-20 *Airport Locations*; County of Riverside Airport Facilities Map; Borel Airpark Center Specific Plan; Noise Impact Analysis: KTM French Valley, Urban Crossroads, August 15, 2018; Riverside County Airport Land Use Compatibility Plan, Map FV-3

Findings of Fact: Urban Crossroads prepared a Noise Impact Analysis for the KTM French Valley Project in order to assess the area noise levels resulting from the Project as well as noise levels the Project will be exposed to. The proposed Project is directly adjacent to the west boundary of the French Valley Airport and would be exposed to noise created by the airports use. Policy N.4.1 of the Riverside County General Plan prohibits facility related noise received by any sensitive use from exceeding;

- a. 45 dBA<sup>6</sup> CNEL<sup>7</sup> between 10:00 p.m. and 7:00 a.m.
- b. 65 dBA CNEL between 7:00 a.m. and 10:00 p.m.

According to the French Valley Airport Land Use Compatibility Plan, the Federal Aviation Administration (FAA), Environmental Protection Agency (EPA), and Housing and Urban Development (HUD) have identified that 65 dBA CNEL is the threshold of incompatibility. Noise contours are used to overlay on maps of existing and planned land uses to determine areas that may be affected by aircraft noise at or above 65 dBA CNEL. Accordingly, there were no contours above the threshold of 65 dBA CNEL that affected the Project area. For the Project, noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise level from aircraft operations to 45 CNEL or below. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

- a) Less than Significant Impact. The proposed Project is directly adjacent to and west of the French Valley Airport between Winchester Rd (HWY 79), which is the boundary for the City of Murrieta on the west side of the Project area, and Sky Canyon Drive forming the boundary between the Project and the French Valley Airport to the east. According to the Noise Impact Analysis prepared by Urban Crossroads, and unmitigated noise level contours obtained from the Riverside County Airport Land Use Compatibility Plan Map FV-3, noise levels range from approximately 50 dBA CNEL on the Winchester Rd side of the Project area to 65 dBA CNEL on the eastern boundary of the Project or Sky Canyon Drive. The airport would not expose people residing or working in the area to excessive noise levels and the impact would be less than significant.
- b) No Impact. The Project is not within the vicinity of a private airstrip and would therefore not expose people residing or working in the area from excessive noise levels from such use.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<sup>6</sup> A-weighted decibel; Measurement of sound levels that account for the relative loudness perceived by the human ear.

<sup>7</sup> Community Noise Equivalent Level: The average equivalent A-weighted sound level during a 24-hour day.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**27. Noise Effects on or by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 (*Land Use Compatibility for Community Noise Exposure*); Borel Airpark Center Specific Plan; Noise Impact Analysis: KTM French Valley, Urban Crossroads, August 15, 2018; Project Application Materials

Findings of Fact:

Noise sources pertaining to the temporary construction and operational noise have been assessed by Urban Crossroads in the Noise Impact Analysis prepared for this Project. The analysis also addressed ground vibration that may result from the temporary construction or operation of the Project.

*Construction Noise Impacts*

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. The construction noise analysis shows that the highest construction noise levels will occur when equipment is operating at the closest point to each receiver location. The unmitigated construction noise levels experienced at nearby sensitive receiver locations (single family residential) are expected to range from 52.5 to 66.1 dBA L<sub>max</sub><sup>8</sup> for mobile equipment, and between 52.8 to 55.9 dBA L<sub>max</sub> for stationary equipment at the sensitive receiver locations. These projections include the ambient noise levels, including that of noise emitted from the adjacent airport. According to the Noise Impact Analysis the noise level thresholds will not be exceeded for either mobile or stationary equipment, therefore, impacts from temporary construction activities will be less than significant.

Further, since the nearest sensitive receptors to the Project are across Winchester Rd in the City of Murrieta, noise thresholds from the City's Municipal Code were used in order to determine impacts on those receivers. The results of the construction noise analysis show that the unmitigated construction noise levels will satisfy the City of Murrieta Municipal Code construction noise level standards of 75 dBA L<sub>max</sub> for mobile equipment, and 60 dBA L<sub>max</sub> for stationary equipment. Therefore, the construction of the Project will result in a less than significant noise impact.

<sup>8</sup> L<sub>max</sub>: Maximum level measured over a specified time interval

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Operational Noise Impacts*

Operational noise such as roof-top air conditioning units, pressure washing activity, parking lot vehicle movements, motorcycle safety course activity, idling trucks, backup alarms, as well as trailer movement and storage activity were evaluated against standards established under the General Plan operational noise standards for the County of Riverside, and the Municipal Code for the City of Murrieta. Exterior operational noise level standards (measured in dBA) are between 45 dBA nighttime, and 65 dBA daytime for the county of Riverside, and between 50 dBA nighttime, and 70 dBA daytime for the City of Murrieta. These projections include the ambient noise levels, including that of noise emitted from the adjacent airport. The analysis demonstrates that the Project will contribute a less than significant long-term operational noise level impact to the existing ambient noise environment at all of the nearby sensitive receiver locations.

*Construction Vibration Impacts*

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. At distances ranging from 186 to 264 feet from the location of primary construction activities, construction vibration velocity levels are expected to approach 0.003 in/sec (RMS) at the nearby receiver locations, and will remain below the County of Riverside and City of Murrieta vibration thresholds of 0.01 in/sec RMS. Further, the vibration levels due to Project construction do not represent vibration levels capable of causing building damage to nearby residential homes. As such, the Project-related vibration impacts will be less than significant during the construction activities at the Project site.

*Operational Vibration Impacts*

Ground vibration as a result of the Project is considered as part of the temporary construction process as it is associated with the mobile and stationary equipment such as trucks and dozers that may cause temporarily perceived vibration and is discussed above.

- a) Less than Significant Impact. According to the Noise Impact Analysis prepared by Urban Crossroads, the Project will incrementally increase traffic noise under three analyzed scenarios, 1. Existing with/without the Project 2. Existing plus ambient growth to 2020 with/without the Project, and 3. Existing, plus ambient growth to 2020, plus cumulatively with any reasonably foreseeable future Projects. As outlined in Section 4 of the Noise Impact Analysis, only a substantial permanent increase in traffic noise due to a Project's implementation would be considered significant. The Project would increase existing noise levels up to 2.0 dBA in non-sensitive commercial areas within the Project area, and up to 0.5 dBA in nearby residential areas. Therefore, less than significant impacts will occur as a result of the Project. Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach temporary higher levels of perceived noise. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. The construction noise analysis shows that the highest construction noise levels will occur when equipment is operating at the closest point to each receiver location. As discussed in the construction impacts of the Project, the noise level thresholds will not be exceeded for either mobile or

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stationary equipment, therefore, impacts from temporary construction activities will be less than significant.

Noise standards established for the County of Riverside, and the Municipal Code for the City of Murrieta are between 45 dBA nighttime, and 65 dBA daytime for the county of Riverside, and between 50 dBA nighttime, and 70 dBA daytime for the City of Murrieta. While the CEQA Guidelines and the County of Riverside General Plan Guidelines provide direction on noise compatibility and establish noise standards by land use type that are sufficient to assess the significance of noise impacts under CEQA Guideline A, they do not define the levels at which increases are considered substantial for use under Guidelines B, C, and D. CEQA Guidelines E and F apply to nearby public and private airports, if any, and the Project's land use compatibility. The outdoor activities at the Project site will be minimal, with most activity occurring within the proposed office uses at the Project site. Therefore, while some aircraft noise levels will be heard, the noise due to aircraft flyovers represents a less than significant noise level impact at the Project site. The noise analysis accounts for the ambient noise levels at the Project site, which includes ambient noise levels caused by the airport in the nearby vicinity. The noise analysis demonstrates that the Project will contribute a less than significant long-term noise level impact to the existing ambient noise environment and would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- b) Less than Significant Impact. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. At distances ranging from 186 to 264 feet from the location of primary construction activities, construction vibration velocity levels are expected to approach 0.003 in/sec (RMS) at the nearby receiver locations, and will remain below the County of Riverside and City of Murrieta vibration thresholds of 0.01 in/sec RMS. The Project would not result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Paleontological Resources**

- a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8: *Paleontological Sensitivity*

Findings of Fact:

According to the Riverside County General Plan, the Project site is located within areas of both low and high paleontological sensitivity. The area identified with low sensitivity lies on the north end of the Project site. The area identified with high sensitivity (High A) lies on the south end and encompasses all of parcel 963-030-002 and the southeast corner of parcel 963-030-003.

In accordance with OS 19.6, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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taken to mitigate impacts to paleontological resources. Therefore, this Project will have less than significant impact with mitigation incorporated on potential paleontological resources, sites, or unique geologic features.

- a) Less than Significant Impact with Mitigation. No paleontological resource assessment was conducted for the proposed Project. According to Figure OS-8, the Project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. Pursuant to Mitigation Measure Paleo-1, the developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. Therefore, with required mitigation the impact will be reduced to less than significant.

Mitigation:

- a) **Paleo Mitigation Measure #1 (Paleo-1)** Prior to the issuance of a grading permit, the permit holder shall retain a qualified paleontologist for onsite consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department – Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery is deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all Project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

Monitoring: A qualified paleontologist will have the authorization to monitor grading activities if required.

**POPULATION AND HOUSING** Would the project:

29. Housing				
a) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; GIS database; Riverside County General Plan Housing Element

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) No Impact. The Project site is currently vacant. Therefore, the Project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. No impact will occur.
- b) Less Than Significant Impact. The proposed Project could create a demand for additional housing due to the new jobs that would be created with the KTM facilities; however, any demand will be accommodated by the housing market and development of the General Plan. There is vacant land located within the Project vicinity designated as residential to accommodate any potential housing need generated by the Project. This includes the Adobe Springs Specific Plan located north of the Project off of Winchester Rd. and Benton Rd. in the City of Murrieta. This housing development project was approved by the City of Murrieta in 2017 and includes construction of up to 283 residential units. Furthermore, it is important to note that the majority of employees who will be working in the new KTM development are already existing employees in the current headquarters located in Murrieta, CA (approximately <1 mi south of the Project site). Therefore, impacts are considered less than significant.
- c) Less Than Significant Impact. The Project does not propose construction of residential dwelling units. The project would have the potential to create new jobs in the area that could induce minimal population growth. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES**

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

**30. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) Less than Significant Impact. The payment of applicable development impact fees, the implementation of fire suppression measures in compliance with the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety service will be less than significant. The nearest fire station is Fire Station #83 (French Valley), located less than 0.1 miles from the Project site at 37500 Sky Canyon Dr., Murrieta, CA 92563. The Project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**31. Sheriff Services**

Source: Riverside County General Plan; RCIP

Findings of Fact:

- a) Less than Significant Impact. The proposed Project is serviced by the Riverside County Sheriff's Department is located approximately 0.75 miles northeast of the Project site. The Project would have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The payment of applicable development impacts fees, implementation of safety, lighting and defensible space measures will ensure that impacts to police protection services will be less than significant. The nearest police station is the Temecula Police Department, located at 30755 Auld Rd., Murrieta, CA 92563, approximately a mile and a half to the northeast of the Project site. Compliance with County Ordinance No. 659 as it pertains to the payment of Development Impact Fees to prevent potential effects to Sheriff services. As such no mitigation is warranted and impacts are considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**32. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

- a) Less than Significant Impact. The proposed Project is located within the Temecula Unified School District, which subjects the Project to pay school impact mitigation fees at the fee rate established by the District. Additionally, the Project will not result in substantial adverse physical impacts associated with the new provision of new or physically altered government facilities or the need for new or physically alter governmental facilities. As such, this Project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations and performance objectives for schools in the District.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Libraries**

Source: Riverside County General Plan

Findings of Fact:

- a) No Impact. The proposed Project could create a demand for additional library services due to the new jobs that would be created with the KTM facilities; however, most employees who will be working in the new KTM development are already existing employees in the current headquarters located in Murrieta, CA (approximately <1 mi south of the Project site). Therefore, the Project is not expected to have a significant increase in



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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demand for library facilities, and any increase caused by new residents to the area will be accommodated by the current library facilities and development of the General Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Health Services**

Source: Riverside County General Plan; RCIP

Findings of Fact:

- a) Less than Significant Impact. The use of the proposed Project would not impact health services. The site is located within the service parameters of County Health Services and within the service area of several health care facilities. In the event of an emergency, employees of the proposed Project may access several hospitals located approximately six miles to the southwest, west and northwest of the Project site. Since the Project involves business development, the demand for health services will remain relatively constant over time. The business development will include the extended parking of motocross bikes and trucks, which will not pose a significant impact to health services because they will not be operated regularly on-site besides transporting them between locations. All research and development involved with the motocross bikes and trucks is limited to the dismantling and reconfiguration of parts for demonstration, which is performed by master technicians and mechanics. As the Project's operation is private, quality control and safety assurance are maintained through internal employee training and routine safety precautions involving business operation. Impacts are considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**RECREATION** Would the project

<b>35. Parks and Recreation</b> a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) No Impact. Since the proposed commercial/retail Project will not involve residential development or be required to construct or expand recreational facilities, the proposed Project is considered to have no impact on parks and recreation.
- b) No Impact. The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the Project will have no impact on the physical deterioration of any park or recreational facilities.
- c) No Impact. The proposed Project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impact is expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Recreational Trails**

- a) Include the construction or expansion of a trail system?

Source: Open Space and Conservation Map for Western County Trail Alignments; Riverside County General Plan, SWAP Fig. 8: *Trails and Bikeway System*

**Findings of Fact:**

- a) No Impact. According to Fig. 8: *Trails and Bikeway System* of the Southwest Area Plan, there are no regional, community, or private trails located within the vicinity of the Project site. Therefore, the proposed Project will have no impact on existing recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION** Would the project

**25. Circulation**

- a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Southwest Area Plan (SWAP); KTM French Valley Traffic Impact Analysis, Urban Crossroads July 13, 2018

Findings of Fact:

A recent development plan (Figure 6 – Site Plan) was submitted by the Applicant on August 2019, which shows a reduced building footprint. The new development plan proposes approximately 155,000 sq.ft. of commercial office building, research, and development facility, warehouse, and truck parking. The traffic study prepared by Urban Crossroads in 2018 was based upon a much larger development (200,000 s.f. of building footprint). Therefore, the impacts considered in the traffic study are much greater than actuality and should be viewed as worst case scenario.

Existing peak hour traffic operations have been evaluated by Urban Crossroads in their Traffic Impact Analysis for the study area intersections. The intersection operations analysis results indicate that all of the existing study area intersections are currently operating at an acceptable Level of Service (LOS) during the peak hours, with the exception of the intersection of Winchester Road (SR 79) and Murrieta Hot Springs Road. A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of Project trips causes the peak hour LOS of the study area intersection to operate at unacceptable LOS (i.e., LOS E or F).

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. The County of Riverside require signalized intersection operations analysis based on the methodology described in the Highway Capacity Manual (HCM) 6th Edition. Intersection LOS operations are based on an intersection average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Table 3 below describes the levels of service at signalized intersections.

Description	Average Control Delay (Seconds)	Level of Service
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	<b>A</b>
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	<b>B</b>

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Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.00 and up	F

Source HCM 6<sup>th</sup> Edition

The proposed Project with other reasonably foreseeable developments in the area would cause a deficiency in LOS to three (3) additional intersections along Winchester Road. See Table 4 for unacceptable Project intersection impact data. The intersection analysis in Table 5 demonstrates that with recommended improvements, LOS can be mitigated to an acceptable level at these intersections.

**Table 4: UNACCEPTABLE PROJECT INTERSECTION IMPACTS**

Project Intersections	Existing Conditions		With Project		Project with Ambient Growth and Cumulative Projects	
	Level of Service					
	AM	PM	AM	PM	AM	PM
Winchester Road (SR 79) & Murrieta Hot Springs Road	E	F	E	F	F	F
Winchester Road (SR 79) & Via Mira Mosa/Auld Road	C	C	D	D	F	F
Winchester Road (SR 79) & La Alba Drive/Sparkman Way	C	B	C	C	E	F
Winchester Road (SR 79) & Hunter Road	C	B	D	C	E	F

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 5: INTERSECTION ANALYSIS FOR PROJECT PLUS CUMULATIVE CONDITIONS WITH IMPROVEMENTS				
Intersection	Delay (Seconds)		Level of Service	
	AM	PM	AM	PM
Winchester Road (SR 79) & Murrieta Hot Springs Road				
Without Improvements	68.7	93.2	E	F
With Improvements	34.2	54.9	C	D
Winchester Road (SR 79) & Via Mira Mosa/Auld Road				
Without Improvements	83.7	>200.0	F	F
With Improvements	23.3	45.1	C	D
Winchester Road (SR 79) & La Alba Drive/Sparkman Way				
Without Improvements	66.5	>200.0	E	F
With Improvements	24.4	50.9	C	D
Winchester Road (SR 79) & Hunter Road				
Without Improvements	77.1	87.1	E	F
With Improvements	16.1	18.2	B	B

Additionally, the study area is currently served by the Riverside Transit Agency (RTA) with bus services along Winchester Road (SR-79) Scott Road via Route 79 and Route 217. Both existing routes could potentially serve the proposed Project. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Field observations conducted in May 2018 indicate nominal pedestrian and bicycle activity within the study area. Existing pedestrian facilities currently exist along portions of Murrieta Hot Springs Road and Winchester Road (SR-79).

- a) Less than Significant Impact. The proposed Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system according to the Traffic Impact Analysis prepared by Urban Crossroads July 2018. The Project shall dedicate right-way and construct the agreed-upon improvements on Winchester Road and Sky Canyon Drive in order to be in compliance with transportation, and circulation policies and goals of the Riverside County General Plan (Southwest Area Plan), the Borel Airpark Specific Plan, and Airport Land Use Compatibility Plan for the French Valley Airport. Impact would be less than significant.
- b) Less than Significant Impact with Mitigation. The intersection operations analysis results indicate that all of the existing study area intersections are currently operating at an acceptable Level of Service (LOS) during the peak hours, with the exception of the intersection of Winchester Road (SR 79) and Murrieta Hot Springs Road. Further, Project impacts cumulatively with reasonably foreseeable developments along with ambient Projected growth results in the LOS at three (3) additional intersections to be reduced to

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unacceptable levels in the future. As such mitigation in the form of an In Lieu of Fee/Bond is warranted to reduce the multi-jurisdictional intersections potential impact to less than significance. As stated in Mitigation Measures TRA-1 and TRA-1, payment of the aforementioned fees and ultimate construction of the recommended improvements to the impacted intersections by the Urban Crossroads Traffic Analysis will result in a less than significant impact with mitigation incorporated. Table 3 above shows the LOS with and without these measures.

- c) Less than Significant Impact. There will not be an increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) of the proposed Project because it will be designed in compliance with acceptable standards and regulations. Circulation plan will be reviewed and approved by County. Any deterioration to LOS at intersections previously discussed would be reduced to a less than significant impact.
- d) Less than Significant Impact. Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following: (1) Landscaping. (2) Streetlights. (3) Graffiti abatement of walls and other permanent structure. (4) Street sweeping. (5) Swales and/or fossil filters (COA 080). Compliance with the above requirement will create a less than significant effect upon, or a need for new or altered maintenance of roads.
- e) Less than Significant Impact. The Project would not cause an effect upon circulation during the Project's construction. There would be intermittent entering and exiting of trucks onto the site during construction, but with the location of the two proposed driveways; one off of Sky Canyon Drive and the other exiting towards the north onto an access road that will connect to both Winchester Road or Sky Canyon Drive there would be a less than significant impact to either roadway. Therefore, less than significant impacts are anticipated.
- f) Less than Significant Impact. The Project would not result in inadequate emergency access or access to nearby uses. Two adequate entrances to the property will be provided that will be designed and constructed in compliance with regulations that accommodate emergency vehicles and public vehicular access. One leading out to Sky Canyon Drive, and one leading to an access road bisecting the property that will lead to both Winchester Road or Sky Canyon Drive on the west or east (respectively) side of the Project site per the site plan included herein. The payment of applicable development impact fees, the implementation of fire suppression measures in compliance with the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan will ensure that impacts to fire safety service will be less than significant. The nearest fire station is Fire Station #83 (French Valley), located at 37500 Sky Canyon Dr., Murrieta, CA 92563, which is adjacent to the Project site to the northeast. Compliance with County

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance No. 659 mitigates potential effects to fire services. Thus, impacts are considered less than significant.

Field observations conducted in May 2018 indicate nominal pedestrian and bicycle activity within the study area. Existing pedestrian facilities currently exist along portions of Murrieta Hot Springs Road and Winchester Road (SR-79). There would be a less than significant impact upon the Project's implementation.

Mitigation:

- b. **Traffic Mitigation Measure #1 (TRA-1):** Street Improvements shall be constructed on Winchester Road and Sky Canyon Drive, as conditioned by the County Transportation Department. The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the Projected population increases.

Monitoring: Riverside County Transportation Department will be responsible for verifying that these measures are incorporated.

**26. Bike Trails**

- a) Include the construction or expansion of a bike system or bike lanes?

Source: Riverside County General Plan, SWAP Fig. 8: *Trails and Bikeway System*

Findings of Fact:

- a) No Impact. According to Figure 8: *Trails and Bikeway System* of the Southwest Area Plan, there are no designated bike trails on the Project site or in the Project vicinity. Development of the Project will not require the installation of trails or bikeway system. Therefore, the proposed Project will have no impact on existing bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**25. Tribal Cultural Resources**

- a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?
- b) A resource determined by the lead agency, in its discretion and supported by substantial

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Source: Department of Environmental Health Review; Tribal Consultation with the Pechanga Band of Luiseño Indians; Riverside County General Plan; Per direction from the County Archaeologist, Ms. Heather Thomson, the updated Phase I Cultural Resources Assessment of Tentative Parcel Map 35212, prepared by Jean A. Keller, PH.D. in November of 2008.

Findings of Fact:

During consultation with the Pechanga Band of Luiseno Mission Indians during the entitlement process associated with TPM 35212, it was determined that the Project area is not within the boundaries of the Pechanga Indian Reservation, but it is within their ancestral territory. The Tribe has expressed interest in participating in the Project based upon traditional knowledge of the area and the fact that a previously recorded site (CA- RIV-4662) was thought to potentially be within the Project boundaries. It should be noted that the referenced archaeological site is shown on Eastern Information Center site maps as being located hundreds of feet outside of the Project site. More recently, the County provided Project notification of Plot Plan No. 180022 to California Native American Tribes that have requested notice. Tribes have thirty days to request for consultation, and the County must respond within thirty days of the request. The AB-52 notification process ended on January 2019, in which no requests for consultation were received.

- a) Less than Significant Impact. According to the Phase I Cultural Resource Investigation prepared in 2008 the site does not contain any cultural resources of either prehistoric or historic in origin within the boundaries of the project development area. Therefore, the proposed Project will not alter or destroy a historic site. The subject property has been included in two previous cultural resources studies. The first in 1988 by RECON, and the second conducted in March of 1990 by Christopher E. Drover, Ph.D. Neither study recorded any cultural resources of either prehistoric or historic origin within the boundaries of the Project site.
- b) Less than Significant Impact with Mitigation. According to the Phase I Cultural Resource Investigation, a request for a Sacred Lands File (SLF) search was submitted to the Native American Heritage Commission (NAHC) on October 16, 2008. It was determined at that time that the SLF failed to indicate the presence of Native American cultural resources in the immediate Project area. This does not guarantee the absence of Native American cultural resources, therefore; mitigation is warranted to reduce potential impacts to less than significant.

Mitigation:

- b) **Tribal Cultural Resources Mitigation Measure #1 (TCR-1):** Prior to the issuance of a grading permit the developer/permit holder shall enter into an agreement with, and retain a qualified Project Archaeologist and monitors designated by the Pechanga Band of Luiseño Indians. This group shall be known as the Tribal Monitors for this Project. The



ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pechanga Tribe agreement shall address the treatment and ultimate disposition of cultural resources that may be discovered during construction grading activities, which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the required Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the Pechanga Tribe monitoring agreement and an agreement that a qualified archaeologist has been retained to the Riverside County Planning Department prior to the issuance of a grading permit.

Monitoring:

As a result of the information submitted by the Pechanga Band of Luiseño Indians, tribal monitoring shall be required.

**NOTE:**

- 1) The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for tribal interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days if an agreement with the Pechanga Tribe has not been met.

**UTILITY AND SERVICE SYSTEMS** Would the project

**26. Water**

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

b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review; Riverside County General Plan; Southwest Area Plan

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

- a) Less than Significant Impact. The property is served by the Eastern Municipal Water District for potable water and sanitary sewer facilities. There is currently an existing twenty-four (24")-inch recycled water pipe located within the Right-of-way of Winchester Road (SR-79).
- b) Less than Significant Impact. The proposed Project is located within the Eastern Municipal Water District (EMWD) water services area. To meet the needs of the growing population, EMWD has developed a plan to supply water using imported water, local groundwater and recycled water. EMWD's 2015 Urban Water Management Plan (UWMP) is an update to the 2010 UWMP and was prepared in response to Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act. Included in the plan is detailed information about EMWD's water demand, supply and reliability for the next 25 years. Based on the information provided in MWD's 2015 UWMP, MWD has sufficient supply capabilities to meet the expected demands of its member agencies from 2020 through 2040 under normal, historic single-dry and historic multiple-dry year conditions. Therefore, the Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Thus, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**27. Sewer**

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

Source: Department of Environmental Health Review; Riverside County General Plan; Southwest Area Plan

**Findings of Fact:**

- a-b) Less than Significant Impact. The proposed (development) facility shall obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). The District currently has capacity for the existing demands of the commercial development. Prior to building permit issuance, applicant shall submit an original documentation that establishes water and sewer service to DEH for review and record keeping (COA 015). Compliance with EMWD sewer service requirements, as well as other applicable agencies, will assure that construction or expansion of sewer facilities will comply with necessary requirements to reduce environmental effects and that there will be adequate capacity to serve the Project. The impact will be less than significant.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan; Southwest Area Plan; Riverside County Waste Management District correspondence

Findings of Fact:

a) Less than Significant Impact. The Riverside County Department of Waste Resources operates six landfills that serve Riverside County Residents. The Project will not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure. The proposed Project shall coordinate with the Riverside County Department of Waste Resources to ensure that the Department's planned and proposed waste management activities and projects are in compliance with applicable Federal, State and local land use and environmental laws, regulations, and ordinances. The impact will be less than significant.

b) Less than Significant Impact. The Project shall comply with federal, state, and local statutes and regulations related to solid wastes. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: 1) Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility; 2) Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826. Less than Significant impact is expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Utilities**

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

a) Electricity?

b) Natural gas?

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Project (RCIP); Riverside County General Plan; Southwest Area Plan

**Findings of Fact:**

a-f) Less than Significant Impact. Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Compliance with the requirements of the Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems do not rise to a level of significance.

Based on data available at this time, no offsite utility improvements will be required to support this Project, other than improvement of local roadways. Therefore, the impact on public utilities is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:

30. Wildfire Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources:

Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*; Riverside County General Plan; Southwest Area Plan

Findings of Fact:

The proposed Project is not within a wildland severity zone according to the Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*. The Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

- a) No Impact. The Project site would provide adequate circulation for emergency vehicles and personnel as approved by Riverside County Fire personnel. The project site does not contain any emergency facilities and would not serve as an evacuation route. The project shall design off-site street improvements that comply with County standards, and would impair an emergency response or evacuation plan. Thus, no impact is expected.
- b) No Impact. The Project site does not propose steep slopes and is surrounded by vacant areas to the north and south. Furthermore, the area is served by Fire Station #83 (French Valley), located less than 0.1 miles from the Project site at 37500 Sky Canyon Dr., Murrieta, CA 92563. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction (COA 080). Thus, Implementation of the proposed Project will not cause a significant impact due to slope, prevailing winds, and other factors, exacerbate wildfire risks, or expose Project occupants to pollutant concentrations from wildfire or the uncontrolled spread of a wildfire.
- c) Less than Significant Impact. The Project will provide access roadway and interior site circulation, parking facilities, and fire hydrants. The project will not be installing power lines or other utilities that would have the potential to exacerbate fire risks. Less than Significant impact is expected.
- d) No Impact. As stated above, the proposed Project is not within a wildland severity zone according to the Riverside County General Plan, Chapter 6: Safety Element, *Figure S-11-Wildfire Susceptibility*. The Project site is not located in an area that would have topographic features (slopes, hills, etc.) that would expose people or structures to significant risks regarding fire, flooding, landslides, post-fire slope erosion/instability or that would cause drainage changes. Thus, no impact is expected.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) No Impact. The proposed Project site is not located in a high fire hazard zone and will comply with the local, state, and federal standards and regulations that address fire safety. Thus, the Project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

<p>31. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review; Project Application Materials; Riverside County General Plan; Southwest Area Plan; Reports and Studies prepared and submitted for the Project

Findings of Fact:

Less than Significant Impact with Mitigation Incorporated. Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Project shall comply with the mitigation measures and monitoring plan set forth in the Biology, Archeology, Paleontology, and Tribal Resources sections in order to reduce impacts to a less than significant level.

<p>32. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, other current Projects and probable future Projects)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review; Project Application Materials

Findings of Fact:

Less than Significant Impact with Mitigation. The Project does have impacts which are individually limited, but cumulatively considerable, specifically regarding impacts to

ISSUES (AND SUPPORTING INFORMATION SOURCES)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Transportation/Traffic as discussed in the corresponding section above. With mitigation measures implemented as outlined, impacts will be reduced to less than significant.

33. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review; Project Application Materials

Findings of Fact:

Less than Significant Impact with Mitigation Incorporated. The proposed Project does have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly; thus, is subject to mitigation. Therefore, the Project shall comply with the mitigation measures and monitoring plan set forth in the Air Quality, Hazards and Hazardous Materials, and Hydrology sections in order to reduce impacts to a less than significant level.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Environmental Assessment 41093

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

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



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



10/21/19, 12:39 pm

PPT180022

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180022. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

#### Advisory Notification. 1            AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 180022) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### Advisory Notification. 2            AND - Project Description & Operational Limits

Plot Plan No. 180022 proposes the development of an office building complex for a KTM headquarters that consists of a main HQ building a motorsport building and storage buildings. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and includes office and equipment testing and research and is approximately 26 feet in height. The storage building is 17,917 square feet that includes storage for motorcycles and other equipment, both of which are approximately 26 feet in height. The HQ building would be primarily office space. Between the Motorsport building and storage building is a 26,696 square feet open area for truck parking and an 8,602 square-foot intake area with truck bays that also includes a washing area for motorcycles. Typical business hours will be Monday through Friday, (8:00am - 5:00pm).

The project as described above is bounded by Winchester Road (State Route 79) on the west, Sky Canyon Drive on the east, and Borel Road to the south.

#### Advisory Notification. 3            AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan Guidelines

#### Advisory Notification. 4            AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated August 22, 2019.

Exhibit B (Elevations), dated August 22, 2019



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4            AND - Exhibits (cont.)

Exhibit C (Floor Plans), dated August 22, 2019

Exhibit G (Conceptual Grading Plan), dated August 22, 2019

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated August 22, 2019.

#### Advisory Notification. 5            AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
      - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
    - Ord. No. 625 (Right to Farm) {Geographically based}
    - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
    - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
    - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
    - Ord. No. 878 (Regarding Noisy Animals)
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
    - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5            **AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### Advisory Notification. 6            **AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PPT180022, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PPT180022, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 6                    AND - Hold Harmless (cont.)

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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

### BS-Plan Check

#### BS-Plan Check. 1                    Gen - Custom

PLANNING CASE REVIEW LIBRARY

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

#### CORRECTIONS:

1- Please clarify if the warehouse and the office/media building are separate buildings or same building? Any access to each other?

#### 2- ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### Gen - Custom (cont.)

##### NOTIFICATIONS:

##### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

##### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

##### Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

### E Health

#### E Health. 1

#### Water & Sewer

The proposed (development) facility shall obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original documentation that establishes water and sewer service to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### Fire

**ADVISORY NOTIFICATION DOCUMENT**

**Fire**

Fire. 1    **Gen - Fire (cont.)**

Fire. 1    **Gen - Fire**

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**Planning**

**Planning. 1    90 Days to Protest**

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

**Planning. 2    ALUC Conditions**

- 1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
- 2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.
- 4. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers;

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### Planning

#### Planning. 2

#### ALUC Conditions (cont.)

libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

5. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls.

Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

#### Planning. 3

#### Business Licensing

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

#### Planning. 4

#### Casuses for Revocation

In the event the use hereby permitted under this permit,

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

#### Planning. 5

#### Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval

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### Planning

**Planning. 5**                                      **Ceased Operations (cont.)**  
shall become null and void.

**Planning. 6**                                      **Comply with ORD/Codes**

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

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

**Planning. 7**                                      **Expiration Date**

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval.

Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

**Planning. 8**                                      **Exterior Noise Levels**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

**Planning. 9**                                      **Fees for Review**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

**Planning. 10**                                      **Final Map**

Prior to the sale of any individual building, the applicant, in accordance with Ordinance No. 460, shall have an approved Tentative Parcel Map and Final Parcel Map establishing legal parcels for each building site. Documentation showing the Final Parcel Map shall be submitted to the Planning Department prior the sale of any individual building. The proposed parcel or parcels shall comply with all applicable

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### Planning

**Planning. 10**                      **Final Map (cont.)**  
development standards for the parcel's zone classification as provided in Ordinance No. 348.

**Planning. 11**                      **Lighting Hooded/Directed**  
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

**Planning. 12**                      **Limit on Signage**  
Signage for this project shall be limited to the 1 freestanding sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

**Planning. 13**                      **Mt Palomar Lighting Area**  
Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

**Planning. 14**                      **No Outdoor Advertising**  
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 15**                      **No Resident Occupancy**  
No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

**Planning. 16**                      **ORD 810 O S Fee**  
In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.  
Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

**Planning. 17**                      **Parking**  
Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b.  
County Ordinance No.348, Section 18.12 c. (1) c., states that all development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional



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### Planning

#### Planning. 17

#### Parking (cont.)

space for electrical vehicles for each additional 50 parking spaces. Based on the parking spaces required the applicant would be required to provide seven (7) EV parking spaces. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations

#### Planning. 18

#### Permit Signs Separately

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

#### Planning. 19

#### Prevent Dust and Blowsand

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

#### Planning. 20

#### Reclaimed Water

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

### Planning-CUL

#### Planning-CUL. 1

#### If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2

#### Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2                      Unanticipated Resources (cont.)

treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-GEO

#### Planning-GEO. 1                      GEO180033

County Geologic Report GEO No. 180033 submitted for the project PPT180022, was prepared by Geocon West, Inc. The report is titled; "Updated Geotechnical Investigation, KTM Development, NEC of HWY 79 and Borel Road, French Valley Area, Riverside County, California," dated August 18, 2017.

GEO No. 180033 concluded:

1. The site is not located within a State of California Earthquake Fault Zone or a Riverside County Fault Hazard Zone.
2. Based on our review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces.
3. Based on the lack of shallow groundwater, the dense consistency of the soils, and granitic bedrock underlying the site, the potential for liquefaction and associated ground deformations beneath the site is nil.
4. Based on the results of our previous laboratory testing, the onsite soils do not exhibit a significant potential for collapse upon saturation. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.
5. Based on a review of the current site plans and our site observations, the potential for landslides and rock fall hazard is not a design consideration for the site.
6. Fill or cut slopes greater than 10 feet in vertical height or steeper than 2:1 (h:v) are not anticipated to be constructed as part of this project.
7. The site is located approximately 40 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration.
8. Inundation from a seiche occurring in Lake Skinner is not a design consideration for the site.
9. Based on the material classifications and laboratory testing by Geocon, site soils generally possess a "medium" expansion potential.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1

#### GEO180033 (cont.)

GEO No. 180033:

1. Site preparation should begin with the removal of previous structures and infrastructure, deleterious material, debris, buried trash, and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Undocumented fill, young alluvium, and colluvium within the limits of grading should be removed to expose either bedrock or competent alluvium with a relative density of at least 85 percent of maximum density.
3. The depth of removals is generally anticipated to be 3 to 14 feet in depth below existing ground surface based on the subsurface excavation logs.
4. Where over excavation and compaction is to be conducted within building areas, the excavations should be extended at least 2 feet below the bottom of the planned foundations and laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
5. The cut portion in cut/fill transition areas within proposed structural areas should be over excavated to remove the differential support conditions.

GEO No. 180033 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180033 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

### Transportation

#### Transportation. 1

#### Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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### Transportation

#### Transportation. 1

#### Landscape Requirement (cont.)

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

#### Transportation. 2

#### RCTD - General

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
6. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
7. The Project shall obtain approval of street improvement plans from Caltrans and County Transportation Department.
8. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.
9. Ramps shall be constructed/modified at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. Sky Canyon Road is considered an INDUSTRIAL COLLECTOR ROAD (Modified 68 feet full-width right-of-way per modified Standard No. 111, Ordinance 461).
11. If the existing right-of-way along Sky Canyon Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
12. Additional information, standards, ordinances, policies, and design guidelines can be obtained from

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 2                      RCTD - General (cont.)

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

#### Transportation. 3                      RCTD - TS/General Conditions

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

SR-79 (Winchester Road) (NS) at:  
 Via Mira Mosa/Auld Road (EW)  
 La Alba Road/Sparkman Way (EW)  
 Project Driveway (EW)  
 Hunter Road/Borel Road (EW)  
 Robert Trent Jones Parkway (EW)  
 Murrieta Hot Springs Road (EW)

Sky Canyon Drive (NS) at:  
 Sparkman Way (EW)  
 North Driveway (EW)  
 South Driveway (EW)

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

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

### Waste Resources

#### Waste Resources. 1                      Waste - General

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1

#### Waste - General (cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

- AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT180022

Parcel: 963030002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      Easements/Permission                      Not Satisfied

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.

A notarized letter of permission and/or recorded easement 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.

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

060 - BS-Grade. 2                      If WQMP Is Required                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      Improvement Securities                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

E Health

060 - E Health. 1                      ECP Clearance                      Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

Per Phase I Environmental Site Assessment document dated June 12, 2018 conducted by Hillmann Consulting, a Limited Phase II Subsurface Investigation due to historical agricultural usage still needs to be performed for this site. Submit this document to ECP for review and approval.

Please contact ECP for additional details at (951)955-8980.

Flood

060 - Flood. 1                      Mitcharge - Use                      Not Satisfied

PPT 180022 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan. The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1                      Fees for Review                      Not Satisfied

Any subsequent submittals required by these conditions of approval, including but not limited to

Plan: PPT180022

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60. Prior To Grading Permit Issuance

Planning

- |   |                           |               |
|---|---------------------------|---------------|
| 060 - Planning. 1   | Fees for Review (cont.)   | Not Satisfied |
| grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.   |                           |               |
| 060 - Planning. 2   | Mitigation Measure AQ-1   | Not Satisfied |
| Use of alternative fueled or catalyist equipment diesel construction equipment  |                           |               |
| 060 - Planning. 3   | Mitigation Measure AQ-2   | Not Satisfied |
| Minimize idling to five (5) minutes or less.  |                           |               |
| 060 - Planning. 4   | Mitigation Measure AQ-3   | Not Satisfied |
| Limit hours of operation of heavy-duty equipment during construction.   |                           |               |
| 060 - Planning. 5   | Mitigation Measure ARCH-1 | Not Satisfied |
| If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, a qualified archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. The Project archaeologist shall be responsible for determining the significance of the cultural resource and mitigation for such resources. The archeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall consider the religious beliefs, customs, and practices of the Tribe(s).  |                           |               |
| 060 - Planning. 6   | Mitigation Measure ARCH-2 | Not Satisfied |
| If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) must then make recommendations within 48 hours and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98. |                           |               |
| 060 - Planning. 7   | Mitigation Measure BIO-1  | Not Satisfied |
| A Nation-Wide Permit 39 was obtained (November 2018) for this Project. Prior to the issuance of a grading permit, the developer/permit holder shall obtain a 1600 streambed alteration agreement with the California Department of Fish and Wildlife (CDFW) and a 401 certification with the Regional Water Quality Control Board (RWQCB). Mitigation will include on site preservation and an off-site location. The off-site ratio will to be determined upon permit/resource agency consultation.  |                           |               |
| 060 - Planning. 8   | Mitigation Measure BIO-2  | Not Satisfied |



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 Mitigation Measure BIO-2 (cont.) Not Satisfied

Pursuant to Objective 6 and Objective 7 (described below in Table 1) of the Species Account for 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 MSCHP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of the nesting season (nesting season defined as March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine the appropriate type of relocation (active or passive) and translocation sites. Coordination and consultation with CDFW and an MOU issued by CDFW will be necessary to relocate burrowing owl. 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.

060 - Planning. 9 Mitigation Measure HHM-1 Not Satisfied

Prior to issuance of a grading permit, a Limited Phase II Subsurface Investigation shall be prepared and submitted to the County of Riverside (and relevant reviewing agencies) for review and approval (COA 060).

060 - Planning. 10 Mitigation Measure HYD-1 Not Satisfied

The Project shall incorporate the proposed storm drain infrastructure as recommended in the Preliminary Drainage Report (CASC Engineering and Consulting 2019) submitted to the County. Furthermore, the proposed Project shall submit a copy of the proposed improvement plans, grading plans, Project list of Best Management Practices to be implemented, and any other necessary documentation to the Riverside County Flood Control District for review and approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District.

060 - Planning. 11 Mitigation Measure PALEO-1 Not Satisfied

Prior to the issuance of a grading permit, the permit holder shall retain a qualified paleontologist for onsite consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department – Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery is deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all Project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 12 Mitigation Measure TCR-1 Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 Mitigation Measure TCR-1 (cont.) Not Satisfied

Prior to the issuance of a grading permit the developer/permit holder shall enter into an agreement and retain a monitor(s) designated by the Pechanga Band of Luiseño Indians. This group shall be known as the Tribal Monitor for this Project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the required Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department prior to the issuance of a grading permit.

060 - Planning. 13 Mitigation Measure TRANS-1 Not Satisfied

Street Improvements shall be constructed on Winchester Road and Sky Canyon Drive, as conditioned by the County Transportation Department. The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the Projected population increases

060 - Planning. 14 MM TCR-1- Mitigation Monitoring Not Satisfied

As a result of the information submitted by the Pechanga Band of Luiseño Indians, tribal monitoring shall be required.

NOTE:

- 1) The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for tribal interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days if an agreement with the Pechanga Tribe has not been met.

060 - Planning. 15 SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

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 11.53 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 SKR Fee Condition (cont.) Not Satisfied  
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.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-EPD-30-Day Burrowing Owl Preconstruction Survey (co    Not Satisfied  
season (nesting season is March 1 through August 31) and is required to be performed by a qualified  
biologist familiar with relocation methods. The County Environmental Programs Department shall be  
consulted to determine appropriate type of relocation (active or passive) and potential translocation  
sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to  
be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2            0060-EPD-Nesting Bird Survey (MBTA)            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department  
of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal  
of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the  
avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or  
structures that support nesting birds must be cleared during the nesting season, a preconstruction  
nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU  
with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be  
adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no  
more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days  
of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the  
project proponent must provide written proof to the Riverside County Planning Department,  
Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of  
Riverside has been retained to carry out the required survey. Documentation submitted to prove  
compliance prior to grading permit issuance must at a minimum include the name and contact  
information for the Consulting Biologist and a signed statement from the Consulting Biologist  
confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird  
Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance  
of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects  
consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD)  
documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1            PRIMP Required            Not Satisfied

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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP Required (cont.) Not Satisfied

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to 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 "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

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

060 - Survey. 2 RCTD - Vacation Not Satisfied

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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 2 RCTD - Vacation (cont.) Not Satisfied

Sky Canyon Road is designated as an INDUSTRIAL COLLECTOR ROAD (Standard No. 111, Ordinance 461).

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

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 2 RCTD - Realign Sky Canyon Rd Not Satisfied

Sky Canyon Road is considered an INDUSTRIAL COLLECTOR ROAD (modified to reduce from 78 foot to 68 foot full-width right-of-way per County Standard No. 111, Ordinance 461) and shall be realigned from Sparkman Way to the southerly project boundary, the centerline radii shall be per Standard No. 114, Ordinance 461 (for Industrial Collector road) and as directed by the Director of Transportation.

If any off-site road dedication is required for said realignment, it is the project proponent responsibility to acquire the required off-site road dedication. This may require County EDA involvement.

060 - Transportation. 3 RCTD - Right-of-way Dedication Not Satisfied

Sufficient public street right of way along SH-79 (Winchester Road) shall be convey for public use to provide for a 92 foot half width right of way per County Standard No. 83, Ordinance 461.

Sufficient public street right of way along Borel Road shall be convey for public use to provide for a 62 foot half width right of way per County Standard No. 94, page (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to provide for a 68 foot (39 feet west of construction centerline and 29 feet on the other side of construction centerline) full-width right-of-way per modified Standard No. 111, Ordinance 461. (Modified to reduce a 78 foot to 68 foot full-width right-of-way).

060 - Transportation. 4 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 inches x 36 inches) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RCTD - Submit Grading Plans (cont.) Not Satisfied

060 - Transportation. 5 RCTD-USE-WQ Region - FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, . ): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied  
submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 No Building Permit W/O Grading Permit Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 Rough Grade Approval Not Satisfied

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

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

Fire

080 - Fire. 1 Prior to permit - access Not Satisfied

1. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
2. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)
3. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)
4. Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit - access (cont.) Not Satisfied  
the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 2 Prior to permit - water Not Satisfied

Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

1. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow
2. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)
3. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
4. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

080 - Fire. 3 Prior to permit Not Satisfied

1. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

PPT 180022 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan. The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) establishing a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      Conform to Elevations                      Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 2                      Conform to Plans                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 3                      Fee Balance                      Not Satisfied

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

080 - Planning. 4                      Lighting Plans                      Not Satisfied

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

080 - Planning. 5                      Renewable Energy Generation R2-E10                      Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 6                      Roof Equipment Shielding                      Not Satisfied

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

080 - Planning. 7                      School Mitigation                      Not Satisfied

Impacts to the Temecula Unified School District shall be rectified in accordance with California State law.

Survey

080 - Survey. 1                      RCTD - Vacation                      Not Satisfied

Sky Canyon Road is designated as an INDUSTRIAL COLLECTOR ROAD (Standard No. 111, Ordinance 461).

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 RCTD - Vacation (cont.) Not Satisfied

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

Transportation

080 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;

2) Weather-based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. . Water Districts such as EMWD

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied  
may be required to approve plans prior to County approval.

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

080 - Transportation. 3 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 589.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 50% point source irrigation type (not emitter tubing) regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Plans must provide treatment to meet the requirements of the Building & Safety Department, Ordinance 457, SWPPP requirements, and final site stability for all slopes and disturbed areas. Construction Documents must provide plant material which is suitable for required water quality areas and will withstand periodic inundation.

080 - Transportation. 4 RCTD - Access from SR-79 Not Satisfied

The proposed project driveway on SR-79 shall be restricted right-in and right-out turning movements

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - Access from SR-79 (cont.) Not Satisfied  
only. Left-turn movements shall be prohibited. Left-turns shall be restricted and enforced through raised median or other appropriate channelization as approved by Caltrans. It is the project proponent responsibility to obtain an approval from Caltrans for right-in/right-out access from Winchester Road (SR-79).

080 - Transportation. 5 RCTD - Annexation into L&LMD or Other District Not Satisfied

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.
- (5) Swales and/or fossil filters.

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

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

080 - Transportation. 6 RCTD - Fair Share Not Satisfied

The project traffic study has determined the project causes an indirect impact to the follow intersections.

SR-79 (Winchester Road) (NS) at:  
Via Mira Mosa/Auld Road (EW), 3.9%  
La Alba Drive/Sparkman Way (EW), 6.8%  
Hunter Road/Borel Road (EW), 5.7%  
Murrieta Hot Springs Road (EW), 4.5%

A summary of off-site improvements needs to address operational deficiencies at the intersections listed above can be found Table 1-2 of the project traffic study dated August 8, 2018. For the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD - Fair Share (cont.) Not Satisfied

improvements not covered by an established funding program (i.e. TUMF, DIF, RBBD), the project proponent shall pay its fair share contribution as shown in Table 1-2 (also listed above) in order to mitigate its indirect impacts.

080 - Transportation. 7 RCTD - Landscaping Design Plans Not Satisfied

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

Landscaping plans shall be designed within Sky Canyon Road and SH-79 (Winchester Road) and submitted to the Transportation Department. Plans shall be submitted on standard County format (24 inches x 36 inches). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 8 RCTD - Lighting Plan Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 RCTD - Realign Sky Canyon Rd Not Satisfied

Sky Canyon Road is considered an INDUSTRIAL COLLECTOR ROAD (County Standard No. 111, Ordinance 461) and shall be realigned from Sparkman Way to the southerly project boundary, the centerline radii shall be per Standard No. 114 for Industrial Collector and as directed by the Director of Transportation.

If any off-site road dedication is required for said realignment, it is the project proponent responsibility to acquire the required off-site road dedication. This may require County EDA involvement.

080 - Transportation. 10 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right of way along SH-79 (Winchester Road) shall be convey for public use to provide for a 92 foot half width right of way per Standard No. 83, Ordinance 461.

Sufficient public street right of way along Borel Road shall be convey for public use to provide for a 62 foot half width right of way per Standard No. 94, page (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to provide for a 68 (39 feet west of construction centerline and 29 feet on the other side of construction centerline) full-width right-of-way per modified Standard No. 111, Ordinance 461. (Modified to reduce a 78 foot to 68 foot full-width right-of-way).

080 - Transportation. 11 RCTD - Utility Plan Not Satisfied

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 RCTD - Utility Plan (cont.) Not Satisfied

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.

080 - Transportation. 12 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 13 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to [WastePlanning@rivco.org](mailto:WastePlanning@rivco.org). The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Precise Grade Approval Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

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

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

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

090 - Planning. 2 Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 3 Curbs Along Planters Not Satisfied



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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Curbs Along Planters (cont.) Not Satisfied

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

090 - Planning. 4 Extended Truck Idling Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 5 Install Bike Racks Not Satisfied

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

090 - Planning. 6 Lighting Plan Comply Not Satisfied

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

090 - Planning. 7 Loading Spaces Not Satisfied

A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 8 ORD No. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      Parking Paving Materials                      Not Satisfied

A minimum of 240 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 10                      Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 11                      Signs                      Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building signage and appropriately noted:

1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.
2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.
3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.
4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.
5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community.
6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

090 - Planning. 12                      Trash Enclosures                      Not Satisfied

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

090 - Planning. 13                      Utilities Underground                      Not Satisfied

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,

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      Utilities Underground (cont.)                      Not Satisfied  
this condition shall be null and void with respect to that utility.

Transportation

090 - Transportation. 1                      LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 2                      LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3                      RCTD - Complete Annexation into L&LMD or Other District                      Not Satisfied

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

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 4                      RCTD - Dedication                      Not Satisfied

Sky Canyon Road along the project boundary is considered an INDUSTRIAL COLLECTOR Road and shall be realigned (from Sparkman Way to south project boundary) and improved with 56 foot full-width AC Pavement (28 foot project side (from construction centerline) and 28 foot on the other side of the construction centerline), 6 inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 68 foot modified full-width (39 foot project side and 29 feet on the other side of the construction centerline) dedicated right of way in accordance with County Standard No. 111,

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - Dedication (cont.) Not Satisfied  
Ordinance 461. Refer County Standard No. 114, Ordinance 461 for INDUSTRIAL COLLECTOR Road (radii). (Modified to reduce a full-width right-of-way from 78 feet to 68 feet)

NOTE:

1. A driveway(s) shall be improved per County Standard No. 207(A), Ordinance 461.
2. A cul-de-sac shall be improved per County Standard No. 800(A), Ordinance 461.

090 - Transportation. 5 RCTD - Existing "Caltrans" Maintained Not Satisfied

SH-79 (Winchester Road) from northerly of project driveway to Borel Road is a paved Caltrans maintained road designated as an Expressway Way and shall be improved with 8 inch curb and gutter & AC Berm, concrete raised median, and 22 foot to 65 foot AC pavement (per the Amended Exhibit dated 8/22/2019), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Caltrans within the 92 foot half-width Caltrans dedicated right-of-way per County Standard No. 83, Ordinance 461 and as approved by Caltrans.

Note:

1. A transition AC tapering and AC Berm shall be improved as directed by Caltrans.
2. The proposed project driveway on SR-79 shall be restricted right-in and right-out turning movements only. Left-turns shall be prohibited and enforced through raised median or other appropriate channelization as approved by Caltrans
3. Street improvement plan shall be submitted to Caltrans review and approval.
4. Encroachment permit shall be obtained from Caltrans prior to do any work within the SH-79 (Winchester Road)
5. Parkway improvement plan along SH-79 (Winchester Road) shall be submitted to County Transportation Department for review and approval.
6. Street improvements plan along Sky Canyon Road and project driveway and drive aisle shall be submitted to County Transportation Department for review and approval.

090 - Transportation. 6 RCTD - Landscaping Installation Completion Not Satisfied

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

090 - Transportation. 7 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD - Payment of Transportation Fees (cont.) Not Satisfied

2. All Fees for Zone "D" of the SOUTHWEST Road and Bridge Benefit District (R&BBD).

090 - Transportation. 8 RCTD - Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 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).

090 - Transportation. 9 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

090 - Waste Resources. 2 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final permit inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation.

10/21/19  
12:41

Riverside County PLUS  
CONDITIONS OF APPROVAL

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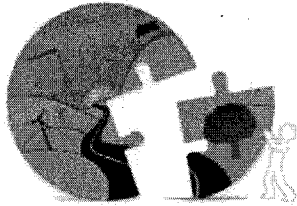
90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste-Recycling and Organics Compliance (cont.) Not Satisfied

Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to:

[www.rcwaste.org/business/planning/applications](http://www.rcwaste.org/business/planning/applications). To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: [Waste-CompostingRecycling@rivco.org](mailto:Waste-CompostingRecycling@rivco.org).



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE ("DAC") INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 12, 2018

**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  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
French Valley Airport. Attn: General Manager  
Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: 3<sup>rd</sup> District  
Planning Commissioner: 3<sup>rd</sup> District  
Temecula Sphere of Influence  
Eastern Municipal Water District (EMWD)

Southern California Edison Co. (SCE)  
Southern California Gas Co.  
California Council For The Blind

**PLOT PLAN NO. 180022** – Fast Track No. 2017-04 – Applicant/Owner: Pierer Immoreal North America, LLC – Engineer Representative: CASC Engineering and Consulting, Inc. – Third Supervisorial District – Highway 79 Policy Area – Rancho California Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR), Community Development: Commercial Office (CD: CO), – Location: north of Borel Road, east of Winchester Road (Highway 79), west of Sky Canyon Road, south of Sparkman Way – Zoning: Borel Airpark Specific Plan - **REQUEST:** Development of a mixed-used development of approximately 203,202 square feet of commercial office, warehouse storage, research and development, covered truck parking and wash area, and all other necessary and required improvements on a 56.95 acre site. – APN: 963-030-002 and 963-030-003. **BBID: 203-428-090**

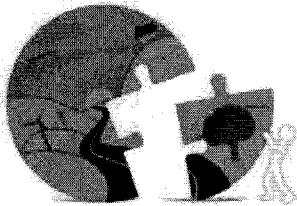
**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on October 4, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.*



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at [daalvarez@rivco.org](mailto:daalvarez@rivco.org) / MAILSTOP #: 1070

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

COMMENTS:

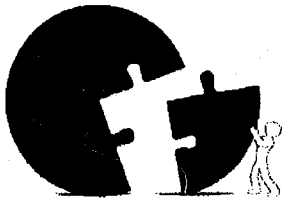
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*





# 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. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Pierer Immoreal North America, LLC

Contact Person: Cheryl Webb E-Mail: cwebb@ktmnorthamerica.com

Mailing Address: 38429 Innovation Court

<u>Murrieta</u>	<u>CA</u>	<u>92563</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951 ) 600-8007 ext. 4117 Fax No: (951 ) 600-8866

Engineer/Representative Name: CASC Engineering and Consulting, Inc.

Contact Person: Adam Rush, AICP E-Mail: arush@cascinc.com

Mailing Address: 1470 E. Cooley Dr.

<u>Colton</u>	<u>CA</u>	<u>92324</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909 ) 783-0101 ext. 5370 Fax No: (909 ) 783-0108

Property Owner Name: Pierer Immoreal North America, LLC

Contact Person: John Hinz, President E-Mail: jhinz@ktmnorthamerica.com

Mailing Address: 38429 Innovation Court

<u>Murrieta</u>	<u>CA</u>	<u>92563</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951 ) 600-8007 ext. 4110 Fax No: (951 ) 600-8866

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 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.)

Pierer Immoreal North America, LLC (c/o John Hinz)  
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): 963-030-002 and 963-030-003

Approximate Gross Acreage: 56.95 Gross Acres

General location (nearby or cross streets): North of Borel Road, South of Sparkman Way, East of Winchester Rd (SR-79), West of Sky Canyon Road.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

The Project proposes a mixed-use development of up to approximately 200,000 s.f. of commercial office, warehouse storage, research & development (R&D) type uses, and covered truck parking and wash area. The entire site, currently vacant and undeveloped, will be graded and planned for additional future development, with areas preserved for mitigation purposes.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 7, Township 7 South, Range 2 West

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	65,100	28	2	Commercial Office	
2	32,292	28	1	Warehousing and Storage	
3	66,306	41	1	Research and Development	
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	32,550	Covered Truck Parking and Wash Area (not enclosed)
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:

Specific Plan (SP) No. 265 (Borel Airpark Specific Plan)

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

If yes, provide Application No(s). Tentative Parcel Map (PM) No. 35212  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ 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): TIA, Cultural, AQ/GHG, Noise, Bio

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: Pierer Immoreal North America, LLC

Address: 38429 Innovation Court, Murrieta, CA 92563

Phone number: 951-600-8007 ext. 4117

Address of site (street name and number if available, and ZIP Code): 37862 & 37662 Winchester Rd. (92563)

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: BK963 PG03, 963-030-002 and 963-030-003

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: N/A

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 \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_

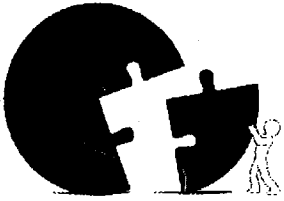
Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development 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\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016

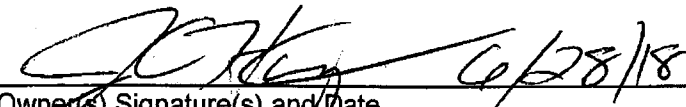


# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 6/28/18  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

Pierer Immoreal North America, LLC (c/o John Hinz)  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 02, 2019,

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

APN (s) or case numbers PPT180022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

TITLE: GIS Analyst

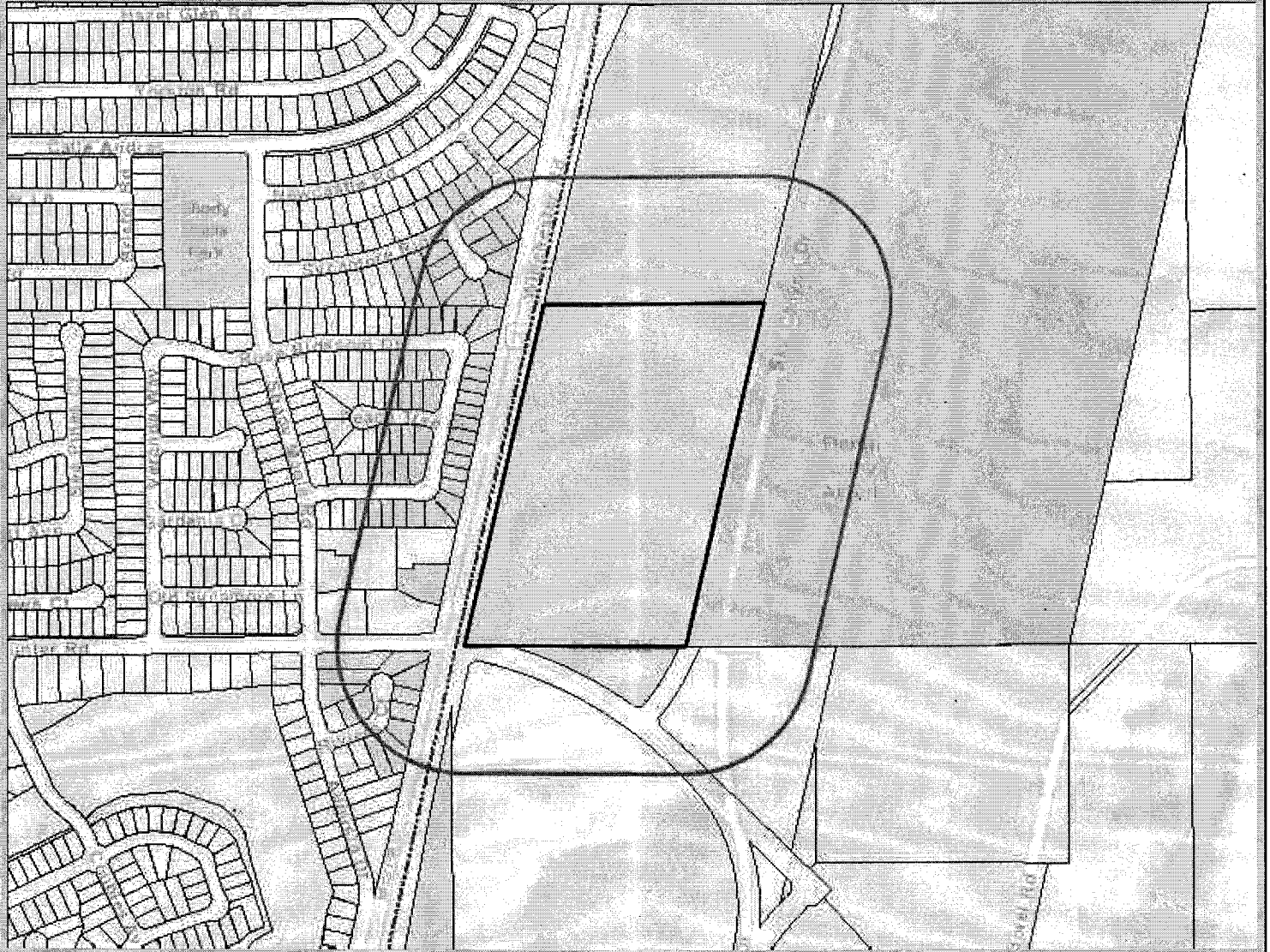
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

PPT180022 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 752 1,505 Feet

**\*IMPORTANT\*** 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.

REPORT PRINTED ON... 10/2/2019 3:05:45 PM

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908151014  
MAE DANG  
JASON LY  
1148 DOVER WAY  
MONTEREY PARK CA 91754

908134007  
NEW LIFE VENTURE  
1661 HANOVER RD STE 211  
CITY OF INDUSTRY CA 91748

963030003  
BEL AIR FAMILY LTD PARTNERSHIP  
16782 OAK VIEW DR  
ENCINO CA 91436

957320001  
ALEXANDER A BOREL  
ALEXANDER RAY BOREL  
AEONARD ROY BOREL

17775 LONG HOLLOW RD  
CORNING CA 96021

908152026  
VICTORIA TUONG VY NGUYEN  
27540 YNEZ NO J5  
TEMECULA CA 92591

908131019  
HENRICUS VANBOXTEL  
HENRIETTE VANBOXTEL  
2814 OLIVE HILL RD  
FALLBROOK CA 92028

908172012  
MESA PLAZA  
28636 OLD TOWN FRONT 202  
TEMECULA CA 92590

908151021  
GLENN WUN KWAN  
WING YUK YEUNG  
29170 WRANGLER DR  
MURRIETA CA 92563

908131027  
AREK TADEUS DOUGLAS  
NANCY ANN DOUGLAS  
29939 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908131026  
GREGORY D SHALIN  
29945 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908152011  
DEAN W HOLLAND  
JO ANN W HOLLAND  
29961 PEACHTREE CT  
MURRIETA CA. 92563

908152020  
NADER SHAABAN  
ANA SHAABAN  
29964 PEACHTREE CT  
MURRIETA CA. 92563

908152010  
DIANA C HART  
29971 PEACHTREE CT  
MURRIETA CA. 92563

908134004  
JOSE L GARCIA  
ROSA E GARCIA  
29972 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908152021  
DAVITH KHOR  
SONANTHA KHOR  
DAVITH KHOR

29974 PEACHTREE CT  
MURRIETA CA. 92563

908152022  
KIM M MASCUZZIO  
KEVIN MASCUZZIO  
29984 PEACH TREE CT  
MURRIETA CA. 92563

908151011  
JAROD FARNSWORTH  
ANA HERNANDEZ FARNSWORTH  
29988 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908152023  
JOHNNY LE  
29994 PEACHTREE CT  
MURRIETA CA. 92563

908134006  
ARMANDO R AGUILAR  
ELIZABETH AGUILAR  
29996 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908131017  
NNEKA DURU  
30005 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908152024  
FRANK ROJAS  
LETICIA ROJAS  
30015 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908152027  
DOUGLAS M KATONA  
KELLY KATONA  
29975 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908134005  
JOSE G ALVAREZ  
ROSA MARIA ALVAREZ  
29984 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908152009  
PATRICIA L WILLIS  
GLENDA HUDSON  
29991 PEACHTREE CT  
MURRIETA CA. 92563

908152025  
TRUC MAI THI TRAN  
TUAN HOANG NGUYEN  
29995 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151012  
FRANK MCDANIEL  
29998 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151013  
BECCY HASSELBARTH  
30008 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908131016  
CUPERTINO N OPINA  
RITA M VILLASENOR  
30017 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908151015  
MICHAEL R PAYNE  
LISA PAYNE  
30028 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151016  
MONTE B MONEY  
SANDY MONEY  
30038 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151018  
ARIEL Q MARQUEZ  
LOLITA E MARQUEZ  
34501 STAGE RD  
TEMECULA CA 92592

908152008  
JORGE A SANCHEZ  
ARMANDO SANCHEZ  
ALICIA SANCHEZ

37196 STARDUST WAY  
MURRIETA CA 92563

908131015  
FERNANDO MOORE  
ANITA LOUISE MOORE  
37660 PLYMOUTH RD  
MURRIETA CA. 92563

963030002  
PIERER IMMOREAL NORTH AMERICA  
37662 WINCHESTER RD  
MURRIETA CA 92563

908131018  
RAUL SALAS  
LESLIE SALAS  
37676 TOWNSVILLE CT  
MURRIETA CA. 92563

908131025  
LANCINE KONE  
ANASTHASIE LOZO  
37679 TOWNSVILLE CT  
MURRIETA CA. 92563

908131024  
STEVEN WOOLSON  
MARCIA WOOLSON  
37695 TOWNSVILLE CT  
MURRIETA CA. 92563

908131020  
NORBERTA CUPELES  
MARIAH BERRIOS  
37708 TOWNSVILLE CT  
MURRIETA CA. 92563

908131023  
KEVIN M MCGUIRE  
JAIME M MCGUIRE  
37711 TOWNSVILLE CT  
MURRIETA CA. 92563

908131021  
EDWARD HOLLOWAY  
MOLLY HOLLOWAY  
37724 TOWNSVILLE CT  
MURRIETA CA. 92563

908131022  
STEPHEN D NUGENT  
MOLLY A NUGENT  
37727 TOWNSVILLE CT  
MURRIETA CA. 92563

908151017  
ERICA M HALL  
MONIQUE HALL  
37773 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151019  
IGOR GROSSMAN  
37793 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151020  
KAREN L TILLOTSON  
37803 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151022  
EARNEST H JONES  
BERNA W JONES  
37823 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151023  
KENNETH B ROBINSON  
MARIA D ROBINSON  
37833 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151024  
MEHRDAD HERAVI  
ZAHYLY MOSAYEBI HERAVI  
37843 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151025  
VU VAN NGUYEN  
JULIET ENSIGN  
37853 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151026  
GABRIEL RAMIREZ RIOJAS  
37863 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172010  
ENRIQUE BARRERA  
ELIZABETH BARRERA  
37883 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172011  
ASHWIN SEWDARSEN  
NOLENE CAROL MORGAN  
37893 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172001  
JOSE M ROBLES  
37903 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172002  
AUTURIO FRAZIER  
37913 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172003  
CHRISTOPHER WOODS  
37923 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152007  
JAMES FREEMAN  
LAURIE A FREEMAN  
37926 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152006  
GERARD J ROMANO  
MARIANNE D ROMANO  
37936 SWEET MAGNOLIA DR  
MURRIETA CA. 92563

908172005  
VICTOR MANUEL ROJAS ALVAREZ  
SUN AH MOON  
37943 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152005  
THOMAS BEKE  
MARISSA BEKE  
37946 SWEET MAGNOLIA DR  
MURRIETA CA. 92563

908172006  
TRANG T NGUYEN  
SANG VAN TRAN  
37953 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908300014  
MARK D SWINEHEART  
38012 RIVIERA CT  
MURRIETA CA. 92563

908300013  
SHARON H KINIKIN  
38020 RIVIERA CT  
MURRIETA CA. 92563

908300012  
TORRES CARLOS & MAUREEN ANNAMARIE REV  
CARLOS TORRES  
MAUREEN ANNAMARIE TORRES

38028 RIVIERA CT  
MURRIETA CA. 92563

908300020  
JUAN CARLOS LEON  
APRIL ROSEANNE LEON  
38036 AUGUSTA DR  
MURRIETA CA. 92563

908300011  
CRAIG BRADLEY  
NICOLE BRADLEY  
38036 RIVIERA CT  
MURRIETA CA. 92563

908300019  
DAWOOD N BESHAY  
DANIELA BESHAY  
38044 AUGUSTA DR  
MURRIETA CA. 92563

908300010  
ISMAEL RESENDIZ  
AMPARO RESENDIZ  
38044 RIVIERA CT  
MURRIETA CA. 92563

908300018  
JOHN LUCACI  
FLORINA LUCACI  
38052 AUGUSTA DR  
MURRIETA CA 92563

908300009  
RAYMOND L RUBIO  
SANDRA D RUBIO  
38052 RIVIERA CT  
MURRIETA CA. 92563

908300015  
BRENDA M COMERFORD  
38055 RIVIERA CT  
MURRIETA CA. 92563

908300008  
SANTOS RODRIGUEZ SOTELO  
ELENA ALBARRAN RODRIGUEZ  
38060 RIVERA CT  
MURRIETA CA 92563

908300016  
MICHAEL F ROGERS  
KRISTIN K ROGERS  
ROGERS MICHAEL F & KRISTIN K FAM LIV

38063 RIVIERA CT  
MURRIETA CA. 92563

908152012  
JOHN HOBART WOODRUFF  
CYNTHIA LYNN WOODRUFF  
5485 ROTARY DR  
LA VERNE CA 91750

963030010  
COUNTY OF RIVERSIDE  
PO BOX 130878  
CARLSBAD CA 92013

908172004  
LARRY STIDHAM  
LORI STIDHAM  
41804 LEILA VERDE  
MURRIETA CA 92562

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COUNTY OF RIVERSIDE  
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Palm Springs Fish and Wildlife  
Office  
777 E. Tahquitz Canyon Way, Suite  
208  
Palm Springs, California 92262

California Dept of Fish & Wildlife  
Eastern Sierra, Inland Desert  
Region  
3602 Inland Empire Blvd., C-220  
Ontario, CA 91764

Riverside County Flood Control and  
Water Conservation District  
1995 Market Street  
Riverside, CA 92501

California Dept of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

City of Murrieta  
1 Town Square  
Murrieta, CA 92562

U.S. Army Corps of Engineers  
Regulatory Division  
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Carlsbad, CA 92008

Santa Ana RWQCB  
3737 Main Street, Suite 500  
Riverside, CA 92501

San Diego RWQCB  
2375 Northside Drive, Suite 100  
San Diego, CA 92108

Western Riverside County Regional  
Conservation Authority  
3403 10<sup>th</sup> St., #320  
Riverside, CA 92501

State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

SCAG  
Attn: Intergovernmental Review  
818 West 7th Street, 12th Fl  
Los Angeles, CA 90017-3435

South Coast AQMD  
Attn: CEQA Review  
21865 Copley Drive  
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Soboba Band of Luiseño Mission  
Indians  
P.O. Box 487  
San Jacinto, CA 92581

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41000 Main Street  
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# THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
10/6/19	0011321305		PE Riverside	4 x 71 Li	369.20

Invoice text: Plot Plan 180022

*Planning  
11/5/19 2.1*

Placed by: Karen Lynn Barton

## Legal Advertising Memo Invoice

BALANCE DUE
369.20

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	10/06/2019	5209148	5209148	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

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BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
10/06/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
369.20	0011321305	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
'PO BOX 1147'  
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP  
dba The Press-Enterprise  
PO Box 65210  
Colorado Springs, CO 80962-5210

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Plot Plan 180022 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**10/06/2019**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: October 06, 2019  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011321305-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 5, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on Plot Plan No. 180022-Fast Track No. 2017-04, which proposes the development of three buildings on a vacant parcel that includes: 1) KTM Headquarters building ("HQ"), 2) Motorsport building and 3) a storage warehouse. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and the warehouse is 17,917 square feet, both of which are approximately 26 feet in height. The HQ building would be primarily office space. The Motorsport building will be used for maintenance of motorcycles. The storage warehouse will be used for storage for KTM motocross bikes and trucks. Adjacent to the Motorsport building is a 26,696 square foot open area for truck parking and an 8,602 square-foot maintenance intake area for truck bays. The KTM campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00 a.m. to 5:00 p.m.). This project is located north of Borel Road, East of Winchester Road (Highway 79), West of Sky Canyon Road and South of Sparkman Way in the Rancho California Zoning Area of the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ 180087.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT **DAVE ALVAREZ, PROJECT PLANNER, AT (951) 955-5719 OR EMAIL daalvarez@rivco.org**

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: October 2, 2019      Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board

10/06



OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

October 2, 2019

PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

E-MAIL: [legals@pe.com](mailto:legals@pe.com)  
FAX: 951-368-9018

RE: NOTICE OF HEARING: PLOT PLAN NO. 180022

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, October 6, 2019**.

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION**.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Karen Barton*

Deputy Clerk of the Board to  
KECIA R. HARPER, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 2, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board

# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 3, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

PP 180022

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** November 5, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: October 3, 2019  
Karen Barton

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 3, 2019, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

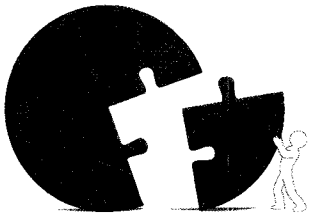
PP 180022

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** November 5, 2019 @ 10:00 a.m.

SIGNATURE: *Karen Barton*  
Karen Barton

DATE: October 3, 2019



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

**DATE: October 2, 2019**

**TO: Clerk of the Board of Supervisors - November 6, 2019 BOS meeting**

**FROM: Planning Department – Riverside – Dave Alvarez, Project Planner**

**SUBJECT: Plot Plan No. 180022**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

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 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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



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



ITEM

(ID # 11055)

**MEETING DATE:**

Tuesday, November 6, 2012

**FROM :** TLMA-PLANNING:

**SUBJECT:** PLOT PLAN NO. 180022 – Fast Track No. 2017-04 – Applicant/Owner: Pierer Immoreal North America, LLC – Engineer Representative: CASC Engineering and Consulting, Inc. – Third Supervisorial District – Highway 79 Policy Area – Rancho California Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Borel Road, east of Winchester Road (Highway 79), west of Sky Canyon Road, south of Sparkman Way – Zoning: Borel Airpark Specific Plan - REQUEST: The Plot Plan proposes the development of three buildings on a vacant parcel that includes: 1) KTM Headquarters building (“HQ”), 2) Motorsport building, and 3) a storage warehouse. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and the warehouse is 17,917 square feet, both of which are approximately 26 feet in height. The HQ building would be primarily office space. The Motorsport building will be used for maintenance of motorcycles. The storage warehouse will be used for storage for KTM motocross bikes and trucks. Adjacent to the Motorsport building is a 26,696 square feet open area for truck parking and an 8,602 square-foot maintenance intake area with truck bays. The KTM Campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00am - 5:00pm). – APN: 963-030-002.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 180087**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and
2. **APPROVE PLOT PLAN NO. 180022**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**ACTION:**Policy

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees (100%)</b>			<b>Budget Adjustment:</b>	<b>No</b>
			<b>For Fiscal Year:</b>	<b>N/A</b>

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

**Plot Plan No. 180022** proposes the development of three buildings on a vacant parcel that includes: 1) KTM Headquarters building (“HQ”), 2) Motorsport building, and 3) a storage warehouse. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and the warehouse is 17,917 square feet, both of which are approximately 26 feet in height. The HQ building would be primarily office space. The Motorsport building will be used for maintenance of motorcycles. The storage warehouse will be used for storage for KTM motocross bikes and trucks. Adjacent to the Motorsport building is a 26,696 square feet open area for truck parking and an 8,602 square-foot maintenance intake area with truck bays. The KTM Campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00am - 5:00pm).

The project as described above is bounded by Winchester Road (State Route 79) on the west, Sky Canyon Drive on the east, and Borel Road to the south.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**Additional Fiscal Information:**

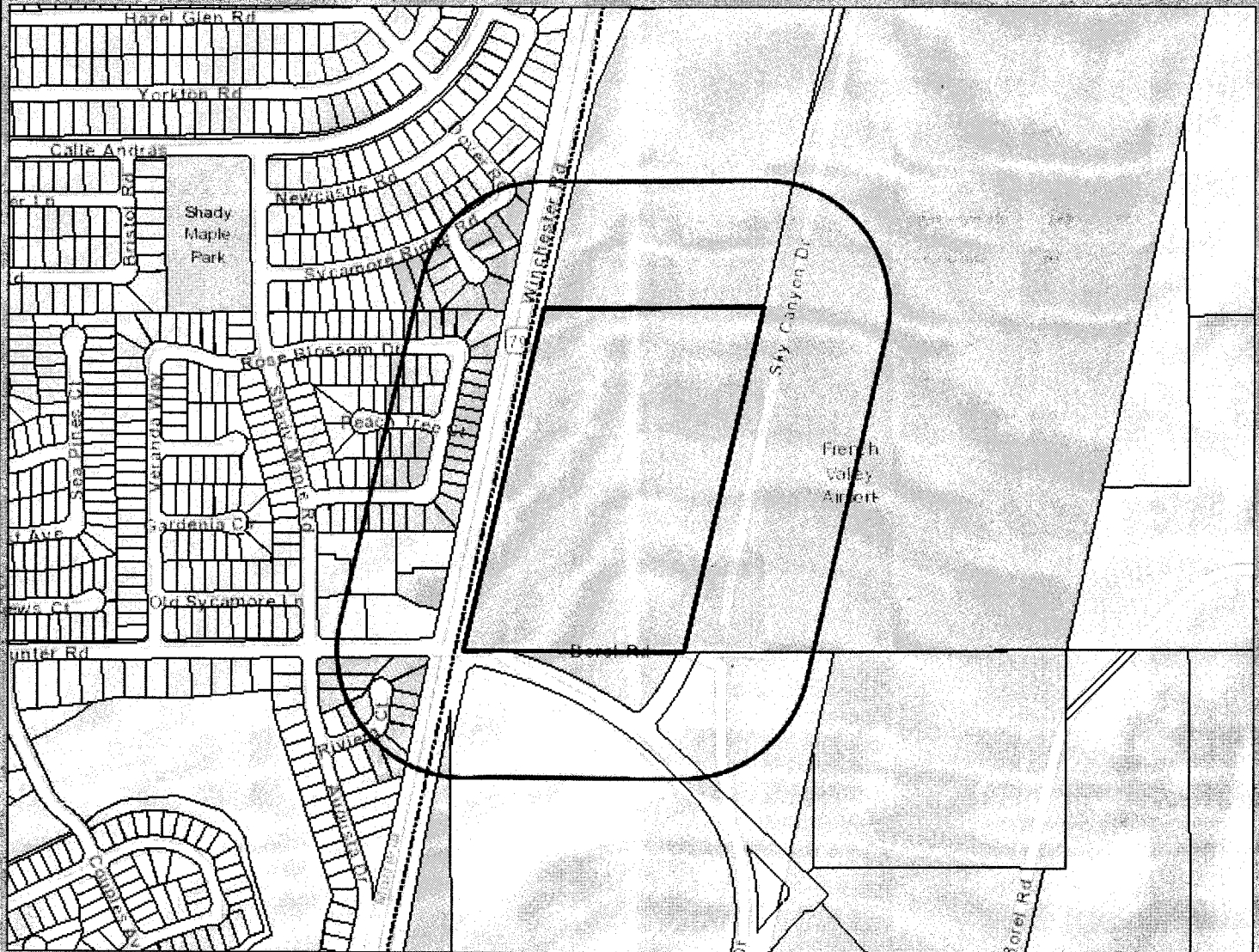
All fees are paid by the applicant. There is not a General Fund obligation.

**ATTACHMENTS:**

**ATTACHMENT A. ENVIRONMENTAL ASSESSMENT CEQ180087**

# Riverside County GIS Mailing Labels

PPT180022 ( 600 feet buffer )



### Legend

- County Boundary
- Cities
- Parcels
- World Street Map

### Notes



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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on October 02, 2019,

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

APN (s) or case numbers PPT180022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

Palm Springs Fish and Wildlife  
Office  
777 E. Tahquitz Canyon Way, Suite  
208  
Palm Springs, California 92262

U.S. Army Corps of Engineers  
Regulatory Division  
5900 La Place Court, Suite 100  
Carlsbad, CA 92008

SCAG  
Attn: Intergovernmental Review  
818 West 7th Street, 12th Fl  
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife  
Eastern Sierra, Inland Desert  
Region  
3602 Inland Empire Blvd., C-220  
Ontario, CA 91764

Santa Ana RWQCB  
3737 Main Street, Suite 500  
Riverside, CA 92501

South Coast AQMD  
Attn: CEQA Review  
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Diamond Bar, CA 91765

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Pechanga Band of Luiseño Mission  
Indians  
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Soboba Band of Luiseño Mission  
Indians  
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San Jacinto, CA 92581

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

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41000 Main Street  
Temecula, CA 92590

City of Murrieta  
1 Town Square  
Murrieta, CA 92562



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908134007  
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CITY OF INDUSTRY CA 91748

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BEL AIR FAMILY LTD PARTNERSHIP  
16782 OAK VIEW DR  
ENCINO CA 91436

957320001  
ALEXANDER A BOREL  
ALEXANDER RAY BOREL  
AEONARD ROY BOREL

17775 LONG HOLLOW RD  
CORNING CA 96021

908152026  
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27540 YNEZ NO J5  
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908131019  
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HENRIETTE VANBOXTEL  
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FALLBROOK CA 92028

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MESA PLAZA  
28636 OLD TOWN FRONT 202  
TEMECULA CA 92590

908151021  
GLENN WUN KWAN  
WING YUK YEUNG  
29170 WRANGLER DR  
MURRIETA CA 92563

908131027  
AREK TADEUS DOUGLAS  
NANCY ANN DOUGLAS  
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GREGORY D SHALIN  
29945 SYCAMORE RIDGE RD  
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JO ANN W HOLLAND  
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29964 PEACHTREE CT  
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DIANA C HART  
29971 PEACHTREE CT  
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908134004  
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ROSA E GARCIA  
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MURRIETA CA. 92563

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SONANTHA KHOR  
DAVITH KHOR  
  
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KEVIN MASCUZZIO  
29984 PEACH TREE CT  
MURRIETA CA. 92563

908151011  
JAROD FARNSWORTH  
ANA HERNANDEZ FARNSWORTH  
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MURRIETA CA. 92563

908152023  
JOHNNY LE  
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MURRIETA CA. 92563

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JOSE G ALVAREZ  
ROSA MARIA ALVAREZ  
29984 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

908152009  
PATRICIA L WILLIS  
GLENDA HUDSON  
29991 PEACHTREE CT  
MURRIETA CA. 92563

908152025  
TRUC MAI THI TRAN  
TUAN HOANG NGUYEN  
29995 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151012  
FRANK MCDANIEL  
29998 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151013  
BECCY HASSELBARTH  
30008 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908131016  
CUPERTINO N OPINA  
RITA M VILLASENOR  
30017 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

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908151015  
MICHAEL R PAYNE  
LISA PAYNE  
30028 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151016  
MONTE B MONEY  
SANDY MONEY  
30038 ROSE BLOSSOM DR  
MURRIETA CA. 92563

908151018  
ARIEL Q MARQUEZ  
LOLITA E MARQUEZ  
34501 STAGE RD  
TEMECULA CA. 92592

908152008  
JORGE A SANCHEZ  
ARMANDO SANCHEZ  
ALICIA SANCHEZ

37196 STARDUST WAY  
MURRIETA CA. 92563

908131015  
FERNANDO MOORE  
ANITA LOUISE MOORE  
37660 PLYMOUTH RD  
MURRIETA CA. 92563

963030002  
PIERER IMMOREAL NORTH AMERICA  
37662 WINCHESTER RD  
MURRIETA CA. 92563

908131018  
RAUL SALAS  
LESLIE SALAS  
37676 TOWNSVILLE CT  
MURRIETA CA. 92563

908131025  
LANCINE KONE  
ANASTHASIE LOZO  
37679 TOWNSVILLE CT  
MURRIETA CA. 92563

908131024  
STEVEN WOOLSON  
MARCIA WOOLSON  
37695 TOWNSVILLE CT  
MURRIETA CA. 92563

908131020  
NORBERTA CUPELES  
MARIAH BERRIOS  
37708 TOWNSVILLE CT  
MURRIETA CA. 92563

908131023  
KEVIN M MCGUIRE  
JAIME M MCGUIRE  
37711 TOWNSVILLE CT  
MURRIETA CA. 92563

908131021  
EDWARD HOLLOWAY  
MOLLY HOLLOWAY  
37724 TOWNSVILLE CT  
MURRIETA CA. 92563

908131022  
STEPHEN D NUGENT  
MOLLY A NUGENT  
37727 TOWNSVILLE CT  
MURRIETA CA. 92563

908151017  
ERICA M HALL  
MONIQUE HALL  
37773 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

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908151019  
IGOR GROSSMAN  
37793 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151020  
KAREN L TILLOTSON  
37803 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151022  
EARNEST H JONES  
BERNA W JONES  
37823 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151023  
KENNETH B ROBINSON  
MARIA D ROBINSON  
37833 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151024  
MEHRDAD HERAVI  
ZAHLY MOSAYEBI HERAVI  
37843 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151025  
VU VAN NGUYEN  
JULIET ENSIGN  
37853 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908151026  
GABRIEL RAMIREZ RIOJAS  
37863 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172010  
ENRIQUE BARRERA  
ELIZABETH BARRERA  
37883 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172011  
ASHWIN SEWDARSEN  
NOLENE CAROL MORGAN  
37893 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172001  
JOSE M ROBLES  
37903 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172002  
AUTURIO FRAZIER  
37913 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908172003  
CHRISTOPHER WOODS  
37923 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152007  
JAMES FREEMAN  
LAURIE A FREEMAN  
37926 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152006  
GERARD J ROMANO  
MARIANNE D ROMANO  
37936 SWEET MAGNOLIA DR  
MURRIETA CA. 92563

908172005  
VICTOR MANUEL ROJAS ALVAREZ  
SUN AH MOON  
37943 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908152005  
THOMAS BEKE  
MARISSA BEKE  
37946 SWEET MAGNOLIA DR  
MURRIETA CA. 92563

908172006  
TRANG T NGUYEN  
SANG VAN TRAN  
37953 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

908300014  
MARK D SWINEHEART  
38012 RIVIERA CT  
MURRIETA CA. 92563

908300013  
SHARON H KINIKIN  
38020 RIVIERA CT  
MURRIETA CA. 92563

908300012  
TORRES CARLOS & MAUREEN ANNAMARIE REV  
CARLOS TORRES  
MAUREEN ANNAMARIE TORRES

38028 RIVIERA CT  
MURRIETA CA. 92563

908300020  
JUAN CARLOS LEON  
APRIL ROSEANNE LEON  
38036 AUGUSTA DR  
MURRIETA CA. 92563

908300011  
CRAIG BRADLEY  
NICOLE BRADLEY  
38036 RIVIERA CT  
MURRIETA CA. 92563

908300019  
DAWOOD N BESHAY  
DANIELA BESHAY  
38044 AUGUSTA DR  
MURRIETA CA. 92563

908300010  
ISMAEL RESENDIZ  
AMPARO RESENDIZ  
38044 RIVIERA CT  
MURRIETA CA. 92563

908300018  
JOHN LUCACI  
FLORINA LUCACI  
38052 AUGUSTA DR  
MURRIETA CA. 92563

908300009  
RAYMOND L RUBIO  
SANDRA D RUBIO  
38052 RIVIERA CT  
MURRIETA CA. 92563

908300015  
BRENDA M COMERFORD  
38055 RIVIERA CT  
MURRIETA CA. 92563

908300008  
SANTOS RODRIGUEZ SOTELO  
ELENA ALBARRAN RODRIGUEZ  
38060 RIVERA CT  
MURRIETA CA. 92563



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908300016  
MICHAEL F ROGERS  
KRISTIN K ROGERS  
ROGERS MICHAEL F & KRISTIN K FAM LIV

38063 RIVIERA CT  
MURRIETA CA. 92563

908152012  
JOHN HOBART WOODRUFF  
CYNTHIA LYNN WOODRUFF  
5485 ROTARY DR  
LA VERNE CA 91750

963030010  
COUNTY OF RIVERSIDE  
PO BOX 130878  
CARLSBAD CA 92013

908172004  
LARRY STIDHAM  
LORI STIDHAM  
41804 LEILA VERDE  
MURRIETA CA 92562

908180004  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

908151027  
RALPH E ANDREWS  
PSC 480 BOX 519  
FPO AP 96370

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 5, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Plot Plan No. 180022-Fast Track No. 2017-04**, which proposes the development of three buildings on a vacant parcel that includes: 1) KTM Headquarters building ("HQ"), 2) Motorsport building and 3) a storage warehouse. The HQ building is 47,675 square feet and approximately 32 feet in height. The Motorsport building is 60,860 square feet and the warehouse is 17,917 square feet, both of which are approximately 26 feet in height. The HQ building would be primarily office space. The Motorsport building will be used for maintenance of motorcycles. The storage warehouse will be used for storage for KTM motocross bikes and trucks. Adjacent to the Motorsport building is a 26,696 square foot open area for truck parking and an 8,602 square-foot maintenance intake area for truck bays. The KTM campus will be closed to the public and will accommodate administrative and operational aspects of the business. Typical business hours will be Monday through Friday, (8:00 a.m. to 5:00 p.m.). This project is located north of Borel Road, East of Winchester Road (Highway 79), West of Sky Canyon Road and South of Sparkman Way in the Rancho California Zoning Area of the Third Supervisorial District.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: October 2, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

HW-9-5MB-927

NOT RECORDED  
MEMBER OF BOARD  
COUNTY OF RIVERSIDE  
0010/09/19 010 PM 1200 NIXIE

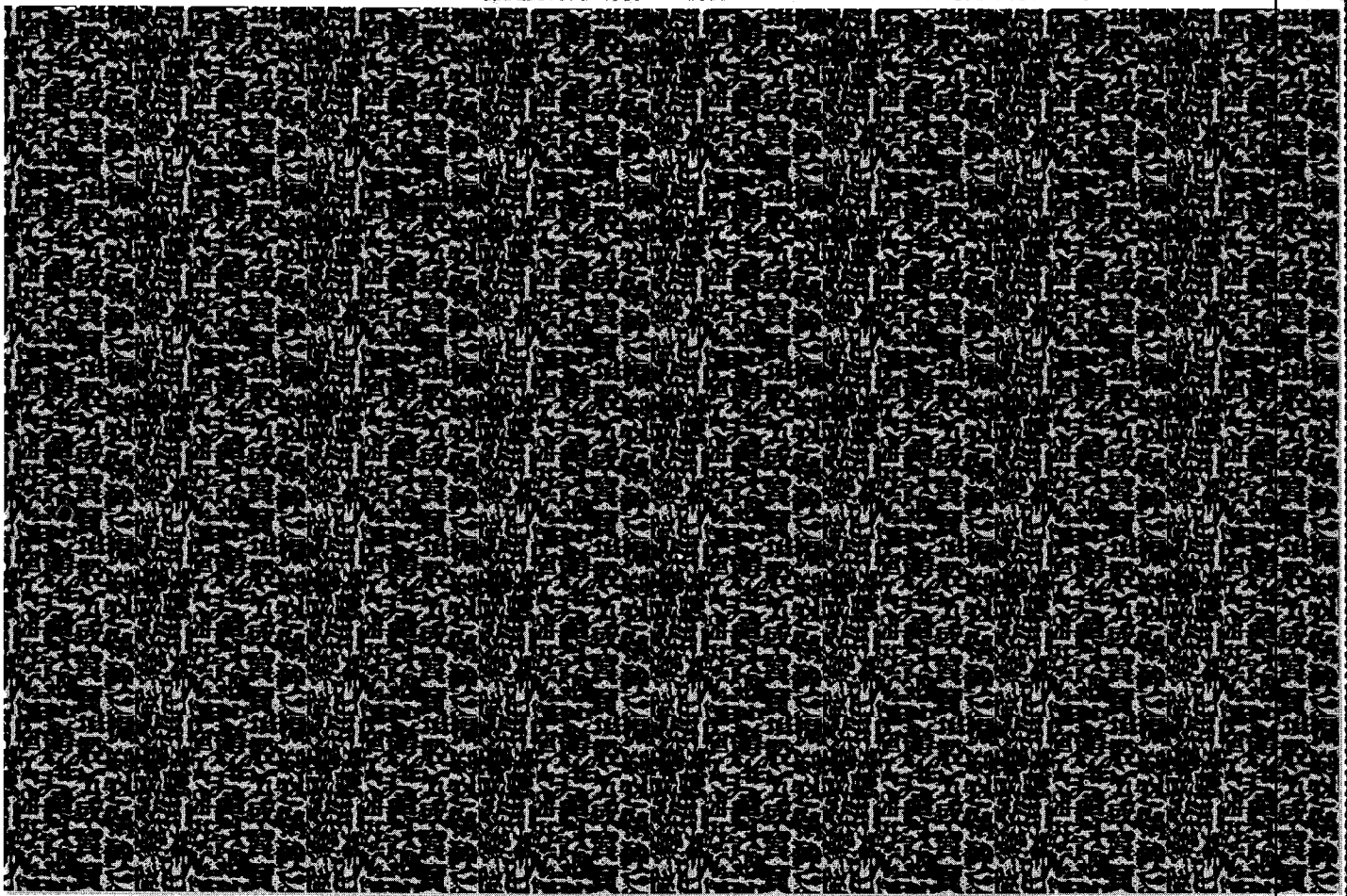
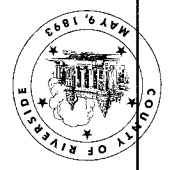
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2019 OCT 15 AM 10:50

908152005  
THOMAS BEKE  
MARISSA BEKE  
37946 SWEET MAGNOLIA DR  
MURRIETA CA 92563

**PUBLIC HEARING NOTICE**  
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
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Riverside, CA 92502-1147



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Dated: October 2, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board

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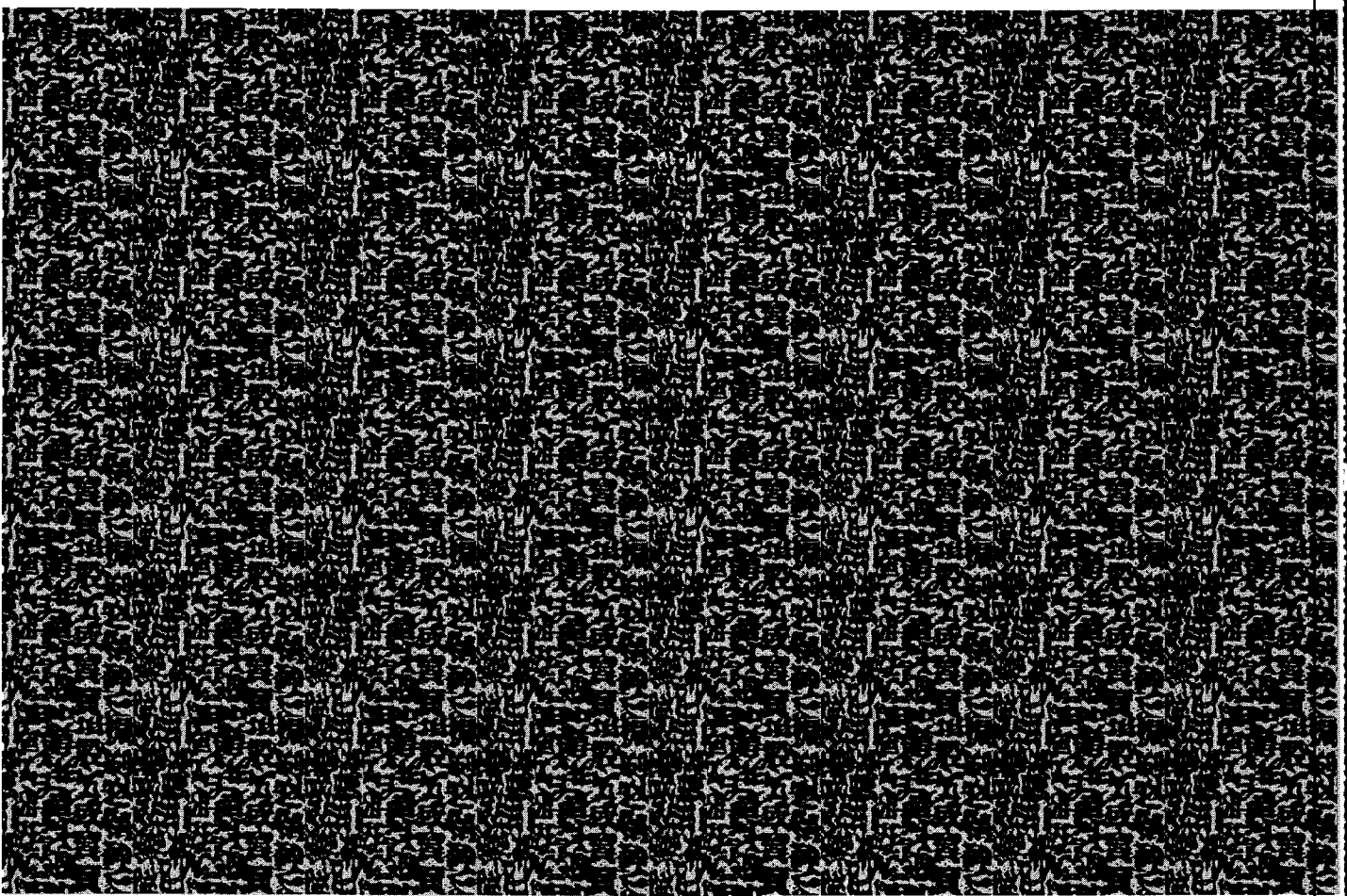
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963030002  
PIERER IMMORAL NORTH AMERICA  
37662 WINCHESTER RD  
MURRIETA CA 92563

NIXIE  
911 FE 1260

**PUBLIC HEARING NOTICE**  
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



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Dated: October 2, 2019

Kecia R. Harper, Clerk of the Board  
By: Karen Barton, Deputy Clerk of the Board



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CLERK / BOARD OF SUPERVISORS

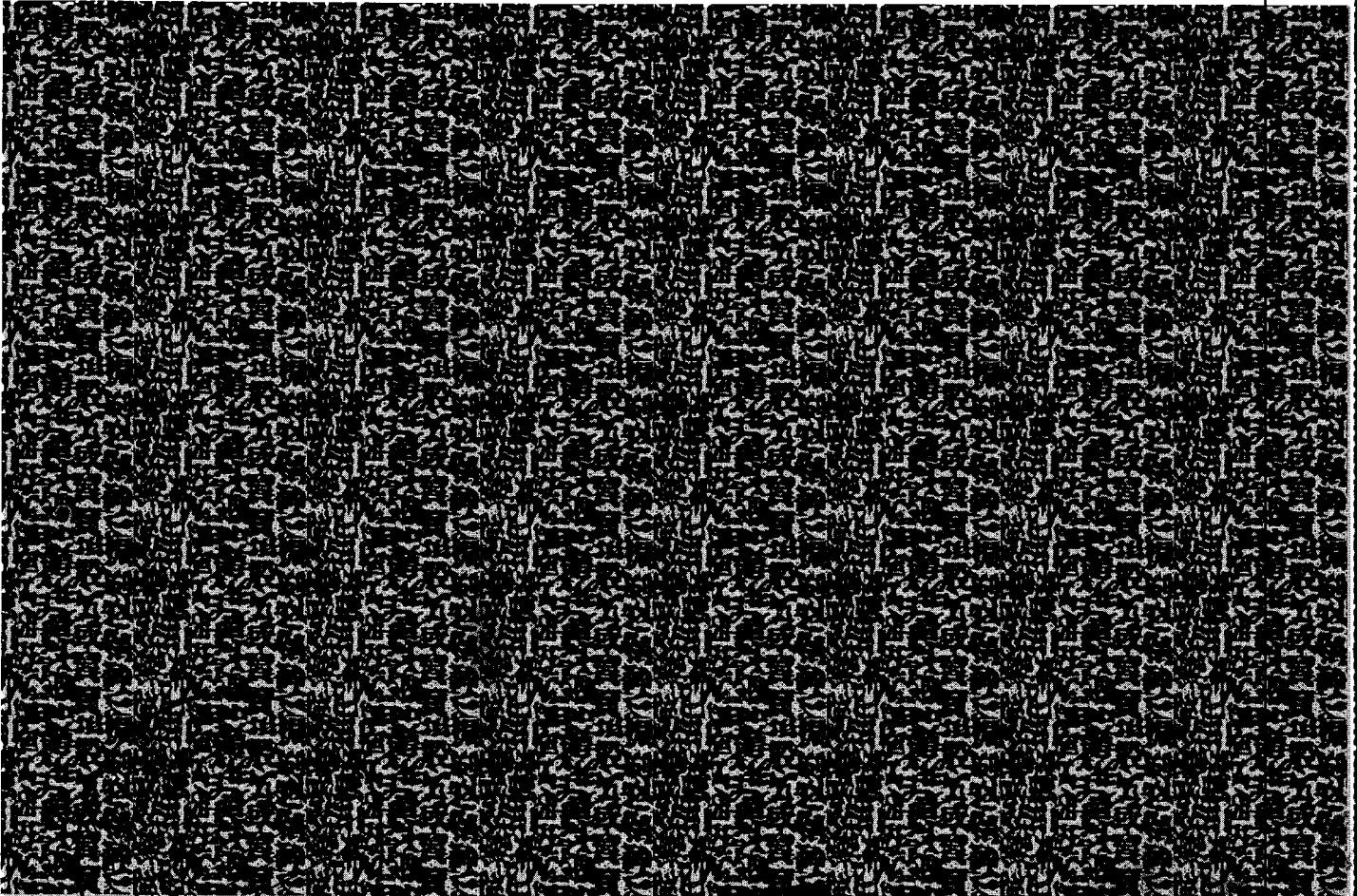
2019 OCT 29 AM 10: 50

908151027  
RALPH E ANDREWS  
P.O. BOX 519

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RETURNED TO SENDER  
UNDELIVERED  
NO SUCH OFFICE IN STATE  
NO SUCH NUMBER  
NO SUCH STREET  
NO SUCH ADDRESS  
RETURNED TO SENDER  
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**PUBLIC HEARING NOTICE**  
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147



DATE  
DATE FWD  
CLERK INT



THEN FOLD AND TEAR THIS STRIP



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 19-313829

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD Date: 10/03/2019

County Agency of Filing: RIVERSIDE Document No: E-201901136

Project Title: NOTICE OF PUBLIC HEARING FOR PP NO. 180022-FAST TRACK NO. 2017-04, ENVIRONMENTAL

Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-3200

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
  - Negative Declaration \_\_\_\_\_
  - Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
  - Project Subject to Certified Regulatory Programs \_\_\_\_\_
  - County Administration Fee \_\_\_\_\_ \$0.00
    - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
    - Project that is exempt from fees (Notice of Exemption)
- Total Received** \_\_\_\_\_ **\$0.00**

Signature and title of person receiving payment: *C. Sandral* Deputy

Notes:

11/5/19 21.1  
2019-11-145218

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Dated: October 2, 2019

Kecia R. Harper, Clerk of the  
By: Karen Barton, Deputy C

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-201901136  
10/03/2019 02:51 PM Fee: \$ 0.00  
Page 1 of 1

Removed: **NOV 12 2019** By: **SZ** Deputy





ASSESSOR-COUNTY CLERK-RECORDER  
PO BOX 751  
RIVERSIDE CA 92502-0751

CLERK / BOARD OF SUPERVISORS

2019 NOV 21 AM 10:28

CLERK OF THE BOARD  
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