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

ITEM: 23.1
(ID # 27728)
MEETING DATE:
Tuesday, June 10, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), CHANGE OF ZONE NO. 2300031 (CZ2300031), TENTATIVE TRACT MAP NO. 38895 (TTM38895), PLOT PLAN NO. 230049 (PPT230049), and Adopt a Mitigated Negative Declaration (SCH#2024090267) — Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces: Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres, as follows: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots (Lot A (3.24 acres) and Lot B (0.83 acre)). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:CT) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION:
That the Board of Supervisors take the following actions:

Continued on page 2

ACTION:Policy

John Hildebrand, Planning Director 6/6/2025 Rania Odenbaugh, TLMA Director 6/4/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:	Medina, Spiegel, Washington, Perez and Gutierrez
Nays:	None
Absent:	None
Date:	June 10, 2025
xc:	TLMA-Planning

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

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

RECOMMENDED MOTION:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2024090267, attached hereto, and the conclusion that with mitigation the project will not have a significant effect on the environment;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230009 (GPA230009),** to amend the General Plan land use designation of the Project site from Community Development: Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for 10.80 acres of TTM38895, as shown on Attachment G – Tentative Tract Map, Lot 4 based on the findings and conclusions incorporated in the staff report and all exhibits, pending subsequent adoption of the general plan amendment resolution for GPA230009 by the Board of Supervisors;
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300031 (CZ2300031)**, to change the site's zoning from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) in accordance with Attachment K - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report and all exhibits, pending subsequent adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors;
4. **APPROVE TENTATIVE TRACT MAP NO. 38895 (TTM38895)**, for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending subsequent adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors; and
5. **APPROVE PLOT PLAN NO. 230049 (PPT230049),** for the design and development of a 188,000 sq. ft. industrial building on 10.80 net acres, consisting of two tenant spaces for the manufacturing of artisan clay projects and manufacturing of plastic parts for the action sports industry, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** N/A	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

October 2, 2024, the Planning Commission (Commission) voted four (in favor), zero (opposed), and one (abstention) to approve the Planning staff's recommended motion to the Board of Supervisors for consideration of PPT230049, TTM38895, GPA230009, and CZ2300031, described in detail below. Ordinance No. 348 Section 1.4.C. requires three affirmative votes to carry a motion. The proposed Project consists of the following:

PPT230049 is a proposal to build an industrial building of 188,000 sq. ft. on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces: tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for the Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. The Tennant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV).

TTM38895 is a proposal for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acres).

GPA230009 is a request to change the land use designation from Community Development; Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for Lot 4 on TTM38895.

CZ2300031 is a request to change the zoning classification from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895.

The Project site is located at 23835 Temescal Canyon Road northeast of Lawson Road, west of Temescal Canyon Road.

California Environmental Quality Act (CEQA)

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed Mission Clay Commercial/Industrial Project (Proposed Project) and made available for public comment for a 20-day public review period from September 6 through September 26.

Four (4) letters providing comments on the IS/MND were received by the County of Riverside (County) by the time that the public review ended. Although the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (14 CCR 15000 et seq.) do not explicitly require a lead agency to provide written responses to comments, the County prepared a "Response to Comments" dated October 1, 2024 (Attachment J) to consider and address all comments received during the public review period in accordance with State CEQA Guidelines Section 15074(b).

At the October 2, 2024, Planning Commission meeting, the Commission voted 4-0 with one abstention on the approval recommendation by staff of the Proposed Project, to the County Board of Supervisors. Three public comments in support of the project were related to general support for the project and the potential access easement to the Norco-Corona Unified School Property directly north of the site. Comments provided by the Commission and members of the public were related to the inclusion of commercial uses, residential density, traffic, and other environmental topics. The Board hereby adopts the mitigated negative declaration after determining that, based on the entire record before it, including all comments and responses to comments, that there is no substantial evidence that a significant effect on the environment shall occur. All documents supporting this determination are located at the Planning Department, acting as the custodian of records, at 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Public Opposition and Response/Mitigation

Responses to public comments received during the CEQA public comment period and after the comment period are provided in Attachment J.

Impact on Citizens and Businesses

The impacts of this project have been evaluated in the review of the project by various responsible departments (e.g., Fire, Transportation, Planning, etc.) and through the review of the environmental document (MND).

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- Attachment A – PC Report of Actions
- Attachment B – Planning Commission Staff Report
- Attachment C – Final EA_IS_MND Temescal Commercial
- Attachment D – MMRP Temescal Commercial
- Attachment E – Conditions of Approval and Advisory Notification Document
- Attachment F – Planning Commission Resolution 2024-010
- Attachment G – Tentative Tract Map
- Attachment H – Elevations_Floor Plan
- Attachment I – Change of Zone Map
- Attachment J – Public Comments Memo to PC
- Attachment K – Proposed Conceptual Plan Landscaping
- Attachment L – Conceptual Grading Plan
- Attachment M – GIS Exhibits

Jason Farin, Principal Policy Analyst 6/5/2025

Aaron Gettis, Chief of Deputy County Counsel 6/4/2025

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Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number:	5209148
Ad Order Number:	0011731751
Customer's Reference/PO Number:	
Publication:	The Press-Enterprise
Publication Dates:	05/16/2025
Total Amount:	$989.41
Payment Amount:	$0.00
Amount Due:	$989.41
Notice ID:	DJBkQKcJmduhoCijP49i
Invoice Text:	NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE SECOND 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, June 10, 2025 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Plot Plan No. 230049, Tentative Tract Map No. 38895, General Plan Amendment No. 230009, and Change of Zone No. 2300031 . PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5

Planning
6/10/2025
23.1

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011731751

FILE NO. 0011731751

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

05/16/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: May 16, 2025.
At: Riverside, California

Christine Gonzalez

Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE SECOND 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, June 10, 2025 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 230049, Tentative Tract Map No. 38895, General Plan Amendment No. 230009, and Change of Zone No. 2300031**. PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre) and Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. The Plot Plan is located on APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. This proposed project is located: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. in the Second Supervisorial District.

The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **Adopt a Mitigated Negative Declaration, Tentatively Approve General Plan Amendment No. 230009, Tentatively**

Approve Change of Zone No. 2300031, Approve Tentative Tract Map No. 38895, and Approve Plot Plan No. 230049.

On October 2, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-1 (1 abstention). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN AT 951-955-0314 OR EMAIL AT JMERLAN@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 Department 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) 955-1069.
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: April 22, 2025
Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

The Press-Enterprise
Published: 5/16/25

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

DATE: April 21, 2025

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Jose Merlan, Principal Planner 5-0314 (BOS date 6/10/2025)**

SUBJECT: **MT#27728** – PPT230049, TTM38895, GPA230009, and CZ2300031
(Charge your time to these case numbers)

PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009) AND CHANGE OF ZONE NO. 2300031 (CZ2300031) – – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.23 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tenant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products (Laguna Clay). The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre) and Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895. – APNs: 283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org

Planning Commission Date: October 2, 2024
Commissioner Vote: 4-1 (1 abstention)

The attached item(s) require the following action(s) by the Board of Supervisors:

☐ Place on Administrative Action

☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)

☒ Labels provided If Set For Hearing ☐ 10 Day ☒ 20 Day ☐ 30 day

☒ Publish in Newspaper:
(2nd Dist) Press Enterprise

☐ CEQA Exempt
☐ 10 Day ☐ 20 Day ☐ 30 day

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

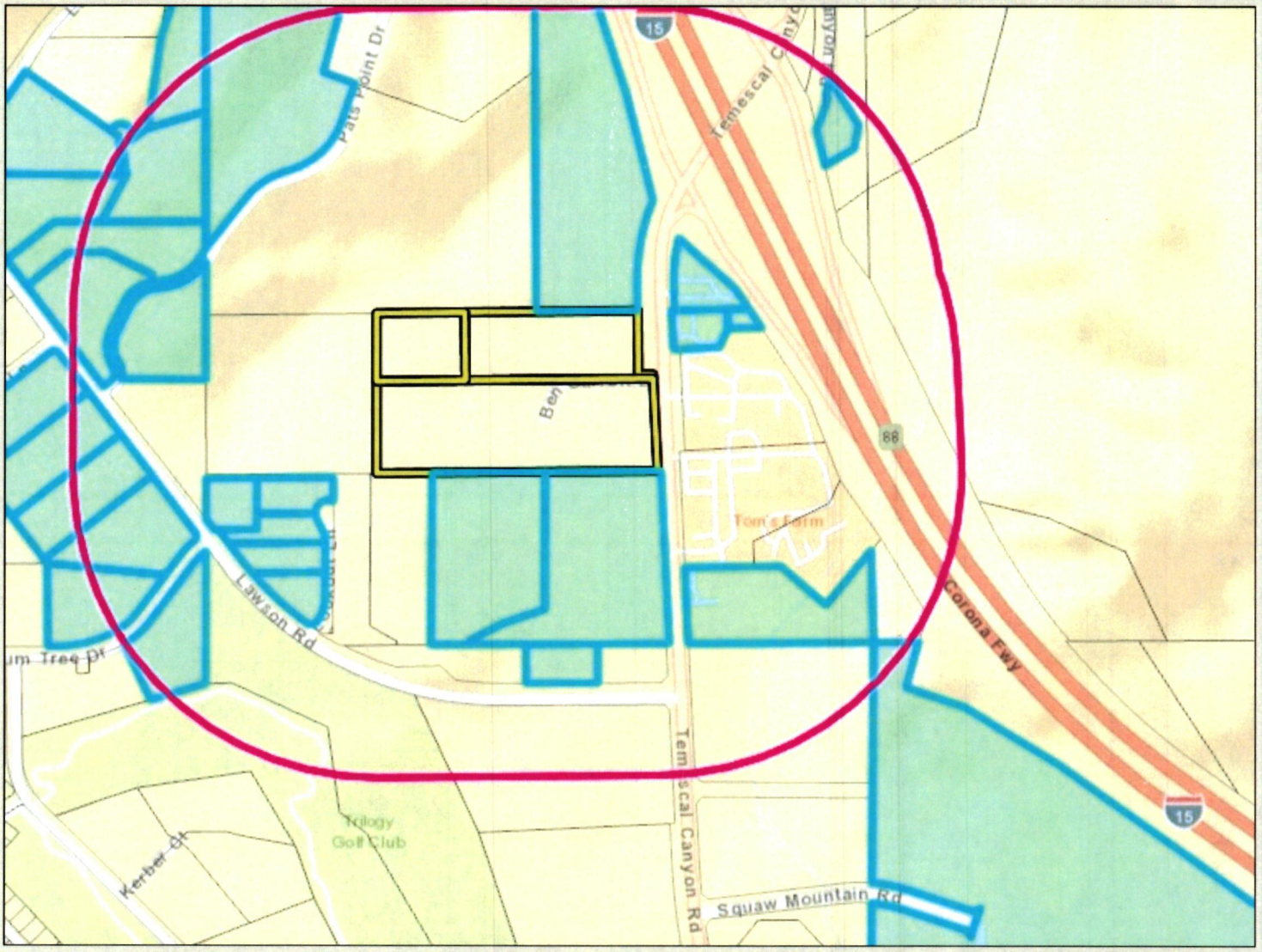
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

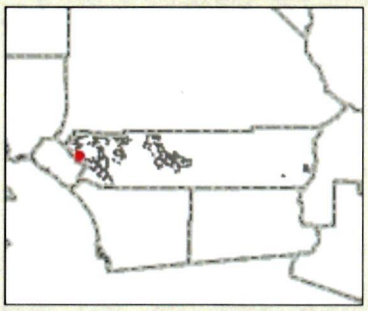
☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
(2nd Dist) Press Enterprise

Riverside County GIS Mailing Labels

Radius 1,200 feet





Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes

RCIT

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... 8/28/2024 12:41:27 PM

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, TENTATIVE TRACT MAP, GENERAL PLAN AMENDMENT AND CHANGE OF ZONE IN THE SECOND SUPERVISORIAL DISTRICT

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The Riverside County Planning Department and the Planning Commission recommend that the Board of Supervisors **Adopt a Mitigated Negative Declaration, Tentatively Approve General Plan Amendment No. 230009, Tentatively Approve Change of Zone No. 2300031, Approve Tentative Tract Map No. 38895, and Approve Plot Plan No. 230049.**

On October 2, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-1 (1 abstention). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSE MERLAN AT 951-955-0314 OR EMAIL AT JMERLAN@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 Department 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.

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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

Dated: April 22, 2025

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

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Riverside, CA 92502-1147

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PUBLIC HEARING NOTICE

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OPENING INSTRUCTIONS

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2025 MAY -5 A 10:57

Morris Craig

Wrong Address
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RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 92502114747 *2252-05680-01-17

REF

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BT-SMT

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – OCTOBER 2, 2024
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Shade Awad	Marissa Gruytch	Shellie Clack	Bill Sanchez Chair	Romelio Ruiz Vice- Chair

CALL TO ORDER: 9:00 a.m.

OATH OF OFFICE - COMMISSIONER MICHELLE "SHELLIE" CLACK

ROLL CALL: Members Present: Sanchez, Ruiz, Gruytch, Clack, Awad
Members Absent: none

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS – CONTINUED ITEMS:

2.1 **CONDITIONAL USE PERMIT NO. 03776 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: John Rowland of Prime Development representing S2A Modular Inc. – Second Supervisorial District – Lakeland Village – Community Elsinore Area Plan – Community Development: Mixed Use (CD:MU) Zoning: R-3 (General Residential), W-1 (Watercourse Area), R-R (Rural Residential), and C-1/C-P (General Commercial) – Location: Southwest corner of the Corydon Road and Union Street, within the Lakeland Village Community of unincorporated Riverside County. The Project site is located south of City of Lake Elsinore and north of City of Wildomar composed of two (2) parcels totaling 10.02 acres – **REQUEST:** Conditional Use Permit No. 03776 proposes a Tesla powered smart mobile home gated senior community for 55 and older, consisting of 71 detached mobile home units with 71 two car garages. The site improvements include but are not limited to street improvements and street dedication, road access, trash enclosure, bio-retention area, and landscaping. The amenities include a club house, swimming pool, spa, barbecue/picnic area, fire pit area, walking trail, and dog park. The project will require an administrative Lot Merger of parcels APN's: 370-310-002 and 370-310-012. Project Planner: Haide Aguirre at 951-955-1006 or email at haguirre@rivoco.org. Item was continued from September 18, 2024.

Planning Commission Action:
Public Hearing: Open

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED A Mitigated Negative Declaration (SCH2024090305); and,

APPROVED Conditional Use Permit No. 03776 subject to the advisory Notification Document and Conditions of Approval

3.0 PUBLIC HEARINGS – NEW ITEMS:

3.1 **PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), AND CHANGE OF ZONE NO. 2300031 (CZ2300031)** – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: Northeast of Lawson Road, and west of Temescal Canyon Road – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** PPT230049 is a proposal to build a 180,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following action:

ADOPT Planning Commission Resolution No. 2024-10; and,

The Planning Commission recommends the Board of Supervisors take the following actions:

ADOPT The Mitigated Negative Declaration; and,

B (104,000 sq ft) The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. Tenant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TPE]) by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37 acres) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (CPS) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895 – APNs:283-260-020, 283-18 Project Planner Jose Merlan (951) 955-0314 or email at jmerlan@rivco.org.

TENTATIVELY APPROVE General Plan Amendment No. 230009; and,

TENTATIVELY APPROVE Change of Zone No. 2300031; and,

APPROVE Tentative Tract Map No. 38895 subject to the advisory notification document and conditions of approval as modified; and,

APPROVE Plot Plan No. 230049 subject to the advisory notification document and conditions of approval.

3.2 **CONDITIONAL USE PERMIT No. 230007 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15063 – Applicant: Don Shiveley (Quick Quack Carwash) Engineer/Representative: Kimley-Horn c/o Leticia Alvarez – Second Supervisorial District – Woodcrest District – Lake Mathews / Woodcrest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD:CR) – Location: South of Van Buren Boulevard., north of Krameria Avenue., east of Washington Street, and west of Gardner Avenue – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 23007 is a proposal for a 3,596 sq ft car wash facility with new sidewalks, three (3) drive aisles, landscaping, vacuum stations, and existing parking spots on a single 1.31 acre lot – APN: 274-040-049 – Project Planner: Jake Roberts at (951) 955-3107 or email at jroberts@rivco.org.

Planning Commission Action:
Public Hearing: Open

By a vote of 5-0, the Planning Commission took the following action:

FOUND The project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Conditional Use Permit No. 230007 subject to the advisory notification document and conditions of approval as modified.

4.0 GENERAL PLAN INITIATION PROCEEDINGS:
NONE

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:

7.0 DIRECTOR'S REPORT:

8.0 COMMISSIONER'S COMMENTS:

ADJOURNMENT: 10:30 a.m.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.1
(ID # 25960)
MEETING DATE:
Wednesday, October 02, 2024

SUBJECT: PLOT PLAN NO. 230049 (PPT230049), TENTATIVE TRACT MAP NO. 38895 (TTM38895), GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), AND CHANGE OF ZONE NO. 2300031 (CZ2300031) – Applicant: Craig Morris, MCP Industries Inc. – Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: Northeast of Lawson Road, and west of Temescal Canyon Road – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT230049 is a proposal to build a 180,000 sq ft industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq ft) and Tenant Space B (104,000 sq ft) The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. Tenant Space A is for the manufacture of plastic parts (thermoplastic elastomer [TPE]) by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motocross, watercraft, snowmobile, and ATV). TTM38895 is a proposal to subdivide five (5) parcels into six (6) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.82 acres), Lot 4 (10.80 acres), Lot 5 (10.31 acres), Lot 6 (.60 acre) and lettered lots; Lot A (3.81 acres), and Lot B (0.21 acre). GPA230009 is a request to change the land use designation from Community Development: Commercial Tourist (CD:C-T) to Community Development: Light Industrial (CD:LI) for Lot 4 (10.80 acres) on TTM38895. CZ2300031 is a request to change the zoning classification from General Commercial (CPS) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895 – APNs:283-260-020, 283-18 Project Planner Jose Merlan

PROPOSED PROJECT	
Case Number(s):	PPT230049, TTM38895, GPA230009, CZ2300031
Environmental Type:	
Area Plan No.	Temescal Canyon
Zoning Area/District:	Glen Ivy Area
Supervisorial District:	Second District
Project Planner:	Jose Merlan
Project APN(s):	283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021
Continued From:	

John Hildebrand
John Hildebrand, Planning Director 9/26/2024

PROJECT DESCRIPTION AND LOCATION

PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895). The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tennant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for the Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV).

TTM38895 is a proposal for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres). Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre).

GPA230009 is a request to change the land use designation from Community Development; Commercial Tourist (CD:CT) to Community Development: Light Industrial (CD:LI) for Lot 4 on TTM38895.

CZ2300031 is a request to change the land use classification from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895.

The description as included above and as further detailed in the Initial Study/ Mitigated Negative Declaration constitutes the "Project" as further referenced in this staff report.

The Project site is located at 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS: **THAT THE PLANNING COMMISSION:**

ADOPT PLANNING COMMISSION RESOLUTION NO. 2024 - 010 recommending approval of General Plan Amendment No. 230009 to the Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2024090267, attached hereto, and the conclusion that with mitigation the project will not have a significant effect on the environment.

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 230009 (GPA230009), to amend the General Plan land use designation of the Project site from Community Development: Commercial Tourist (CD: CT) to Community Development: Light Industrial (CD: LI) for 29.22 acres of TTM38895, as shown on Attachment A – Plan Set (attached hereto), based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution for GPA230009 by the Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2300031 (CZ2300031), to change the site's zoning from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (MS-C) in accordance with Attachment J - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the general plan amendment resolution and the zoning ordinance for CZ2300031 by the Board of Supervisors;

APPROVE TENTATIVE TRACT MAP NO. 38895 (TTM38895), for a Schedule "E" Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.22 gross acres, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions incorporated into the staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors; and

APPROVE PLOT PLAN NO. 230049 (PPT230049), for the design and development of a 188,000 sq. ft. industrial building on 10.80 net acres, consisting of two tenant spaces for the manufacturing of artisan clay projects and manufacturing of plastic parts for the action sports industry, subject to the attached advisory notification document and conditions of approval, based upon the findings and conclusions provided in this staff report and all exhibits, and pending final adoption of the general plan amendment resolution for GPA230009 and the zoning ordinance for CZ2300031 by the Board of Supervisors

PROJECT DATA	
Specific Plan:	N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Commercial Tourist
Proposed General Plan Land Use Designation:	Community Development: Light Industrial
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community – Estate Density Residential and Community Development: Commercial Tourist
East:	Community Development: Commercial Retail
South:	Community Development: Commercial Tourist and Rural Community: Estate Density Residential
West:	Rural Community – Estate Density Residential
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	Manufacturing Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Residential Agriculture (R-A-5) and Commercial Tourist (C-T)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Residential Agriculture (R-A-2 ½)
Existing Use:	Clay Manufacturing Business
Surrounding Uses	
North:	Vacant Land
East:	Toms Farms
South:	Vacant Land
West:	Vacant Land

Project Details:

Item	*Value*	*Min./Max. Development Standard*
Project Site (Acres):	29.22 Gross Acres (10.80 Net Acres) Lot 4	10,000 sq. ft. min lot size N/A
Proposed Building Area (SQFT):	188,000 sq. ft. 10.80 gross acres	N/A
Floor Area Ratio:	.38 FAR	0.25 (min) 0.60 (max)
Building Height (FT):	50 ft	50 ft.
Total Proposed Number of Lots:	seven (7) numbered lots and two (2) lettered lots (9 total)	
Map Schedule:	Schedule “E”	

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Industrial Manufacturing	Space A (84,00 sq. ft.) Space B (104.00 sq. ft.) 188,000 sq. ft. Total	See breakdown below	275	275
Warehouse	Space A (32,000 (sq.ft.) Space B (61,000 sq. ft.)	1 space per 2000 sq. ft.	Space A (16) Space B (31)	Space A (16) Space B (31)
Office	Space A (6,000 sq. ft.) Space B (13,000 sq.ft.)	1 space per 250 sq. ft.	Space A (24) Space B (52)	Space A (24) Space B (52)
	Space A (46,000 sq. ft.)	1 space per 500 sq. ft.	Space A (92)	Space A (92) Space B (60)

Fabrication	Space B (30,000 sq.ft.)		Space B (60)	
TOTAL:	**188,000 SF**		275	275

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	Not in a Fault Zone
Fire Zone:	Moderate
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

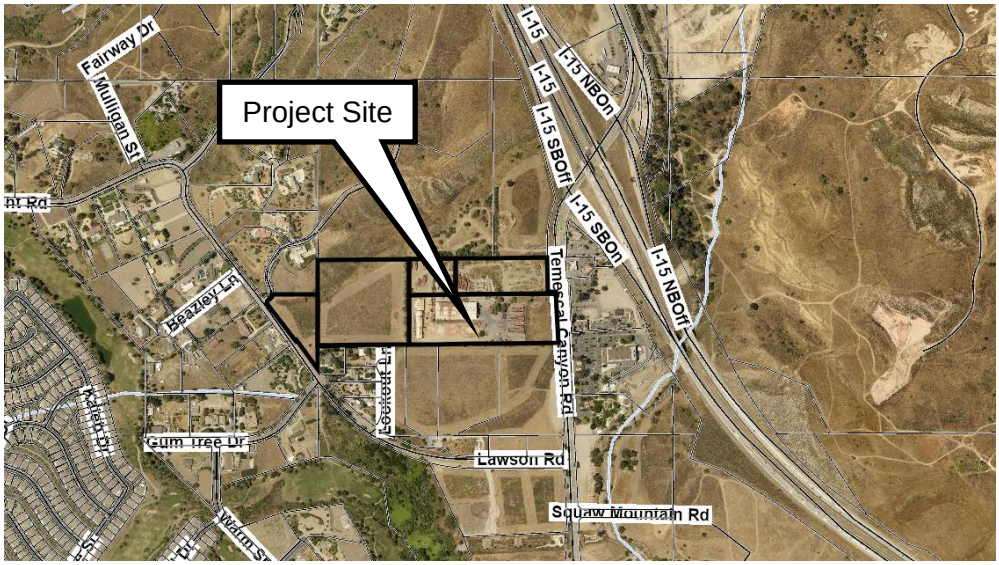

Figure 1: Project Location Map

Note: Current lot configuration. See Figure 2 for proposed lot configuration under Tentative Tract Map No. 38895

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Project is located at 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. in the unincorporated community of Temescal Valley in the County of Riverside. Freeway access to the Project site is provided via Interstate 15 (I-15). The Project site (Lot 4) is comprised of the 10.80-acre site currently utilized as a clay pipe manufacturing facility. The current Mission Clay Products (clay pipe manufacturing) was issued a CUP in 1968 and began operations in 1972. Laguna Clay (artisan clay manufacturing) will replace Mission Clay Products (clay pipe manufacturing) and will be housed in one of the two tenant spaces (tenant space B).

The proposed Project would involve the subdivision of five (5) parcels totaling 29.22 gross acres into nine (9) lots, seven (7) numbered lots and two (2) lettered lots. One of the subdivided parcels (Lot 4), Figure 2. Tentative Tract Map, would be developed into a 2-tenant space, 188,000 sq. ft. industrial building. Throughout this document when referring to the **whole project (Project)**, the document is referring to the entire five parcels that comprise the underlying subdivision under TTM38895. When referring to the **development project (Development Project)**, it refers only to PPT 230049, which comprises the development of the 188,000 sq. ft. building on Lot 4. The Development Project would require a general plan amendment to change the land use designation from Commercial Tourist (CT) to Light Industrial (LI) and a change of zone to change the zoning from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC). Upon the approval of the tentative tract

map “Schedule E” the lot configuration would change from the current lot configuration as shown on Figure 1 to the configuration shown on Figure 2.

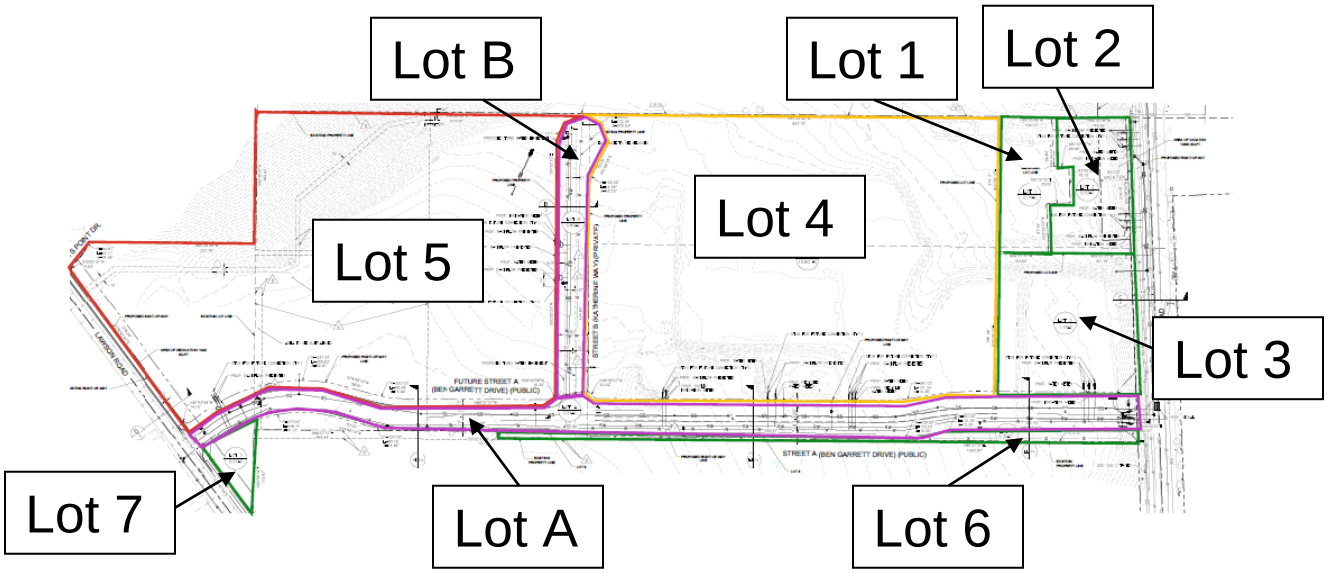

Figure 2. Tentative Tract Map (Proposed Lots)

Lot 4 Multi-tenant Space Industrial Building

Lot 4, will house the 188,000 sq. ft. multi-tenant space industrial building. The structure will be comprised of two tenant spaces, Tenant Space A which will house the ODI Manufacturing business and Tenant Space B which will house artisan clay manufacturing business. The 188,000 sq. ft. will be required to provide solar to offset at least 20 percent of its electrical use per Section R2-CE1: Clean Energy and will be required to provide Electric Vehicle Capable Spaces and Electric Vehicle Supply Equipment per the building code requirements.

Tenant Space A. ODI Manufacturing, LLC

ODI Manufacturing LLC was founded in 1983 and manufactures handlebar grips for the action sports industry (mountain bike, BMX bike, motocross, watercraft, snowmobile, and ATV). In 2023 the company was acquired by MR Industries Inc., based in Corona, CA. The company has been in the City of Riverside at 3016 Kansas Ave. Riverside, CA since 2012 and currently is operating in a 103,927 sf building. The location is a leased location and ODI is required to vacate the premises by 12/31/25 to allow for the property to be developed into Class A larger industrial buildings.

The company currently employs approximately 80 people and anticipates normal growth over the next 5-10 years. It operates two (2) shifts normally and is open from 7:00 am to 10:30 pm. The company's process is injection molding of plastic parts. These processes include 26 injection molding machines ranging in tonnage between 100 and 550. There are no hazardous materials at the current sites or used in the current processes. ODI operates four (4) propane powered forklifts with a maximum capacity of 10,000 lbs. The finished product is light to stack and distribute. Throughput is estimated to be 5-7 trucks into the facility each day with 5-7 trucks out each day.

Tenant Space B. Terra Cota, dba Laguna Clay Company LLC

Laguna Clay was acquired by Terra Cota in 2017, and the current operations are located at 14400 Lomitas, City of Industry, CA (112,000 sf), Oviedo, FL (12,494 sf) and outside Columbus OH (50,000 sf). In addition to the manufacturing, design, and distribution process, Laguna Clay will also place at the new location a retail store and a museum housing finished clay pieces from all over the world. Laguna Clay manufactures clay, glaze, kilns, and pottery wheels for the ceramic art field. This product is sold to distributors and on a retail basis to schools, artists, and other users of clay. It employs approximately 100 people and is open from 6 am to 5:30 pm. The company's processes include mixing and blending clay, mix and blend glaze, building brick kilns and manufacturing ceramic pottery wheels. There are no hazardous materials at the current sites or used in the current processes. Laguna Clay operates 14 forklifts that run on propane, and three (3) trucks for deliveries.

Current Site Characteristics

The Development Project would include the demolition of the existing parking lot and the six (6) existing structures, totaling 50,600 sq. ft. The project would require 261,000 cubic yards (CY) of cut and 261,000 CY of fill across the entire project site. The proposed grading would largely maintain the current raised elevation above Temescal Canyon Road and would step up approximately 45 feet from the lot 1,2 and 3 elevation to the proposed Light Industrial (LI) pad elevation. As part of the grading effort, off-site material storage would occur within portions of the parcels located west of the project site (Lot 5).

The project site is currently accessible from the east via Temescal Canyon Road onto the existing Ben Garrett Road. The existing Ben Garrett Road would be relocated to the south of the project site, and then become one of the two new roads to be constructed as part of the project. Proposed public Street A (Ben Garrett Drive) would provide access from Temescal Canyon Road extending west to the intersection to the proposed private Street B (Katherine Way), which would extend north terminating at an offset cul-de-sac. Street A would be developed along the

south side of the project site, while Street B would be developed as a cul-de-sac on the east side of the industrial building site.

As part of Phase 1, Street A would be constructed as an industrial collector to the southern terminus of Street B and would include operable gates at both Lawson Road and Street B with reflectors and signage to indicate emergency vehicle access only towards Lawson Road. The remainder of Street A west of Street B would be rough graded to the intersection of Lawson Road and would provide all-weather emergency vehicular access.

As a condition of these new roadways, roadway improvements would be constructed along Temescal Canyon Road and Street A. These include restriping along roadways, stop control infrastructure at unsignalized intersections, a sidewalk along the project frontage on Temescal Canyon Road (i.e. the west side of Temescal Canyon Road), and crosswalks at the proposed signalized driveway at Street A and Temescal Canyon Road. Sidewalks currently run along the east side of Temescal Canyon Road. Three new driveways would be constructed to provide access to the site, including one driveway along Temescal Canyon Road and two along Street A; the existing driveway along Temescal Canyon Road would remain.

General Plan Consistency

The Project site has a General Plan Foundation Component of Community Development (CD) and a Land Use Designation of Commercial Tourist (CT). The CD Foundational Component identifies areas appropriate for urban or suburban development, including areas for single-family and multiple-family residential uses, commercial, industrial, business park, public facilities, and a mix of uses. The CT Land Use Designation allows for tourist related commercial including hotels, golf courses, and recreation/amusement activities. The proposed use is not allowed under the current land use designation. The LI land use designation encourages industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. A general plan amendment will be required to be changed from CT to Light Industrial (LI) which will support the proposed uses of manufacturing to allow for the Laguna Clay manufacturing business of artisan clay products and ODI Grips, the manufacturing business of sports gloves and other equipment.

Zoning (Ordinance No. 348) Consistency

The Project is located in the Scenic Highway Commercial (C-P-S) zoning classification. C-P-S allows for general retail, commercial, service uses with the submittal of a Plot Plan. Other, more intense uses such as automobile repair garages, trailer and boat storage, gas stations are allowed with a Conditional Use Permit. The proposed use is not an allowed use under the C-P-S zoning classification. A change of zone will be required to change from C-P-S to Manufacturing

Service Commercial (M-SC) to allow for the Laguna Clay manufacturing business of artisan clay products and ODI Grips, the manufacturing business of sports gloves and other equipment.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Initial Study (IS) identified potentially significant impacts regarding Biological, Cultural, Paleontological, Tribal and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on September 6, 2024, per the State CEQA Guidelines section 15105. The public review period ended on September 26, 2024 for a 20-day public review period. As of the writing of this staff report, one (1) comment letter regarding the IS/MND have been received and the response to the comments are included in the Final MND. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FINDINGS AND CONCLUSIONS

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 has an existing General Plan Land Use Designation of Community Development: Commercial Tourist (CD:CT). As proposed, the General Plan Amendment would change the existing land use designation from CD: CT for Lot 4 to Community Development: Light Industrial (LI) to accommodate the proposed industrial development. As proposed, PPT230049 (10.83 acres) is for the site design and development of the 188,000 sq. ft. industrial multi-tenant building which will include landscaping, bio retention basins and frontage improvements.

2. The LI land use designation encourages industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The 188,000 sq. ft. multi-tenant industrial building proposes industrial uses (artisan clay product manufacturing and action sports equipment manufacturing) both of which are consistent with the land uses encouraged in the LI land use designation.

3. For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

   Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

   1. (Section 2.4 C.2 a) The proposed changes do not involve a change in or conflict with: the Riverside County Vision; any General Planning Principles set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

   a. The Riverside County Vision.

   "The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards."

   The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it." GPA230009 is consistent with the vision regarding Population Growth because the implementing Project will be providing adequate public improvements to serve the Project and the community. The proposed improvements include, but are not limited to, road and intersection improvements, pedestrian facility improvements, including a new multimodal path, sewage and water improvements, and fire protection improvements. Payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

   In relation to "Our Communities and Their Neighborhoods" the Riverside County Vision states; "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively." GPA230009 proposes to change the existing land use from CT to LI, a change in land use characterization. However, the proposed use would include a clean manufacturing operation, where all manufacturing would be done in doors in a state of the art tilt up structure, with significant landscaped improvements, sidewalks, paved roads and

a traffic signal light at the intersection of Temescal Canyon Road and our proposed Street A (Ben Garrett Drive). Other improvements include dedicated turn lanes at the TCR/Street A intersection and a limited widening of TCR with turn lanes at the Lawson Road connection. In addition to the manufacturing, design, and distribution process, Laguna Clay will also place at the new location a retail store and a museum housing finished clay pieces from all over the world as well as clay related classes.

The proposed use would replace an existing clay pipe manufacturing business, currently allowed to remain as a legal non-conforming use. As such, the proposed use is an improvement to what is currently existing and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to "Our Communities and Their Neighborhoods."

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County." GPA230009 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide for light industrial uses, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the Temescal Canyon Community. It also provides retail of clay products within Tenant Space B, to serve the existing and future residential community more directly.

This discussion related to the General Plan Vision Statement topics that the General Plan Amendment is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

The General Plan Principle I.G.1 states "The County should encourage compact and transit-adaptive development on regional and community scales." GPA230009 is consistent with this principal because it provides for the approval of the implementing Project. The proposed Project proposes growth in an area of Temescal Valley that has an increasing concentration of existing and planned commerce. With immediate access to Interstate 15 and proximity to the Temescal Canyon Area Plan Community Center, the proposed Project focuses growth to provide an efficient use of land. All the land to be developed is previously disturbed and will not impact environmental resources or open space systems.

The Temescal Commercial project will install a stop light at the connection of Ben Garrett Drive (Street A), Temescal Canyon Road, and the Toms Farm driveway, to provide safe

access for pedestrians to the RTA Route 206 Bus Stop. Serving from the Temecula Promenade Mall to the Corona Transit Center, the protected pedestrian access to Route 206 Stop 4, significantly enhances the multi-modal transportation system integrated into the community, and makes adaptive use of infrastructure, services, and resources.

The General Plan Principle III.E.1 states "Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means." GPA230009 is consistent with this principal because it provides for the approval of the implementing project, which proposes compact development, in an area experiencing notable growth.

The General Plan Principle IV A.6.c states, "Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Steps to implement this principle include redesigning vacant land for higher density uses or mixed use…" GPA230009 is consistent with this principal because it provides for the approval of the implementing Project that proposes to develop an existing site that is under-utilized, with aging structures and outdated infrastructure. The development of the site would be an improvement of existing conditions. The Mission Style tilt up concrete building with 17% landscaped area would effectively revitalize the area. The proposed Project would be consistent with this principle.

This is simply a sampling of the principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent principles. There are no principles that the General Plan Amendment is in conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

c. Foundation Component designation in the General Plan

GPA No. 230009 proposes to change the land use designation from CT to LI, both of which are within the same Foundation Component (Community Development) of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

   The purpose of General Plan is to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and

cultural resources. GPA230009 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them because it provides for the approval of the implementing project that proposes a to develop the economic base, and adds sidewalks to the project frontage thereby enhancing and improving the transportation system, particularly the pedestrian circulation. The General Plan encourages the development of a transportation that is "non-motorized." Road improvements are also part of the development but the addition of sidewalks in an area where they were not existent, will connect people living to the west to Tom's farms and other retail, restaurants to the east. Additionally, this project would be constructed on previously disturbed land and would preserve land for other new uses somewhere else.

As such, the development provides for land use and development in strategic locations and new job opportunities that adds to the economic base and improves the jobs/housing balance for the area.

3. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

   GPA23009 will provide for the approval of the implementing Project, which proposes to develop light industrial and retail community-serving uses. The proposed light industrial and commercial (artisan clay retail) uses will provide additional job opportunities for the community, which expands employment opportunities that contribute to the local economy (see prior discussion related to jobs for Tenant Space A and B above.

Change of Zone Findings

An application of the change of zone shall not be set for a public hearing unless: 1. All procedures required by the Riverside County Rules Implementing the California Environmental Quality Act to hear a matter have been completed. 2. The requested change of zone is consistent with the Riverside County General Plan.

1. A Mitigated Negative Declaration (MND) was prepared for the proposed Project and was deemed adequate. The proposed Project complied with the CEQA procedural requirements per the CEQA State Guidelines. As such, all procedures required by the Riverside County Rules implementing compliance with CEQA prior to hearing have been completed.

2. As detailed in the Land Use Findings, the current zoning (Scenic Highway Commercial) applied to the subject site is consistent with the General Plan, the proposed zoning to

Manufacturing Service Commercial (M-SC) would also retain consistency with the General Plan, as detailed in the General Plan findings, addressing the General Plan Vision, Principal and Foundational Component. As such, the approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan.

Tentative Tract Map Findings

Tentative Tract Map No. 38895 is a Schedule "E" Map which is comprised of 5 Parcels to be subdivided into seven (7) numbered lots and two (2) lettered lots. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres). Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37) and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre).

The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

1. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle III.E.1 which states "Compact development patterns and location of higher density uses near community centers should allow services to be safely accessed by walking, bicycling or other nonmotorized means." GPA230009 is consistent with this principal because it provides for the approval of the implementing project, which proposes compact development, in an area experiencing notable growth.

2. Project implementation will be consistent with the policies and goals of the County of Riverside's General Plan and Temescal Canyon Area Plan. The proposed land division may ultimately result in a development that will provide a variety of uses which include commercial, residential, and industrial uses. The Development Project will be consistent with the overall density and floor area ratio, as provided in the General Plan. Therefore, the proposed Project is consistent with this finding.

3. The Project is a proposal to subdivide 29.23 gross acres into five (5) developable lots (lots 1-5). The other lots are for road dedications, bio retention basins and open space lots. The site is physically suitable for the type of development and density proposed due to its frontage on Lawson Road crossing Temescal Canyon Road to the east and the availability of infrastructure and accessibility to existing utilities and services. Additionally, the site does not have any topographical features or environmental constraints that would result in the inability to develop the Project site. Therefore, the proposed Project is consistent with this finding.

4. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the Mitigated Negative Declaration for Environmental Assessment SCH2024090267 for the Project.

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The mitigated negative declaration for the Project identified potential significant impacts to Biological, Cultural Resources, Paleontological, Tribal, and Mandatory Findings of Significance. However, through the incorporation of mitigation measures the impacts are reduced to less than significant. Therefore, through compliance with applicable County and State ordinances it was determined that no impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat as a result of the proposed development.

6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 Section 10.10 for a Schedule 'E' Map as detailed below:

    a) Streets – All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461. These improvements include half-width improvements on Temescal Canyon Road with 32 ft half-width asphalt pavement, with a 44 ft half-width dedicated right-of-way, 6 inch curb and gutter, 8 ft sidewalk per County Standard 94 and modify the right-of-way and sidewalk widths on Standard No. 94 to 44 ft half width right of way and 8 ft sidewalk. Street A shall be improved from Street B to Temescal Canyon Road with 56 FT full-width of AC pavement, within a 78 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent to meet the County Standard No. 111. Street B to privately maintain, shall be improved with 40 FT full-width of AC pavement, within a 60 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at right of way adjacent to meet the County Standard No. 105A, section A along with other improvements are conditions for the project. Therefore, with the design standards for street improvements as stated in the advisory notification document and standard conditions of approval the requirements of Ordinance No. 460 10.05 (A)., as it pertains to streets will be met.

    b) Domestic Water - Domestic water service will be supplied by the Temescal Valley Water District consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Therefore, with the requirements of the conditions of

approval, and Temescal Valley Water District requirements, compliance with Ordinance No. 460 10.05 (B), as it pertains to domestic water, will be met.

c) Fire Protection – Fire protection improvements Interim Street A (west of Street B) as an emergency access (EVA) only, to be improved from Street B to Lawson Road with 24 ft full-width all-weather access road within 32 ft graded section, on 64 ft full width dedicated right-of-way per Fire Department. The proposed Project will also provide a gate at both ends of the EVA road and place gate at a minimum 35 ft from the street flowline. Therefore, with the incorporation of standard conditions of approval the requirements of Ordinance No. 460 10.05 (C), as it pertains to fire protection will be met.

d) Sewage Disposal – Sanitary Sewer Service will be supplied by the Temescal Valley Water District. Therefore, with the requirements of the advisory notification document, and Temescal Valley Water District's requirements, compliance with Ordinance No. 460 10.05 (D), as it pertains to sewage disposal, will be met.

e) Fences – The northern walls vary in height along the northern property line (2 and 12 feet). In areas where the adjacent grade is higher than the finish grades it will be conventional retaining walls. Where the adjacent grade is lower than the finish grades it will be a keystone wall. The eastern wall between the upper and lower pad will be a keystone wall with returns. The walls will be of various heights depending on the adjacent slope.

f) Electrical and Communication Facilities – All electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground. Therefore, with this condition of approval the requirements of Ordinance No. 460 10.05 (F) as they pertain to the installation of electrical and communication facilities have been met.

7. The design of the proposed land division and it's planned improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division because, Project design will ensure there will be no conflict with providing accessibility. Therefore, the proposed Project is consistent with this finding.

8. The parcels as shown on the TTM38895 are consistent with Schedule 'E' land divisions as provided for in Ordinance No. 460 which states that there is no minimum or maximum parcel size. In addition, there is no minimum lot size for industrial

developments within the M-SC zoning classification. Therefore, the proposed Project is consistent with this finding.

Plot Plan Findings

The PPT230049 is for the site design and development of the industrial site, which will include the 188,000 sq. ft. structure, landscaping, lighting, bioretention areas and street frontage improvements.

No plot plan shall be approved unless it complies with the following standards:

1. The proposed use must conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

   The proposed Project is subject to the Riverside County General Plan; Riverside County Ordinance 348 (Land Use Planning and Zoning Regulations) and 461 (County Road Standards and County Standard Specifications); California Quality Environmental Quality Act (CEQA); Countywide Design Standards; and the Multiple Species Habitat Conservation Plan (MSHCP). General Plan conformance analysis is provided in the staff report under Land Use Findings: General Plan Amendment. The Project's height, setbacks, site design layout etc. and off-site public improvements were reviewed and recommended for approval by the responsible Development Advisory Committee (DAC) members in compliance with the development standards of Ordinance 348 and 461. A Mitigated Negative Declaration was prepared, reviewed, and deemed adequate in compliance with the State CEQA Guidelines. Architectural design elements were evaluated and deemed to be in conformance based on Countywide Design standards (design style, articulation of building facades, color, and materials etc.). The project was evaluated in compliance with the Riverside County MSHCP and conditioned to comply with the Migratory Bird Treaty Act (MBTA), Burrowing Owl Surveys prior to ground disturbance and planning of oak trees per the landscaping plan. Therefore, the proposed Project conforms to the requirements of the General Plan and all applicable requirements of State law and other Riverside County Ordinances.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.

Project review consists of, among other things, a robust review of the Project's ultimate design and operations to ensure the protection of public health, safety, and general welfare. The project was routed to Riverside County Environmental Health whose purview is to ensure that the adequate and safe provision of potable water and sewage is provided to the site, as well as the space allocation, and service provided for adequate disposal of solid waste. The Riverside County Fire Department (Fire) evaluated the Project's overall site design based on the Fire Technical Policies Document and Standards (i.e., summaries of County and State Codes), including emergency access, and water availability for fire suppression. The Riverside County Transportation Department evaluated the project based on Ordinance 461.11 to ensure proper sight distance at driveways, and ultimate width Right of Way (ROW) dedication for sidewalk, curb and gutter necessary for project access by vehicles and pedestrians. The Riverside County Flood Department reviewed the site's potential for flooding in accordance with Ordinance 458 (Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program) as well as overall drainage of the site, and water basin requirements. Additionally, the MND found the Project's potential environmental impacts to be mitigated below a significant effect.

The surrounding land uses are vacant land to the north and south, single family residences to the west and Tom's Farms to the east. It is deemed logical development to first develop land where infrastructure already exists and where minimal environmental degradation will occur and where a balance of housing and jobs area available near each other to reduce vehicle miles traveled, and wear on the public road system. Additionally, the proposed development would dedicate land for road improvements, sidewalks, and water basin facilities (onsite).

As such, the Project is designed with the protection of public health, safety, and general welfare in mind as well as the present and future logical development of the surrounding property.

3. All plot plans 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 plot plan (PPT230049) which will permit the construction of the single 188,000 sq. ft. structure will be on a single legally divided parcel (Lot 4). This project complies with this standard. The proposed Project was processed as a Subdivision Schedule "E" Map (Tentative Tract Map 38895). Tract Map Division means a land division creating five or more parcels, five or more condominiums as defined in Section 783 of the Civil Code, a community apartment project containing five or more parcels, or the conversion of a dwelling to a stock

cooperative containing five or more dwelling units. The proposed Project proponent would be required to have an approved tentative tract map (Schedule "E" Map), apply for a final map, and meet all the conditions and requirements prior to map recordation. The tentative tract map once approved, will separate the lots so that future development also complies with this requirement.

Development Standards Findings

The Project is located within the Scenic Highway Commercial (C-P-S), however due to the proposed change of zone to Manufacturing Service Commercial (M-SC), the zoning standards for MS-C will be required to be met. The M-SC zone would allow the proposed uses for the Project subject to the approval of a plot plan.

MS-C Development Standard Findings:

1. Lot Size:

   The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the developments.

   The project complies with this standard. The lot size for the 188,000 sq. ft. industrial building is 10.83 acre site.

2. Setbacks*:*

   a. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.

      Adjacent property to the north is zoned R-A-5, and the rear setback is 79 ft. The property to the west, is zoned R-A-2 ½ and the side setback is 218 ft from the building. The properties to the south are C-P-S and R-A-2 ½ and the front set back it 98 ft. As such the proposed Project meets this standard.

   b. Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.

      This standard is not applicable.

c. Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.

The front yard which adjoins a street has a setback of 98 ft. The proposed Project meets this standard.

d. Where the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating if from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.

The front setback contains 10% landscaping, parking, and driveways. As such, the proposed Project meets the standard.

3. Height Requirements:

The height of structures, including buildings, shall be as follows:

a. Structures shall not exceed 40 feet at the yard setback line.

The structure has a max height of 50 feet at the highest peak. (See 2 below)

b. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of this ordinance.

The building does not exceed 50 feet, as such does not require approval pursuant to Section 18.34.

c. Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved
pursuant to Section 18.34. of this ordinance.

The proposed height requirement has been discussed and is covered above.

d. Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to
Section 18.34. of this ordinance.

This standard is not applicable to the proposed Project.

4. Masonry Wall:

Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.

The northern walls vary in height along the northern property line (2 and 12 feet). In areas where the adjacent grade is higher than the finish grades it will be conventional retaining walls. Where the adjacent grade is lower than the finish grades it will be a keystone wall. The eastern wall between the upper and lower pad will be a keystone wall with returns.

5. Landscaping.

   a. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.

      A total of 17% of the total site will be landscaped and irrigated. As such, the proposed Project meets the landscaping standard.

   b. A minimum ten-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.

      More than 25-foot strip adjacent to the street right-of-way line will be landscaped and maintained. The proposed Project meets this standard.

   c. A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, RT, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.

      The proposed Project meets this standard, see (2) above.

6. Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.

The proposed Project will require 275 total parking spaces and will provide a total of 279 parking spaces. The proposed Project meets this standard. The Development Project would also provide 50 EV capable spaces and 12 with EV supply equipment.

7. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.

   Two trash collection areas are located on the norther portion of the project, one for each tenant space. The trash enclosure is sized to accommodate two (2), 4-cubic yard bins and one (1), 64-gallon bin.

8. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.

   The proposed Project does not propose any outside storage areas. As such, the project is in compliance with the standard.

9. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.

   Utilities are conditioned to be underground when 33kV or below.

10. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.

    Mechanical equipment is conditioned to be shielded from view. The project complies with this standard.

11. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

    The project will be conditioned to comply with this standard.

Other Findings

1. The Project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The Project site is located within the Sphere of Influence of the City of Corona. This Project was provided to the city for review and comment. No comments were received either in favor or opposition of the Project.

3. The Project site is not located within an Airport Influence Area (AIA).

4. The project complied with SB18 and AB52 compliance. Noticing to the local tribes was initiated and consultation with responding tribes took place on 9/16/24. Consultation was concluded and conditions of approval were entered.

5. The Project site is not located within the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar).

6. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings

The Project site is located within a Cal Fire State Responsibility Area (SRA), and is located within a Very High Hazard severity zone (Fire Protection Plan). The applicant submitted a Fire Protection plan that was approved by the Fire Department to reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property, and to require that those measures be taken. Additionally, the proposed Project was conditioned by the Fire Department to meet various fire safety requirements due to the scope of construction and operations proposed. This includes submittal and approval of water system plans, verification of installation of water access, including all fire hydrants, and review of all proposed structures prior to construction.

Conclusion

For the reasons discussed above, as well as the information provided in the Environmental Assessment SCH No. 2024090267, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Staff finds that, as proposed, the proposed Project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the Project site. As of the writing of this report, Planning Staff has two phone calls from local residents inquiring more information regarding the project. The phone calls did not indicate support or opposition to the proposed Project.

ATTACHMENTS

Attachment A – Tentative Tract Map
Attachment B – Site Plan, Elevations and Floor Plans
Attachment C – Conceptual Landscape Plans
Attachment D – Conceptual Grading Plan
Attachment E - Conditions of Approval and Advisory Notifications
Attachment F – Mitigated Negative Declaration
Attachment G – Planning Commission Resolution
Attachment H – GIS Exhibits
Attachment I – Public Comments
Attachment K – Change of Zone Map

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT230049, TTM38895, GPA230009, CZ2300031

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jose Merlan Title: Principal Planner Date: 10/31/24

Applicant/Project Sponsor: Craig Morris Date Submitted: 3/5/24

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Jose Merlan Date: 11/5/24

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: TR37028

FOR COUNTY CLERK'S USE ONLY

Final Mitigated Negative Declaration and Environmental Assessment/Initial Study Temescal Commercial Project Riverside County, California

Prepared for
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Prepared by
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RECON Number 8622
October 29, 2024

SCH No. 2024090267

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P: Vehicle Miles Traveled (VMT) Analysis, May 2024
Q: Water and Sewer Availability Letters, November 2023
R: Preliminary Water Demand Memo, December 2023
S: Preliminary Temescal Commercial Infill Development Sewer Area Study, December 2023
T: Waste Management Service Provider, November 2023

FINAL MITIGATED NEGATIVE DECLARATION PREFACE

OVERVIEW

The County of Riverside distributed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Temescal Commercial Project (project) for public review on September 6, 2024. The duration of public review period was 20 days, as no State agency review was required, from September 6 to September 26, 2024. The County of Riverside (County) verified that a 20-day public review period was appropriate for this local project because no State agency is a responsible or trustee agency and the project is not of statewide, regional or areawide significance. The project does not fall under either California Code of Regulations (CCR) Section 15205 or 15206.

The Final IS/MND has been prepared pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and in accordance with the guidelines for implementation of CEQA (14 CCR 15000 et seq.). Although CEQA does not explicitly require a lead agency to provide written responses to comments received on a proposed IS/MND, the lead agency may do so voluntarily. Comment letters received and responses have been included as part of this preface. During this time, three comment letters were received on the Draft IS/MND during the review period and one comment letter was received after the close of the review period.

The Final IS/MND will be used by the County (as the CEQA lead agency), in conjunction with other information developed in County's formal record, including comments received and response provided, to support the decision-makers' approval or denial of the project. Under CEQA requirements, the County will adopt the Final MND if, based on the whole record, including the Initial Study, it determines that there is no substantial evidence that the project would have a significant effect on the environment (14 CCR 15074(b)).

CONTENTS OF THE FINAL IS/MND

This final version of the IS/MND includes revisions made to the Draft IS/MND and written responses to the comments received during the public review period. Minor revisions to the Draft IS/MND were necessary based on the comments received during the public review period. Revisions to the Draft IS/MND that addressed updated technical reports or County comments have been incorporated into the Final IS/MND as strikethrough and underline text within the sections identified below.

REVISIONS TO THE DRAFT IS/MND

Revisions have been made to the Draft IS/MND to address editorial updates, updated technical reports, and comments on the Draft IS/MND received during the 20-day public review period. Revisions to the Draft IS/MND are summarized below and are shown in the Final IS/MND with new text underlined and deleted text struck through. Additionally, as listed below, the appendices were updated with the approved versions of technical reports as some minor revisions from County comments were resolved since the Draft IS/MND was released for public review. None of these revisions resulted in significant changes to the analysis.

In accordance with Section 15073.5 of the CEQA Guidelines, these revisions to the Draft IS/MND and technical reports do not constitute significant new information that would require recirculation

of the Draft IS/MND. Recirculation is only required when the new information added (1) identifies a new, or more severe, avoidable significant effect and mitigation measures or project revisions must be added in order to reduce the effect to less than significant or (2) leads to a determination by the lead agency that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant levels and new measures or revisions must be required. None of the revisions or additional details included in the Final IS/MND meet those standards as required to support the recirculation of the Draft IS/MND.

REVISIONS TO THE FINAL IS/MND

Revisions have been made to the Final IS/MND, which was recommended for adoption by City Council on October 2, 2024, prior to the Planning Commission Hearing scheduled for November 5, 2024. A comment letter received after the close of the review period and responses provided by the County was included in this revision. Revisions were made to the Final IS/MND to update the narrative describing the stormwater system to match Figure 7 of the Final IS/MND that was part of the package seen by City Council. Additionally, the Cultural Resources section and Tribal Cultural Resources section were revised to reflect the input received from the consulting tribes during Assembly Bill 52 (AB 52) consultation with the Soboba Band of Luiseño Indians ("Soboba Band") and Pechanga Band of Indians ("Pechanga Band"). The Soboba Band and Pechanga Band requested that the language of the County Conditions/Mitigation included in the Draft IS/MND to be revised, and mitigation measures be added to the Tribal Cultural Resources section. A correction to the text regarding the Rincon Band was revised to reflect their response to the tribal scoping letters, rather than to the request for AB 52 consultation, as was stated in the Draft IS/MND. These edits are shown in strikethrough and underline in the following sections of the Final IS/MND.

In accordance with Section 15073.5 of the CEQA Guidelines, these revisions to the Final IS/MND do not constitute significant new information that would require recirculation of the Final IS/MND. Recirculation is only required when the new information added (1) identifies a new, or more severe, avoidable significant effect and mitigation measures or project revisions must be added in order to reduce the effect to less than significant or (2) leads to a determination by the lead agency that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant levels and new measures or revisions must be required. None of the revisions or additional details included in the revised Final IS/MND meet those standards as required to support the recirculation of the Final IS/MND.

Section I, Project Information: Project Description

- Corrections to the description of the proposed driveways were corrected to accurately reflect the site plan in the Draft IS/MND.

- Corrections to the description of the proposed retaining walls were corrected to accurately reflect the site plan in the Draft IS/MND.

- Figure 7, Water Quality Management Plan, was updated to reflect the updated figure within the approved Project Specific Water Quality Management Plan (August 30, 2024).

- The narrative describing the proposed stormwater system was updated to match Figure 7.

Section III, Environmental Factors Potentially Affected

- The checkbox for "Cultural Resources" was unchecked as the analysis in the Draft IS/MND did not involve at least one impact that is a "Potentially Significant Impact" or a "Less than Significant [Impact] with Mitigation Incorporated."

- The checkbox for "Tribal Cultural Resources" was unchecked as the analysis in the Draft IS/MND did not involve at least one impact that is a "Potentially Significant Impact" or a "Less than Significant [Impact] with Mitigation Incorporated."

Section III, Environmental Factors Potentially Affected: Section 1. Scenic Resources

- Additional figures were added to depict a secondary view of the visual simulations of the project.

Section III, Environmental Factors Potentially Affected: Section 9. Archaeological Resources

- A sentence noting that AB 52 consultation discussion was ongoing was struck.

- Text revisions were made to the County Conditions/Mitigation that were submitted as part of the Draft IS/MND per consultation with local tribes as part of AB 52 consultation proceedings.

Section III, Environmental Factors Potentially Affected: Section 23. Hydrology and Water Quality

- The narrative describing the proposed stormwater system was updated to match Figure 7.

Section III, Environmental Factors Potentially Affected: Section 39. Tribal Cultural Resources

- A sentence noting that AB 52 consultation discussion was ongoing was struck.

- A correction to the text regarding the Rincon Band was revised to reflect their response to the tribal scoping letters under Senate Bill 18 (SB 18), rather than to the request for AB 52 consultation, as was stated in the Draft IS/MND.

- A summary of the results of AB 52 consultation with the Soboba Band and Pechanga Band was added to the discussion to reflect tribal requests for the project.

- Mitigation measures TCR-1, TCR-2, and TCR-3 were added to this section.

- The impact conclusion was revised from Less than Significant to Less than Significant with Mitigation Incorporated.

Section III, Environmental Factors Potentially Affected: Section 45. Mandatory Findings of Significance

- An addition was made to add reference to mitigation measures “BIO-1 and BIO-2”.
- A correction was made to remove reference to mitigation measures “CR-1” and “CR-2”
- Mitigation measures “TCR-1 through TCR-3” were added to the discussion.

Updated Appendices

- Appendix C: Transportation Impact Assessment (same date, July 29, 2024)
- Appendix G: Fault Hazard Evaluation Report (April 6, 2024)
- Appendix H: Geotechnical Investigation (April 6, 2024)
- Appendix I: Project Specific Water Quality Management Plan (August 30, 2024)
- Appendix O: Fire Protection Plan (September 18, 2024)

RESPONSE TO COMMENTS

INTRODUCTION

This section provides responses to comments received during the Draft IS/MND public review period (September 6 through September 26, 2024). Detailed responses to individual comments are provided in the section below titled, Comments and Responses to Comments, which also includes copies of comments submitted on the Draft IS/MND. An additional letter was received after the close of public review and has been included as part of the Final IS/MND.

LIST OF COMMENT LETTERS RECEIVED

Table P-1 provides an index of the comment letters received from agencies and other interested parties. For this Final IS/MND, comment letters are organized chronologically in the order they were received.

Table P-1
Index of Comments Received on the Draft IS/MND

Letter	Letter Date	Commenter
A	2024-09-23	Richard Drury (Lozeau Drury LLP) on behalf of Supporters Alliance For Environmental Responsibility (“SAFER”)
B	2024-09-26	Ruth Brissenden, J.D.
C	2024-09-26	Ruth Brissenden, J.D.
D	2024-09-30	Dean Wallraff, Advocates for the Environment

COMMENTS AND RESPONSES TO COMMENTS

This section includes all written comment letters on the Draft IS/MND received by the County. Each comment letter is bracketed to identify individual comments within the letter. Each comment letter is reproduced in its entirety and is followed by responses that correlate to each bracketed comment.

COMMENT LETTER A

LOZEAU DRURY LLP

T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email

September 23, 2024

Jose Merlan, Principal Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502
jmerlan@rivco.org

Re: Comment on Mitigated Negative Declaration, Temescal Commercial Project (SCH 2024090267)

Dear Mr. Merlan:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Temescal Commercial Project (SCH 2024090267), which proposes the development of a 188,000 square-foot warehouse divided into two spaces, one comprising 84,000 square feet and another comprising 104,000 square feet, at the cross streets of Temescal Canyon Road and Lawson Road, on Assessor Parcel Numbers 283-180-020, 283-180-021, 283-180-002, in the County of Riverside ("Project"). A-1

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated. A-2

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997). A-3

Sincerely,

Richard Drury
Lozeau Drury LLP

RESPONSE TO COMMENT LETTER A

Richard Drury (Lozeau Drury LLP) on behalf of Supporters Alliance For Environmental Responsibility ("SAFER")

2024-09-23

A-1 **Comment**: This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Temescal Commercial Project (SCH 2024090267), which proposes the development of a 188,000 square-foot warehouse divided into two spaces, one comprising 84,000 square feet and another comprising 104,000 square feet, at the cross streets of Temescal Canyon Road and Lawson Road, on Assessor Parcel Numbers 283-180- 020, 283-180-021, 283-180-002, in the County of Riverside ("Project").

Response: Comment noted.

A-2 **Comment**: SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated.

Response: SAFER states a concern that the IS/MND failed to adequately assess the project's potentially significant environmental impacts and requests preparation of an Environmental Impact Report (EIR). Given that each of the project's potentially significant environmental impacts can be mitigated to below a level of significance and that there is no substantial evidence of a potentially significant environmental impact, a Mitigated Negative Declaration (MND) is the appropriate CEQA document for the project. The project does not warrant preparation of an EIR pursuant to the CEQA Guidelines, Section 15070.

A-3 **Comment**: SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist*., 60 Cal. App. 4th 1109, 1121 (1997).

Response: Comment noted.

COMMENT LETTER B

Ruth Brissenden, J.D.
10215 Wrangler Way, Temescal Valley, CA 92883
Tel: (949) 212-6292 Fax: (949) 743-0020
ruthbrissenden@gmail.com

SENT VIA ELECTRONIC MAIL

September 26, 2024

Riverside County Planning Department
ATTN: Jose Merlan, Project Planner
jmerlan@rivco.org

RE: Temescal Commercial Project - PPT230049
Mitigated Negative Declaration

Dear Jose Merlan,

Thank you for the opportunity to submit comments in response to the above-referenced MND. I live in Temescal Valley, not far from the proposed development site, and oppose the project for the following reasons: B-1

1. Change of Zone or Land Use is Inappropriate

Temescal Valley is becoming inundated with proposals for "light industrial" buildings. "Light industrial" is in quotes because there is a trend lately by developers to relabel warehouse-type buildings as a means of skirting the public's opposition to warehouses.

There is little difference between a warehouse building and a light industrial building. Ostensibly, warehouses are used to store wares while light industrial is used in manufacturing. However, the distinction is trivial: they are both enormous and unsightly buildings that offer low paying jobs and not much value to a community. Moreover, the environmental consequences in manufacturing operations are of great concern, especially when that manufacturing takes place close to areas in which the public resides or frequents - even if that manufacturing process touts itself as being "clean."

The proposed plot plan seeks to build a 188,000 sq. ft. "light industrial" building on approximately 10 acres where 50,605 square feet of of structures currently exist. The proposed building would be approximately 3.7 times the size of the total of existing structures. In fact, 188,000 square feet is the equivalent of 4.3 acres. That is a very huge building to erect for use in manufacturing in an area so close to where people live and recreate. B-2

The applicant has two other related projects in the works: a 350-unit 4-story apartment complex directly adjacent to the west and three drive-thru restaurants adjacent to the east. The applicant proposes to sandwich its enormous industrial building in between these future homes and restaurants, where the manufacturing of plastic parts (thermoplastic elastomer [TPE]) is proposed to take place. The applicant tries to gloss over the business as being "clean manufacturing." However, it nevertheless involves the heating of chemicals to produce product and there is nothing that prevents a different type of manufacturing business to take its place in the future. Manufacturing is not a clean business.

There is a reason that the area's current land use and zoning is commercial: because of its close proximity to residential (not only the proposed new housing, but also existing residential) and existing commercial (Tom's Farms). Light industrial land use and manufacturing zoning are completely inappropriate for this area, especially in light of the proposed future related projects. B-2 cont.

2. Environmental Justice

Ordinarily, we think of Environmental Justice in terms of the building of warehouses or industrial next to disadvantaged communities. In this instance a multifamily 350 unit high density complex, that will likely house a less affluent population than much of Temescal Valley, will be built just steps away from industrial manufacturing. Doesn't this smack of a type of reverse environmental injustice? B-3

3. Aesthetics

The Initial Study for this project (IS) contains a computer simulation of the building from the I-15 freeway. However, the simulation is deceiving: the perspective appears to be from a location more distant than the freeway. In reality, the building site appears much closer from the southbound I-15 than depicted in the IS photos. The applicant should resolve this conflict by supplying simulations as actually and correctly viewed from southbound I-15. B-4

Additionally, in light of the applicant's related projects for this parcel (apartments and restaurants), a simulation depicting all projects at final build-out should be required.

4. Building color

The IS states that "the use of muted colors ... would result in the project blending in to the existing community and not introduce building with a striking contrast to the existing commercial and retail development.." If approved, the building should be painted so as to blend in with the surrounding habitat. Since it would sit in the foreground of the Cleveland National Forest, its color should blend in with the greens, grays, and browns of that backdrop - and not the stark white depicted in Figures 9b, 9c, and 9d of the IS. B-5

Conclusion

In conclusion, the project site an inappropriate area to erect an industrial building of such huge proportions. Moreover, manufacturing has no place beside residential, restaurants, and other recreational facilities. Such a land use is vastly unsuitable for this particular parcel. B-6

Sincerely,

Ruth Brissenden, J.D.

RESPONSE TO COMMENT LETTER B

Ruth Brissenden, J.D.

2024-09-26

B-1 **Comment:** Thank you for the opportunity to submit comments in response to the above-referenced MND. I live in Temescal Valley, not far from the proposed development site, and oppose the project for the following reasons.

Response: Comment noted.

B-2 **Comment**: 1. Change of Zone or Land Use is Inappropriate

Temescal Valley is becoming inundated with proposals for "light industrial" buildings. "Light industrial" is in quotes because there is a trend lately by developers to relabel warehouse-type buildings as a means of skirting the public's opposition to warehouses.

There is little difference between a warehouse building and a light industrial building. Ostensibly, warehouses are used to store wares while light industrial is used in manufacturing. However, the distinction is trivial: they are both enormous and unsightly buildings that offer low paying jobs and not much value to a community. Moreover, the environmental consequences in manufacturing operations are of great concern, especially when that manufacturing takes place close to areas in which the public resides or frequents - even if that manufacturing process touts itself as being "clean."

The proposed plot plan seeks to build a 188,000 sq. ft. "light industrial" building on approximately 10 acres where 50,605 square feet of structures currently exist. The proposed building would be approximately 3.7 times the size of the total of existing structures. In fact, 188,000 square feet is the equivalent of 4.3 acres. That is a very huge building to erect for use in manufacturing in an area so close to where people live and recreate.

The applicant has two other related projects in the works: a 350-unit 4-story apartment complex directly adjacent to the west and three drive-thru restaurants adjacent to the east. The applicant proposes to sandwich its enormous industrial building in between these future homes and restaurants, where the manufacturing of plastic parts (thermoplastic elastomer [TPE]) is proposed to take place. The applicant tries to gloss over the business as being "clean manufacturing." However, it nevertheless involves the heating of chemicals to produce product and there is nothing that prevents a different type of manufacturing business to take its place in the future. Manufacturing is not a clean business.

There is a reason that the area's current land use and zoning is commercial: because of its close proximity to residential (not only the proposed new housing, but also existing residential) and existing commercial (Tom's Farms). Light industrial land use and manufacturing zoning are completely inappropriate for this area, especially in light of the proposed future related projects.

Response:

Comment noted. The project's CEQA analysis was assessed with the California Department of Justice's guidance *Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act* (WP:BPMM) in mind to determine its applicability to the project. Based on this analysis, the project uses are not considered warehouse facilities and will not have "...hundreds and sometimes thousands of daily truck and passenger trips..." (WP:BPMM, Section I Background). Truck traffic for the proposed uses is fractional compared to the hundreds of daily truck trips that is the basis for the WP:BPMM. The proposed uses are the lighter industrial uses that the WP:BPMM, Section II describes as the preferred transition land uses that help minimize conflict between residential and industrial uses. In addition, the proposed use would be a "cleaner" use as compared to the existing use, as all manufacturing would take place within a structure and be issued all applicable air quality permits from the local air quality district prior to operations. The project would additionally bring 200 jobs directly and another 1,800 jobs indirectly to the local area, supporting the County's goals to encourage job growth in the County's boundaries.

B-3 **Comment:** 2. Environmental Justice

Ordinarily, we think of Environmental Justice in terms of the building of warehouses or industrial next to disadvantaged communities. In this instance a multifamily 350 unit high density complex, that will likely house a less affluent population than much of Temescal Valley, will be built just steps away from industrial manufacturing. Doesn't this smack of a type of reverse environmental injustice?

Response: CEQA (Public Resources Code 21000–21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387) does not require the assessment of "Environmental Justice" as part of the Appendix G thresholds. However, CEQA requires government agencies in California to consider potentially significant environmental impacts on communities already burdened with pollution when reviewing and permitting new projects. The project site is not located in an identified designated disadvantaged community per the U.S. Environmental Protection Agency's EJScreen: Environmental Justice Screening and Mapping Tool under the Justice40 Initiative criteria. Additionally, the IS/MND reflects an analysis of a light industrial and commercial project and does not propose residential components.

B-4 **Comment:** 3. Aesthetics

The Initial Study for this project (IS) contains a computer simulation of the building from the I-15 freeway. However, the simulation is deceiving: the perspective appears to be from a location more distant than the freeway. In reality, the building site appears much closer from the southbound I-15 than depicted in the IS photos. The applicant should resolve this conflict by supplying simulations as actually and correctly viewed from southbound I-15. Additionally, in light of the applicant's related projects for this parcel (apartments and restaurants), a simulation depicting all projects at final build-out should be required.

Response: Figure 9b of the Draft IS/MND depicts a simulation of the proposed light industrial building from the viewpoint of the southbound Interstate 15 (I-15), as seen by the dirt shoulder visible in the photo. The photograph was taken from Google Earth Pro (2024) and accurately depicts the viewpoint from this perspective. The Final IS/MND was

updated to include an additional simulation perspective from the southbound I-15 (see Figures 9c and Figure 9d) and a key that depicts the location of these photographs (Figure 9e). No residential projects are proposed as part of the project. Figure 9c and 9d of the Draft IS/MND depicted the light industrial and proposed drive-through retail structures of the ground leases at full buildout.

B-5 **Comment:** 4. Building color

The IS states that "the use of muted colors ... would result in the project blending in to the existing community and not introduce building with a striking contrast to the existing commercial and retail development.." If approved, the building should be painted so as to blend in with the surrounding habitat. Since it would sit in the foreground of the Cleveland National Forest, its color should blend in with the greens, grays, and browns of that backdrop - and not the stark white depicted in Figures 9b, 9c, and 9d of the IS.

Response: As noted in the IS/MND, the Mission Style architectural theme of the project's design would serve to blend into the surrounding community and not introduce a development that would contrast substantially from the existing views open to the public. The project site is located in the Design Theme Area of the Temescal Valley Area Plan. The Design Theme Area prescribes several design guidelines (e.g., architectural styles); these policies are intended to build on the theme and character of the area established by the existing retail development west of I-15 at Temescal Canyon Road. The use of muted colors reflects the colors of this existing development and is consistent with the design guidelines of the Design Theme Area.

B-6 **Comment:** Conclusion

In conclusion, the project site an inappropriate area to erect an industrial building of such huge proportions. Moreover, manufacturing has no place beside residential, restaurants, and other recreational facilities. Such a land use is vastly unsuitable for this particular parcel.

Response: Comment noted.

COMMENT LETTER C

From: Ruth Brissenden <ruthbrissenden@gmail.com>
Sent: Thursday, September 26, 2024 4:29 PM
To: Merlan, Jose <jmerlan@RIVCO.ORG>
Subject: Re: Temescal Commercial Project - PPT230049 - MND

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I have one additional comment concerning the Temescal Commercial Project:

I started wondering why the applicant was proposing only the industrial building project instead of presenting a tentative tract map and plot plan encompassing all three projects (the 188,000 industrial building, the 350 unit multifamily high density housing complex, and the three drive thru restaurants) on its 28 acre parcel. Then I realized it is probably an attempt to minimize the overall apparent environmental impacts of the industrial building.

I believe that analyzing only the industrial building under CEQA instead of all three projects together amounts to piecemealing. Piecemealing means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA,

C-1

All three projects must be analyzed together. I believe an EIR is required.

Sincerely,

Ruth Brissenden, J.D.

RESPONSE TO COMMENT LETTER C

Ruth Brissenden, J.D.

2024-09-26

C-1 **Comment:** I started wondering why the applicant was proposing only the industrial building project instead of presenting a tentative tract map and plot plan encompassing all three projects (the 188,000 industrial building, the 350 unit multifamily high density housing complex, and the three drive thru restaurants) on its 28 acre parcel. Then I realized it is probably an attempt to minimize the overall apparent environmental impacts of the industrial building.

I believe that analyzing only the industrial building under CEQA instead of all three projects together amounts to piecemealing. Piecemealing means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA,

All three projects must be analyzed together. I believe an EIR is required.

Response: As an initial clarification, the project analyzed in the IS/MND includes a light industrial/commercial structure and three retail/restaurant drive-through buildings. A residential project adjacent to the project may be pursued, but an application has not yet been submitted and would require a Foundational General Plan Amendment. As such, a residential entitlement is uncertain and speculative at this time.

Analyzing the currently proposed commercial project separately from a future potential residential project does not constitute piecemealing under CEQA. A CEQA document must include an analysis of a future expansion or other foreseeable future project if (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 396.) If a subsequent project is not a reasonably foreseeable consequence of an initial project, CEQA does not require an analysis of whether the subsequent project will likely change the scope or nature of the initial project's environmental effects.

Banning Ranch Conservancy v. City of Newport Beach (2012) 211 Cal.App.4th 1209 is instructive. In Banning Ranch, the City of Newport Beach issued a Notice of Preparation (NOP) for a project that consisted of residential dwelling units, commercial space, resort accommodations, and a park. (Id. at 1216.) The project included construction of an access road that would be used by all components of the project. (Id.) Two months after issuance of the NOP, the city issued a separate NOP for the park and access road. (Id.) The Banning Ranch Conservancy argued that the City was piecemealing and that the residential, commercial, and resort project and the park project should be reviewed in a single EIR. (Id. at 1217.) The Banning Ranch Conservancy also argued that the development was one project because all components would use one access road. (Id.) The court held that the environmental review was not piecemealed. (Id. at 1124 and 1227.) The park project and the residential, commercial, and resort project served two different purposes – one provided recreational area, while the other built a new neighborhood. (Id at 1226.) The court stated that no piecemealing exists when "projects have different

proponents, serve different purposes, or can be implemented independently." (Id. at 1223; see Aptos Council v. County of Santa Cruz (2017) 10 Cal.App.5th 266, 280.)

In applying the Laurel Heights rule, the court in Banning Ranch stated that while it may be reasonably foreseeable that construction of the residential dwelling units, commercial space, and resort accommodations would change the scope and nature of the park because the development project was already proposed and an NOP was already issued, and the development project would likely change the scope or nature of the park project or its environmental effects, the court's task is to determine whether the park is a reasonably foreseeable consequence of the initial project. (Id. at 1225.) The court found that the park was not being built to induce development of the residential, commercial, and resort project since that project had already been planned. The court found that while the park's access road "eased the way" for the development project, it was at most "only a baby step" toward the development and did not induce the project by, for example, rezoning the development project property. The court further found that the City could and would build the park regardless of the development project. Thus, separate environmental review did not rise to piecemealing. (Id. at 1226.)

Here, the potential future residential project would serve an entirely different purpose than the currently proposed commercial project and the two do not necessitate one another. They are two standalone projects that have "independent utility" – one will provide commercial opportunities to the community and the other, if pursued, would provide housing for individuals – and do not rely on each other from the perspective of engineering, parking, access (the residential project would front Lawson Road and would not require access to the commercial project's Street A for access or utilities), attracting customers, or otherwise. In other words, if the residential project did not move forward, it would have no impact on the feasibility of the currently proposed project. Indeed, because a Foundational General Plan Amendment process would be required for a residential project, entitlement of a residential project is inherently uncertain. The residential project is in no way a consequence of or catalyzed by the currently proposed project. As such, analyzing them separately does not constitute piecemealing under CEQA. If the residential project moves forward, the CEQA document for the residential project will consider the current commercial project as a cumulative project for purposes of analyzing cumulative impacts under CEQA, thus addressing Ms. Brissenden's concern that the overall environmental impacts are adequately addressed.

COMMENT LETTER D

September 30, 2024

Advocates for the Environment

A non-profit public-interest law firm
and environmental advocacy organization

Jose Merlan
Principal Planner
Riverside County
PO Box 1409
Riverside, CA 92502

Via U.S. Mail and email to jmerlan@rivco.org

Re: Comments on Mitigated Negative Declaration for Temescal Commercial Project, SCH No. 2024090267

Dear Mr. Merlan:

Advocates for the Environment submits the comments in this letter regarding the proposed Temescal Commercial Project (**Project**). We are a non-profit public-interest law firm that uses environmental law to fight to improve the environment in California. The Project involves demolishing six existing structures on the site, which include a fabrication/production building, material storage buildings, an office, and a mobile office. The new construction will include a 188,000-square-foot light industrial/commercial concrete tilt-up structure, divided into two tenant spaces: Tenant Space A (84,000 square feet) and Tenant Space B (104,000 square feet). Additionally, the Project will include three retail/restaurant drive-through buildings, totaling approximately 43,909 square feet, all on an 11.82-acre site located at 23835 Temescal Canyon Road in unincorporated Riverside County (**County**). D-1

We have reviewed the Mitigated Negative Declaration released in August 2024 (**MND**) and submit comments regarding the sufficiency of the MND's Greenhouse-Gas (**GHG**) analysis under the California Environmental Quality Act (**CEQA**).

The County Should Require the Project to be Net-Zero

Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions. D-2

It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until we reach net zero

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GHG emissions, and there is a California state policy requiring the state to be net-zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Environmental groups have achieved tremendous outcomes by litigation under CEQA. Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after losing CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The Applicant for this Project should do the same.

We urge the County to adopt net-zero as the GHG significance threshold for this Project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development." (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: "it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed … in order to meet our GHG and air quality targets." (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a net-zero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

D-2 (cont.)

Moving this Project forward as a net-zero project would not only be the right thing for the County to do, but also would also help protect the County and the Applicant from CEQA GHG litigation.

CEQA GHG Significance Analysis

The MND derived its GHG significance thresholds from the CEQA Appendix G Guidelines Thresholds, whether the Project would: 1) "Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;" and 2) "Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 59.) The MND quantifies the Project's emissions using CalEEMod, estimating annual emissions of 6,222 metric tons of carbon dioxide equivalent (**MTCO2e**). Under both thresholds, the County concludes that the Project's GHG emissions would be less than significant, claiming that the Project would be consistent with the County of Riverside's Climate Action Plan (**CAP**).

D-3

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The Project is Inconsistent with the Identified Applicable Plan

The MND only mentions a singular plan, the CAP as the sole applicable plan adopted for the purpose of reducing GHG emissions and the County failed to acknowledge and analyze all applicable plans for the reduction of GHG. The MND provided no reasoning as to why the CAP was the only plan analyzed. The MND included an analysis claiming consistency with the County's CAP because the Project could achieve 100 points on the Riverside CAP's screening tables (**Screening Tables**). This Project is inconsistent with the CAP and several other applicable plans that were excluded. As a result, this significance analysis violates CEQA by being deficient and misleading in several areas.

D-4

Inconsistency with the County's CAP

The Riverside County Climate Action Plan (CAP) aims to reduce GHG emissions within Riverside County by 49% below 2008 levels by 2030. The MND asserts that "[p]rojects that garner at least 100 points from the [CAP's] Screening Tables (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the 2019 CAP Update." (MND, p. 59.) Although the MND asserts that the Project meets the CAP's immediate 100-point threshold of the Screening Tables, it may fall short of achieving the actual reductions that it claims.

However, some of these measures, such as being "solar-ready," do not provide meaningful GHG reductions and violate the CAP. The CAP explicitly requires new commercial buildings exceeding 100,000 square feet to incorporate on-site renewable energy production to generate at least 20% of the project's energy demand (MND, p. 52; CAP, p. 4-11). This Project meets the size threshold, yet the MND only commits to preparing for a future solar photovoltaic system, rather than installing solar panels to generate on-site renewable energy. This apparent delay in meeting the CAP's requirements undermines its commitment to GHG reduction and potentially violates the CAP's mandate for clean energy generation on-site.

D-5

The MND should have Analyzed All Applicable Plans

The County chose, as its second GHG threshold, whether the would "[c]onflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 61.) This language requires that the MND analyze the Project's consistency with *all* other applicable plans, not just the plans that the County prefers to analyze.

An agency must consider a project's GHG impact over the Project's lifespan to reasonably evaluate the full extent of environmental impact as CEQA requires. The MND did not account for the Project's lifespan, which is presumed to be 30 years due to the construction impact being amortized over a 30-year period. (MND, p. 60.) Therefore, to comply with CEQA, the Project must show consistency with long-term State GHG goals, including Executive Order B-55-18

D-6

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(**EO B- 55-18**) the 2022 CARB Scoping Plan, and the 2017 CARB Scoping Plan, which the County did not demonstrate here.

EO B-55-18 requires the State of California to achieve carbon neutrality—net zero GHG emissions—by 2045. The Project is inconsistent with EO B-55-18 because it does not prohibit the use of gasoline, diesel, and natural gas. Southern California Edison (**SCE**) has been identified as the electricity provider for the Project. (EIR, p. 103). Nearly a quarter of the 2022 SCE Power Mix is sourced from fossil fuels.[1] The burning of such non-renewable fuels results in considerable GHG emissions, preventing the Project from ever achieving carbon neutrality.

The MND also did not address the 2022 Scoping Plan from the California Air Resources Board (**2022 Scoping Plan**), which is an applicable plan for the reduction of GHGs. The 2022 Scoping Plan sets a goal to reduce statewide GHG emissions to 85% below 1990 levels by 2045. The Project is inconsistent with these goals because it would create an additional large source of emissions from non-renewable sources, contrary to the statewide electrification and decarbonization contemplated by the 2022 Scoping Plan.

The 2017 Scoping Plan was developed to help California comply with SB 32, which mandates a 40% reduction in GHG emissions below 1990 levels by 2030 (Health & Safety Code § 38566). The MND does not explain how the Project aligns with these objectives or the 2050 goal of reducing emissions by 80% below 1990 levels. Moreover, the 2017 Scoping Plan sets statewide per capita GHG emissions targets of 6 MTCO2e by 2030 and 2 MTCO2e by 2050 (CARB Scoping Plan, p. 99).

With the Project's per-service population GHG emissions of over 30 MTCO2e/capita, the Project significantly overshoots the 2050 target.[2] Given that this reduction must be achieved within the Project's operational lifespan, it is evident that the Project will remain inconsistent with the 2017 Scoping Plan's long-term goals. Therefore, the Project's GHG impact is significant under the second threshold because it directly conflicts with established plans for reducing GHG emissions.

Consequently, the Project would have a significant GHG impact under the second threshold because it is inconsistent with applicable plans for the reduction of GHGs.

D-6
(cont.)

[1] SCE 2022 Power Content Label. https://www.sce.com/sites/default/files/custom-files/PDF_Files/SCE_2022_Power_Content_Label_B%26W.pdf
[2] $21\ commercial\ employees + 183\ industrial\ employees = 204\ total\ Project\ employees$ (EIR, p. 13.)
$6{,}222\ MTCO2e \div 204\ employees = 30.5\ MTCO2e/service\ population$

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Reaching 100 Points on the Screening Table is an Invalid Significance Threshold

The Project reaches the 100-point threshold of the Screening Tables by installing 12 electric vehicle (**EV**) charging stations (8 points per station for a total of 96 points), and setting up EV-capable infrastructure at two locations (2 points per area for a total of 4 points). The Screening Tables were designed to correspond to emissions reductions required for California's and Riverside's climate goals by approximating 49% emissions reductions. (MND, p. 59.) However, the Screening Table and the way that it was applied in this instance may be insufficient to achieve the level of reductions required to be consistent with the purpose of the Screening Tables.

Setting up EV-capable infrastructure should not garner 2 points on the Screening Threshold because it is not a measure that can create any GHG reductions by itself without the actual installation of EV infrastructure.

Additionally, the retail/commercial portion of the Project, which includes 93 parking spaces, does not include a single EV charging station. (MND, p. 8.) The Project concentrates all 12 EV charging stations on the industrial/commercial lot. The effectiveness of these chargers, including how often they will be used and the extent to which they will offset emissions, remains uncertain. According to a recent study, most EV owners have an average household income between $125,000 and $150,000.[3] Yet, the average salary of a warehouse worker is less than half that amount.[4] Thus, there is a likelihood that providing the chargers on the industrial part of the Project would not reduce emissions because all 12 EV chargers are unlikely to be used by the warehouse workers, making it unlikely that this measure will reduce the Project's total GHG impact by 49%.

D-7

Overall, these measures are unlikely to actually create the emissions reductions that the Riverside CAP and the Screening Tables were designed to require. Therefore, because the Screening Table provides a loophole to avoid achieving 49% emissions reductions on a project level as intended by the CAP, implementing 100 points on the Screening Threshold is not a valid threshold for determining a less-than-significant GHG impact based on these chosen measures alone.

[3] Electric Vehicle Council EV Consumer Behavior June 2021 Report, p. 10 ["The average household annual income of most EV owners is found to be between $125,000 and $150,000, according to the same survey."] Available at https://www.transportationenergy.org/Research/Reports/EV-Consumer-Behavior/.
[4] Warehouse workers in California make an average salary of $50, 071 per year. Economic Research Institute, https://www.erieri.com/salary/job/warehouse-worker/united-states/california.

The County Should Have Drafted an EIR and Mitigated to the Fair Share Level

No mitigation measures were considered for GHGs due to the erroneous determination of less-than-significant impact. However, because the County should have found significant impact for GHG emissions, it must update its findings accordingly and would therefore be required to prepare a full Environmental Impact Report (**EIR**) and mitigate to the extent required by CEQA.

D-8

The County Must Prepare an EIR to Comply with CEQA

If the County had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant. Inconsistency with applicable plans for the reduction of GHG emissions supports a fair argument that the Project would have a significant environmental effect. Because the above discussion provides a fair argument that the Project may have significant GHG impacts, the County must prepare an EIR. Therefore, the County was mistaken in its decision to prepare an MND for a Project that would likely result in considerable GHG impacts.

D-9

Feasible Mitigation

Several feasible mitigation measures could be adopted to further reduce the Project's GHG emissions. In addition to complying with Title 24 energy efficiency standards—which the Project has already committed to—the County could enhance emissions reductions by incorporating additional energy-generating features. For example, the Project could install rooftop solar panels to offset the building's energy demands.

Approximately 82%[5] of the Project's GHG impact originates from mobile emissions, so increasing the number of EV charging stations would help to further mitigate the Project's GHG impact. Although the MND incorporates 12 EV charging stations, it does not demonstrate that adding more chargers would be infeasible. (MND, p. 8.) Therefore, the applicant should be required to install additional EV chargers on the industrial and retail lot to the extent feasible.

D-10

As identified in the MND, 16 docking stations for truck loading and unloading will be built and used. (MND, P. 8.) To mitigate the impact of truck-related emissions, additional measures are necessary. For example, the County could require future tenants to enroll in the U.S. Environmental Protection Agency's SmartWay program,[6], which helps reduce the GHG

[5] $\left(\frac{5{,}104\ \text{MTCO2e}}{6{,}222\ \text{MTCO2e}}\right) \times 100 = 82\%$ (EIR, p. 60.)
[6] Learn About Smart Way, https://www.epa.gov/smartway/learn-about-smartway

impact of trucking and deliveries. Strict prohibitions on idling could also be implemented to further reduce emissions on-site.

Lastly, the Project could use exclusively electric-powered equipment during the construction period and for indoor material handling equipment in daily operations.

D-10 (cont.)

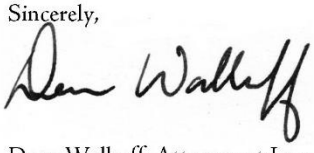
Conclusion

In conclusion, the County should not have prepared an MND for this Project. Instead, it should have concluded that there is a likelihood of significant GHG emissions impacts, which would necessitate the preparation of a full EIR in accordance with CEQA guidelines. The Project was not consistent with applicable plans, policies, and regulations for the reduction of GHGs. Thus, an MND was not appropriate for this case, as there is a fair argument that the Project may have significant GHG impacts.

D-11

Please put Advocates for the Environment on the list of interested parties to receive updates about the progress of this potential project approval.

Sincerely,



Dean Wallraff, Attorney at Law
Executive Director, Advocates for the Environment

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RESPONSE TO COMMENT LETTER D

Dean Wallraff, Advocates for the Environment

2024-09-30

D-1 Comment:

Dear Mr. Merlan:

Advocates for the Environment submits the comments in this letter regarding the proposed Temescal Commercial Project (Project). We are a non-profit public-interest law firm that uses environmental law to fight to improve the environment in California. The Project involves demolishing six existing structures on the site, which include a fabrication/production building, material storage buildings, an office, and a mobile office. The new construction will include a 188,000-square-foot light industrial/commercial concrete tilt-up structure, divided into two tenant spaces: Tenant Space A (84,000 square feet) and Tenant Space B (104,000 square feet). Additionally, the Project will include three retail/restaurant drive-through buildings, totaling approximately 43,909 square feet, all on an 11.82-acre site located at 23835 Temescal Canyon Road in unincorporated Riverside County (County).

We have reviewed the Mitigated Negative Declaration released in August 2024 (MND) and submit comments regarding the sufficiency of the MND's Greenhouse-Gas (GHG) analysis under the California Environmental Quality Act (CEQA).

Response: Comment noted.

D-2 Comment:

The County Should Require the Project to be Net-Zero

Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions.

It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until we reach net zero GHG emissions, and there is a California state policy requiring the state to be net-zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Environmental groups have achieved tremendous outcomes by litigation under CEQA. Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after losing CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The Applicant for this Project should do the same.

We urge the County to adopt net-zero as the GHG significance threshold for this Project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development." (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: "it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed … in order to meet our GHG and air quality targets." (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a netzero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

Moving this Project forward as a net-zero project would not only be the right thing for the County to do, but also would also help protect the County and the Applicant from CEQA GHG litigation.

Response: The comment states that a net-zero significance threshold is feasible and extensively supportable, and that the County should adopt net-zero as the GHG significance threshold for this project. The MND correctly analyzed the significance of the project's GHG impacts through consistency with the County's CAP which is consistent with CEQA Guidelines. The County's CAP qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines §15183.5(b). Pursuant to State CEQA Guidelines §§15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program.

D-3 Comment:

CEQA GHG Significance Analysis

The MND derived its GHG significance thresholds from the CEQA Appendix G Guidelines Thresholds, whether the Project would: 1) "Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;" and 2) "Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 59.) The MND quantifies the Project's emissions using CalEEMod, estimating annual emissions of 6,222 metric tons of carbon dioxide equivalent (MTCO2e). Under both thresholds, the County concludes that the Project's GHG emissions would be less than significant, claiming that the Project would be consistent with the County of Riverside's Climate Action Plan (CAP).

Response: This paragraph restates the conclusions of the GHG analysis. Comment noted.

D-4 Comment:

The Project is Inconsistent with the Identified Applicable Plan

The MND only mentions a singular plan, the CAP as the sole applicable plan adopted for the purpose of reducing GHG emissions and the County failed to acknowledge and analyze all applicable plans for the reduction of GHG. The MND provided no reasoning as

to why the CAP was the only plan analyzed. The MND included an analysis claiming consistency with the County's CAP because the Project could achieve 100 points on the Riverside CAP's screening tables (Screening Tables). This Project is inconsistent with the CAP and several other applicable plans that were excluded. As a result, this significance analysis violates CEQA by being deficient and misleading in several areas.

Response: Comment states the MND only mentions a singular plan, the CAP as the sole applicable plan adopted for the purpose of reducing GHG emissions and the County failed to acknowledge and analyze all applicable plans for the reduction of GHG.

The County disagrees with the commenter's assertion that the project evaluated in the MND was inconsistent with applicable plans and policies designed to reduce GHG emissions. The County's CAP demonstrates how the County will achieve the GHG reduction goals established by EO B-30-15 and SB 32 which established the interim 2030 reduction goal of 40 percent below 1990 levels and the year 2050 goal of 80 percent below 1990 levels. The County's CAP qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines §15183.5(b). Pursuant to State CEQA Guidelines §§15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program. Based on CEQA Guidelines and guidance from the South Coast Air Quality Management District (SCAQMD), projects that are consistent with a locally-adopted GHG reduction plan that has gone through public hearing and CEQA review (such as the County's CAP) are considered to have less than-significant impacts due to GHG emissions. Because the project would be consistent with the CAP, it would not conflict with the Scoping Plan or SB 32. As such, the project is consistent with applicable GHG reduction plans. The project was also evaluated for consistency with the Sustainable Communities Strategies (SCS) contained in Connect SoCal.

D-5 Comment:

Inconsistency with the County's CAP

The Riverside County Climate Action Plan (CAP) aims to reduce GHG emissions within Riverside County by 49% below 2008 levels by 2030. The MND asserts that "[p]rojects that garner at least 100 points from the [CAP's] Screening Tables (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the 2019 CAP Update." (MND, p. 59.) Although the MND asserts that the Project meets the CAP's immediate 100-point threshold of the Screening Tables, it may fall short of achieving the actual reductions that it claims.

However, some of these measures, such as being "solar-ready," do not provide meaningful GHG reductions and violate the CAP. The CAP explicitly requires new commercial buildings exceeding 100,000 square feet to incorporate on-site renewable energy production to generate at least 20% of the project's energy demand (MND, p. 52; CAP, p. 4-11). This Project meets the size threshold, yet the MND only commits to preparing for a future solar photovoltaic system, rather than installing solar panels to generate on-site renewable energy. This apparent delay in meeting the CAP's requirements undermines its commitment to GHG reduction and potentially violates the CAP's mandate for clean energy generation on-site.

Response: As discussed in the MND, the project would garner 100 points from the CAP Screening Tables. As discussed, the CAP is considered a qualified GHG-Reduction Plan pursuant to CEQA Guidelines §15183.5(b). The Screening Table methodology is described in more detail in the Riverside County GHG Screening Tables document, presented in Appendix F of the CAP Update and is consistent with the analysis and quantification methodology used in the CAP Update. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. As such, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions.

Regarding on-site renewable energy, the project is conditioned to install solar to off-set 20 percent of the project's electrical use.

D-6 Comment:

The MND should have Analyzed All Applicable Plans

The County chose, as its second GHG threshold, whether the would "[c]onflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 61.) This language requires that the MND analyze the Project's consistency with *all* other applicable plans, not just the plans that the County prefers to analyze.

An agency must consider a project's GHG impact over the Project's lifespan to reasonably evaluate the full extent of environmental impact as CEQA requires. The MND did not account for the Project's lifespan, which is presumed to be 30 years due to the construction impact being amortized over a 30-year period. (MND, p. 60.) Therefore, to comply with CEQA, the Project must show consistency with long-term State GHG goals, including Executive Order B-55-18 (EO B- 55-18) the 2022 CARB Scoping Plan, and the 2017 CARB Scoping Plan, which the County did not demonstrate here.

EO B-55-18 requires the State of California to achieve carbon neutrality—net zero GHG emissions—by 2045. The Project is inconsistent with EO B-55-18 because it does not prohibit the use of gasoline, diesel, and natural gas. Southern California Edison (SCE) has been identified as the electricity provider for the Project. (EIR, p. 103). Nearly a quarter of the 2022 SCE Power Mix is sourced from fossil fuels.[1] The burning of such non-renewable fuels results in considerable GHG emissions, preventing the Project from ever achieving carbon neutrality.

The MND also did not address the 2022 Scoping Plan from the California Air Resources Board (2022 Scoping Plan), which is an applicable plan for the reduction of GHGs. The 2022 Scoping Plan sets a goal to reduce statewide GHG emissions to 85% below 1990 levels by 2045. The Project is inconsistent with these goals because it would create an additional large source of emissions from non-renewable sources, contrary to the statewide electrification and decarbonization contemplated by the 2022 Scoping Plan.

The 2017 Scoping Plan was developed to help California comply with SB 32, which mandates a 40% reduction in GHG emissions below 1990 levels by 2030 (Health & Safety Code § 38566). The MND does not explain how the Project aligns with these objectives

or the 2050 goal of reducing emissions by 80% below 1990 levels. Moreover, the 2017 Scoping Plan sets statewide per capita GHG emissions targets of 6 MTCO2e by 2030 and 2 MTCO2e by 2050 (CARB Scoping Plan, p. 99).

With the Project's per-service population GHG emissions of over 30 MTCO2e/capita, the Project significantly overshoots the 2050 target.[2] Given that this reduction must be achieved within the Project's operational lifespan, it is evident that the Project will remain inconsistent with the 2017 Scoping Plan's long-term goals. Therefore, the Project's GHG impact is significant under the second threshold because it directly conflicts with established plans for reducing GHG emissions.

Consequently, the Project would have a significant GHG impact under the second threshold because it is inconsistent with applicable plans for the reduction of GHGs.

Response: The comment incorrectly states that the project was not evaluated for consistency with Senate Bill (SB 32) and the 2017 Scoping Plan. The County's CAP demonstrates how the project would achieve these goals and, for the reasons outlined above, the project would be consistent with the County's CAP. Because the project evaluated in the MND would be consistent with the CAP, and because the CAP demonstrates that the County would achieve the reduction mandates of SB 32, impacts due to a conflict with SB 32 and the 2017 CARB Scoping Plan would be less than significant.

The comment refers to consistency with EO B-55-18 and the 2022 Scoping Plan. The project would not impede the state's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Achieving carbon neutrality by 2045 depends greatly on the transition to zero-emission vehicles and decarbonizing the grid, all of which are outside the control of the project. However, some of the current transportation sector policies the project would comply with (through vehicle manufacturer compliance) include Advanced Clean Cars II, Advanced Clean Trucks, and the Low Carbon Fuel Standard. Additionally, the project would be served by Southern California Edison, which is required to increase its renewable energy sources in accordance with the Renewables Portfolio Standard. The 2022 Scoping Plan also notes that local government efforts to reduce GHG emissions within their jurisdiction are critical to achieving the state's long-term climate goals and recommends developing local CAPs and strategies consistent with the state's GHG reduction goals. As noted, the project would be consistent with the County's CAP. The County's CAP was adopted prior to preparation of the 2022 Scoping Plan. Future CAP Updates would be prepared to align with updated state-wide reduction goals. As the project would be consistent with the CAP and current transportation and energy sector policies, the project would not be inconsistent with the 2022 Scoping Plan.

D-7 Comment:

Reaching 100 Points on the Screening Table is an Invalid Significance Threshold

The Project reaches the 100-point threshold of the Screening Tables by installing 12 electric vehicle (EV) charging stations (8 points per station for a total of 96 points), and setting up EV-capable infrastructure at two locations (2 points per area for a total of 4 points). The Screening Tables were designed to correspond to emissions reductions

required for California's and Riverside's climate goals by approximating 49% emissions reductions. (MND, p. 59.) However, the Screening Table and the way that it was applied in this instance may be insufficient to achieve the level of reductions required to be consistent with the purpose of the Screening Tables.

Setting up EV-capable infrastructure should not garner 2 points on the Screening Threshold because it is not a measure that can create any GHG reductions by itself without the actual installation of EV infrastructure.

Additionally, the retail/commercial portion of the Project, which includes 93 parking spaces, does not include a single EV charging station. (MND, p. 8.) The Project concentrates all 12 EV charging stations on the industrial/commercial lot. The effectiveness of these chargers, including how often they will be used and the extent to which they will offset emissions, remains uncertain. According to a recent study, most EV owners have an average household income between $125,000 and $150,000.[3] Yet, the average salary of a warehouse worker is less than half that amount.[4] Thus, there is a likelihood that providing the chargers on the industrial part of the Project would not reduce emissions because all 12 EV chargers are unlikely to be used by the warehouse workers, making it unlikely that this measure will reduce the Project's total GHG impact by 49%.

Overall, these measures are unlikely to actually create the emissions reductions that the Riverside CAP and the Screening Tables were designed to require. Therefore, because the Screening Table provides a loophole to avoid achieving 49% emissions reductions on a project level as intended by the CAP, implementing 100 points on the Screening Threshold is not a valid threshold for determining a less-than-significant GHG impact based on these chosen measures alone.

Response: The comment states that the application of the CAP Screening Table measures would not create the emission reductions the CAP is designed to require. Refer to "Inconsistency with the County's CAP" above. The Screening Table methodology is described in more detail in the Riverside County GHG Screening Tables document, presented in Appendix D of the CAP Update (Methodology for the Development and Application of the Screening Tables) and is consistent with the analysis and quantification methodology used in the CAP Update. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. The reductions anticipated by the CAP cannot be achieved by one project alone, rather, when implemented countywide, the identified GHG reductions can be achieved. By obtaining 100 points from the Screening Tables, the project would be consistent with the County's CAP.

D-8 Comment:

The County Should Have Drafted an EIR and Mitigated to the Fair Share Level

No mitigation measures were considered for GHGs due to the erroneous determination of less-than-significant impact. However, because the County should have found significant impact for GHG emissions, it must update its findings accordingly and would therefore be required to prepare a full Environmental Impact Report (EIR) and mitigate to the extent required by CEQA.

Response: The comment states that GHG impacts should have been found to be significant and an EIR should have been prepared identifying GHG reduction mitigation measures. Because the project would be consistent with the County's CAP which is considered a qualified GHG reduction plan per CEQA Guidelines §15183.5(b), the project's GHG impacts would be less than significant and no mitigation is required.

D-9 Comment:

The County Must Prepare an EIR to Comply with CEQA

If the County had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant. Inconsistency with applicable plans for the reduction of GHG emissions supports a fair argument that the Project would have a significant environmental effect. Because the above discussion provides a fair argument that the Project may have significant GHG impacts, the County must prepare an EIR. Therefore, the County was mistaken in its decision to prepare an MND for a Project that would likely result in considerable GHG impacts.

Response: The comment states that "If the County had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant." See response above.

D-10 Comment:

Feasible Mitigation

Several feasible mitigation measures could be adopted to further reduce the Project's GHG emissions. In addition to complying with Title 24 energy efficiency standards—which the Project has already committed to—the County could enhance emissions reductions by incorporating additional energy-generating features. For example, the Project could install rooftop solar panels to offset the building's energy demands.

Approximately 82%5 of the Project's GHG impact originates from mobile emissions, so increasing the number of EV charging stations would help to further mitigate the Project's GHG impact. Although the MND incorporates 12 EV charging stations, it does not demonstrate that adding more chargers would be infeasible. (MND, p. 8.) Therefore, the applicant should be required to install additional EV chargers on the industrial and retail lot to the extent feasible.

As identified in the MND, 16 docking stations for truck loading and unloading will be built and used. (MND, P. 8.) To mitigate the impact of truck-related emissions, additional measures are necessary. For example, the County could require future tenants to enroll in the U.S. Environmental Protection Agency's SmartWay program,[6], which helps reduce the GHG mpact of trucking and deliveries. Strict prohibitions on idling could also be implemented to further reduce emissions on-site.

Lastly, the Project could use exclusively electric-powered equipment during the construction period and for indoor material handling equipment in daily operations.

Response: The following notes the possible mitigation measures recommended by the commenter and details how the project meets these measures:

- Install solar panels to off-set the building's energy demands – The project is conditioned to install solar to off-set 20 percent of the project's electrical use.

- Install additional EV charging to the extent feasible – The project would achieve 100 points through Reduction Measure R2-T4: Electrify the Fleet. The project would implement measure T4.B.1: Electric Vehicle Recharging by providing 38 parking spaces in two areas with circuit and capacity in parking areas for installation of vehicle charging stations (2 points per area for 4 points) and installing 12 electric vehicle charging stations (8 points per station for 96 points). The installation of additional EV charging stations is not required because the project has achieved 100 points from the CAP Screening Tables and would therefore be consistent with the CAP.

- U.S. EPA SmartWay program – Although not required to mitigate GHG impacts, future tenants of the project may choose to enroll in the SmartWay program.

- Prohibitions on truck idling – Per CARB's Airborne Toxic Control Measure 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

- Use exclusively electric powered construction equipment – Given current technologies, the use of exclusively electric powered construction fleets is not feasible. Not is it required because the project would result in less than significant GHG impacts.

D-11 Comment:

Conclusion

In conclusion, the County should not have prepared an MND for this Project. Instead, it should have concluded that there is a likelihood of significant GHG emissions impacts, which would necessitate the preparation of a full EIR in accordance with CEQA guidelines. The Project was not consistent with applicable plans, policies, and regulations for the reduction of GHGs. Thus, an MND was not appropriate for this case, as there is a fair argument that the Project may have significant GHG impacts.

Please put Advocates for the Environment on the list of interested parties to receive updates about the progress of this potential project approval.

Response: Comment noted. The County shall include Advocates for the Environment on the interested stakeholders list for notices related to this project.

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): TTM38895; PPT230049; GPA230009; CZ2300031
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Jose Merlan
Telephone Number**:** 951-955-1206

Applicant's Name: Craig Morris and Mark Freed

Applicant's Address: MCP Industries, Inc.
C/O Axxcess Realty Advisors
4350 Von Karman Ave, Suite 200
Newport Beach, CA 92660

Final Hearing Body (DH/PC/BOS): October 2, 2024
Final (Date Adopted by Hearing Body): November 5, 2024

I. PROJECT INFORMATION

Project Description:
The Temescal Commercial Project (project) is located at 23835 Temescal Canyon Road in unincorporated Riverside County (Figure 1 and Figure 2). As shown in Figure 3, the project site is located off Interstate 15 (I-15) and is bounded by Temescal Canyon Road to the east and Lawson Road to the west. The project site consists of three existing parcels (Assessor's Parcel Numbers [APNs] 283-180-020, 283-180-021, and 283-180-002) totaling 14.29 acres. The project site is currently configured with one fabrication/production building associated with an active clay-pipe manufacturing facility, four material storage buildings, and an office building; an ancillary mobile office structure is also present on-site. Large portions of the current operations are open air storage of raw materials and finished product across large areas of the project site (see Figure 3). The existing structures consist of a large, older steel building and several smaller material storage sheds. The existing clay-pipe manufacturing facility operates under a non-conforming use approval issued by the County of Riverside (County).

The project would demolish the existing structures on-site and construct a 188,000-square-foot (SF) light industrial/commercial, concrete, tilt-up structure on one 10.83-acre parcel (Lot 4, Figure 4) and three retail/restaurant drive-through buildings on 3.52 acres fronting Temescal Canyon Road (proposed Lots 1 through 3, see Figure 4). The light industrial/commercial structure would house a shared manufacturing area for the manufacture of plastic parts (thermoplastic elastomer [TPE]) by ODI Manufacturing LLC (ODI) for the action spots industry (i.e., mountain bikes, bicycle motorcross [BMX] bike, motocross, watercraft, snowmobile, and all-terrain vehicle [ATV]) as well as for the manufacture of clay, glaze, kilns, and pottery wheels for the ceramic art field by Laguna Clay Company LLC (LCC). This building would also include a retail store and museum space (clay-related Museum of the Clay Industry in the Temescal Valley), an artist display and showing area, as well as spaces for classes and instruction on the throwing, firing, and glazing of clay art that would be open to the public. ODI manufacturing areas would store raw materials (TPE plastic pellets) before they are fed into a hopper connected to an injection molding machine that molds the plastic parts (i.e., handlebar grips). Finished goods are placed in stacks before distribution onto trucks. LLC manufacturing areas would include not only the manufacturing process of these clay products (e.g., the mixing and blending of clay and glaze, building brick kilns and manufacturing ceramic pottery wheels), but the design and distribution of finished products to distributors and to be sold on a retail basis. Business operations would be enclosed inside of the new building with limited exterior yard in screened and secured areas.

FIGURE 1
Regional Location

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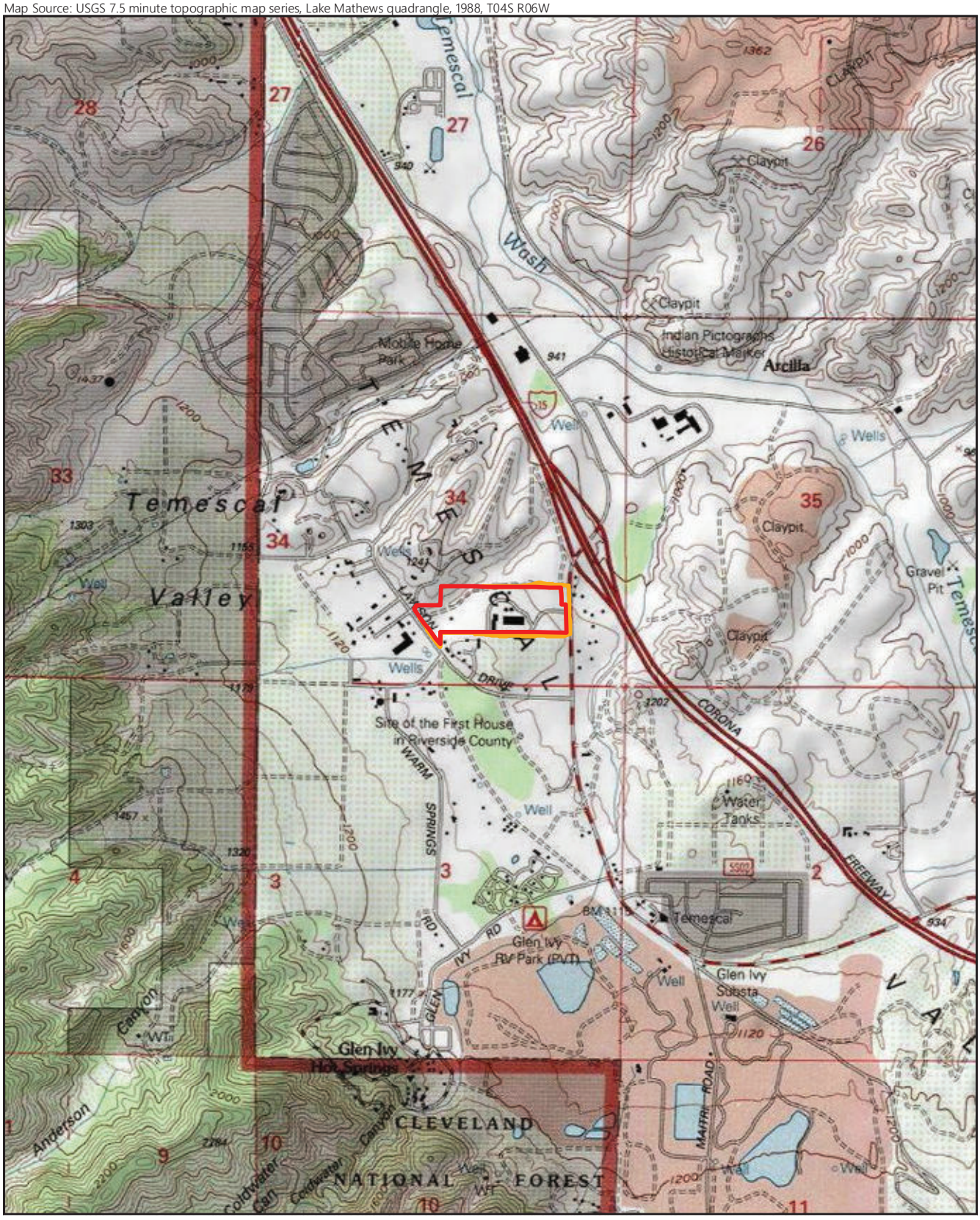
Map Source: USGS 7.5 minute topographic map series, Lake Mathews quadrangle, 1988, T04S R06W



Project Boundary

Off-site Improvements

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FIGURE 2

Project Location on USGS Map

Image Source: NearMap (flown March 2024)

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FIGURE 3

Project Location on Aerial Photograph

Map Source: Kimley Horn

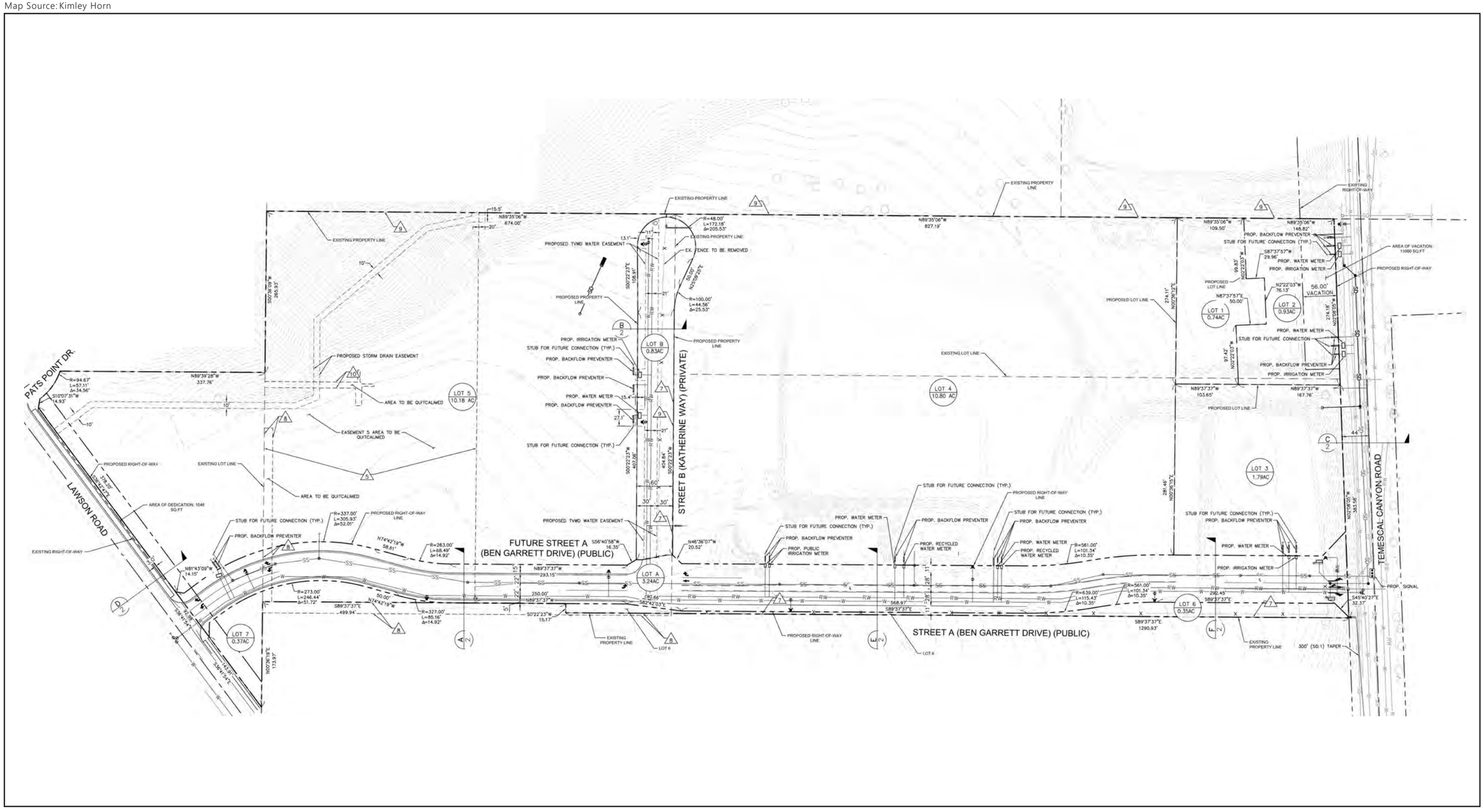

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FIGURE 4
Tentative Tract Map

The project proposes the subdivision of the three existing parcels (APNs 283-180-020, 283-180-021, and 283-180-002) to create four new lots to accommodate light industrial and commercial uses on-site (Tentative Tract Map [TTM] #38895, Plot Plan [PPT] #230049). The project is currently zoned Scenic Highway Commercial (C-P-S) under a Commercial Tourist (CT) land use designation which allows a wide range of commercial and retail uses. To facilitate the concrete tilt-up building, a General Plan Amendment ([GPA] #230009) and Rezone (Change of Zone [CZ] #2300031) are proposed to revise the land use to Light Industrial (LI) and the zoning to Manufacturing-Service Commercial (M-SC). The three sheet-graded parcels for future ground leases (Lots 1 through 3) at the Temescal Canyon Road frontage would retain the current land use and zoning.

The project would also construct a public street with associated street infrastructure, a private cul-de-sac, landscaping, surface parking, and bioretention basins. The phased project components are described below.

Phase 1

Phase 1 of the project would demolish the existing parking lot and the existing fabrication/production building (35,000 SF), four material storage buildings (800 SF, 1,800 SF, 4,200 SF, 6,400 SF), and an office building (2,400 SF) on Lot 4 and would rough grade the project parcel (16.31 acres), and use the off-site parcel to the west (Lot 5) as an off-site stockpile area for development of the proposed industrial building (Figure 5). The ancillary mobile office structure currently on-site would be removed. The project would require 261,000 cubic yards (CY) of cut and 261,000 CY of fill across the entire project site. The proposed grading would largely maintain the current raised elevation above Temescal Canyon Road and would step up approximately 45 feet from the retail parcel elevation to the proposed Light Industrial (LI) pad elevation. As part of the grading effort, off-site material storage would occur within portions of the parcels located west of the project site (Lot 5). Approximately 6.03 acres in the northwest corner of these parcels that would be utilized for off-site soils stockpiling would not be impacted by the project.

The project site is currently accessible from the east via Temescal Canyon Road onto the existing Ben Garrett Road. The existing Ben Garrett Road would be relocated to the south of the project site, and then become one of the two new roads to be constructed as part of the project. Proposed public Street A (Ben Garrett Drive) would provide access from Temescal Canyon Road extending west to the intersection to the proposed private Street B (Katherine Way), which would extend north terminating at an offset cul-de-sac. Street A would be developed along the south side of the project site, while Street B would be developed as a cul-de-sac on the east side of the industrial building site. As part of Phase 1, Street A would be constructed as an industrial collector to the southern terminus of Street B and would include operable gates at both Lawson Road and Street B with reflectors and signage to indicate emergency vehicle access only towards Lawson Road. The remainder of Street A west of Street B would be rough graded to the intersection of Lawson Road and would provide all-weather emergency vehicular access. As a condition of these new roadways, roadway improvements would be constructed along Temescal Canyon Road and Street A. These include restriping along roadways, stop control infrastructure at unsignalized intersections, a sidewalk along the project frontage on Temescal Canyon Road (i.e. the west side of Temescal Canyon Road), and crosswalks at the proposed signalized driveway at Street A and Temescal Canyon Road. Sidewalks currently run along the east side of Temescal Canyon Road. Three new driveways would be constructed to provide access to the site, including one driveway along Temescal Canyon Road and two along Street A. Two driveways along Street A would provide access to the light industrial site while one proposed driveway along Street A and the proposed driveway along Temescal Canyon Road would provide access to the ground lease parcels.

Map Source: Kimley Horn

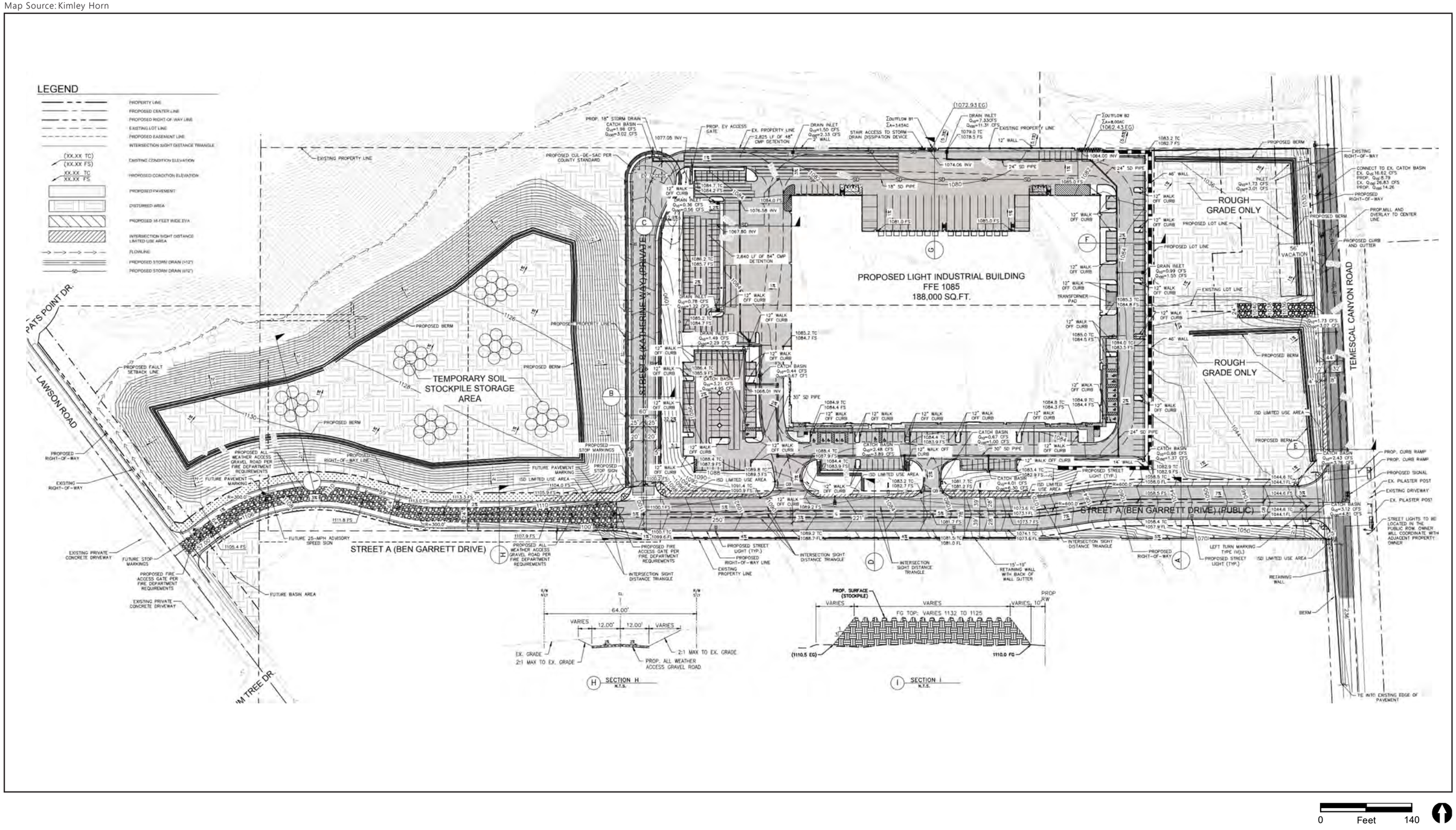

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FIGURE 5
Grading Plan Phase 1

A 188,000 SF light industrial/commercial building is proposed on Lot 4. The new proposed building would include light manufacturing, offices, retail, classrooms, a space for a museum or an artist display and showing area. The retail component, classrooms, and open-use space would be publicly accessible. The operations of the business would be enclosed inside of the new building with limited exterior yard in screened and secured areas. A service yard is proposed west of the building with 16 docking stations for truck loading and unloading on the north. Development on Lot 4 would include surface parking to serve the development along the east, south, and west sides of the building. Approximately 275 stalls would be provided; approximately 50 spaces would be electric vehicle charging capable and 12 spaces equipped with EV charging infrastructure.

Approximately 12 bicycle parking spaces would also be provided on-site. Sidewalks would be constructed along the internal project streets. Two ingress/egresses would provide access to the industrial building on the south side of the parcel along Street A. A wall would be constructed on the northern property line that would be 2 feet in height and would gradually increase to 12 feet, and a single 46 -foot-wall would be constructed along the eastern boundary of Lot 4 separating the industrial uses from the commercial uses (Figure 6).

The Temescal Valley Water District (TVWD) would require a new water line be constructed down Lawson Road from Temescal Canyon Road to the project frontage on Lawson Road. A new water line would also be extended from Temescal Canyon Road West under Street A to connect in a loop with the new Lawson Road water line. A water line and recycled water line would be installed under Street B to connect to its corresponding lines within Street A. A new sanitary sewer line would be installed under Street A to connect to the existing line within Temescal Canyon Road.

The project would install approximately 138,484 SF of ornamental landscaping (17 percent) as part of the project. Stormwater from the proposed industrial site and proposed Street B cul-de-sac would be routed to two below-grade combination detention/infiltration systems on the west side of the proposed industrial building (Figure 7). The design capture volume would infiltrate into the soil in the required draw down time while the remaining volume is detained to mitigate the proposed peak flow down to within 10 percent of the existing condition flows. Mitigated peak flows from each infiltration/detention system would be conveyed to their own outflow structures located just inside the property line on the north side of the site. These outflow structures would discharge flow to the site to the north in a way that more closely mimics the sheet flow drainage pattern that occurs in the existing condition. Proposed flows produced by the portion of Street A that drains towards Temescal Canyon Road would be left untreated. However, the onsite combination infiltration/detention systems have been sized to accommodate additional design capture volume from the rest of the site. The portion of Street A, from Lawson Road to just west of Street B, would be constructed in Phase 1 as an interim gravel road and is considered to be self-treating.

Construction of Phase 1 is anticipated to be completed within 29 months.

Map Source: AO Architecture

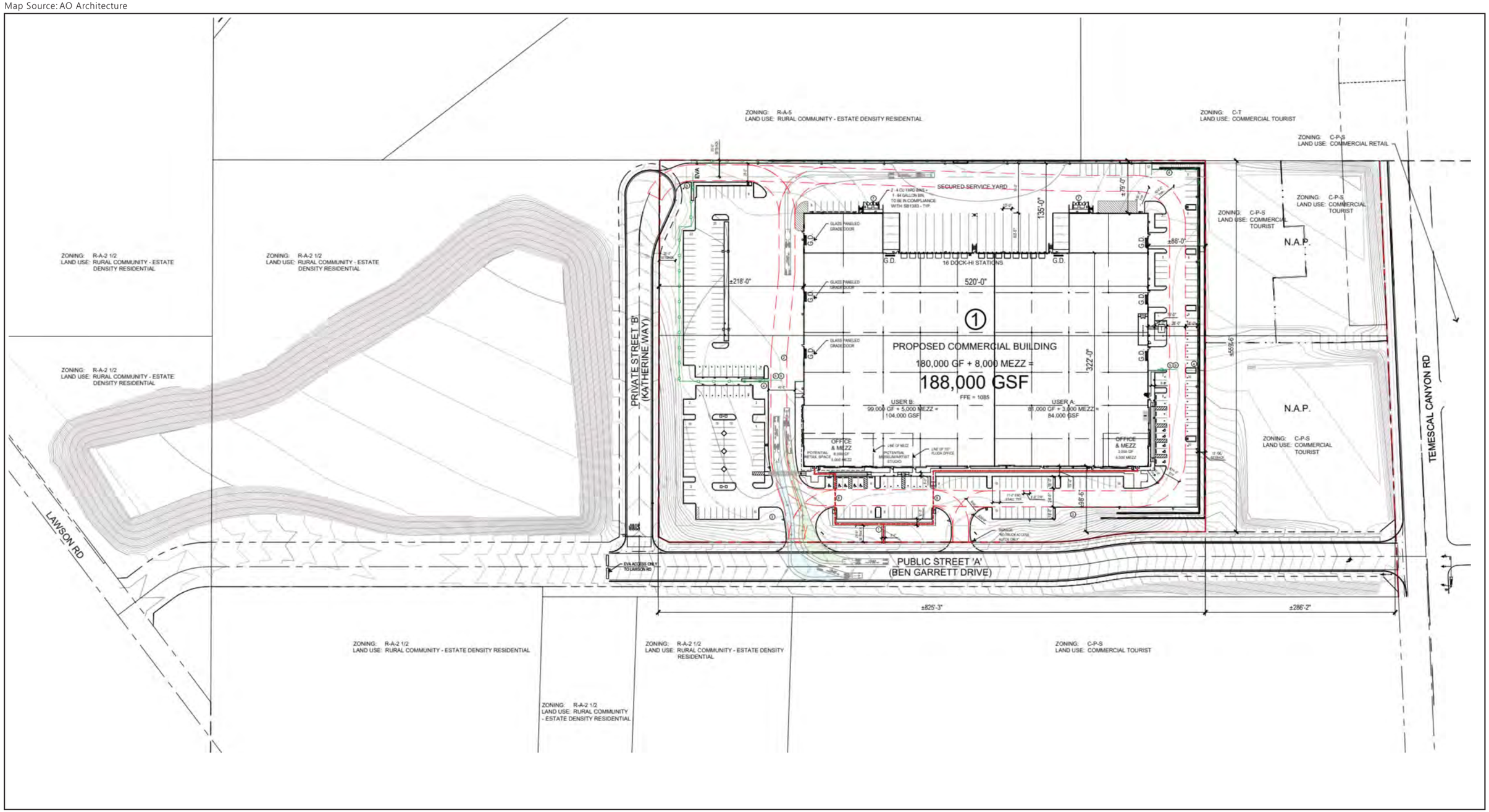

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FIGURE 6
Site Plan Phase 1

Map Source: Kimley Horn

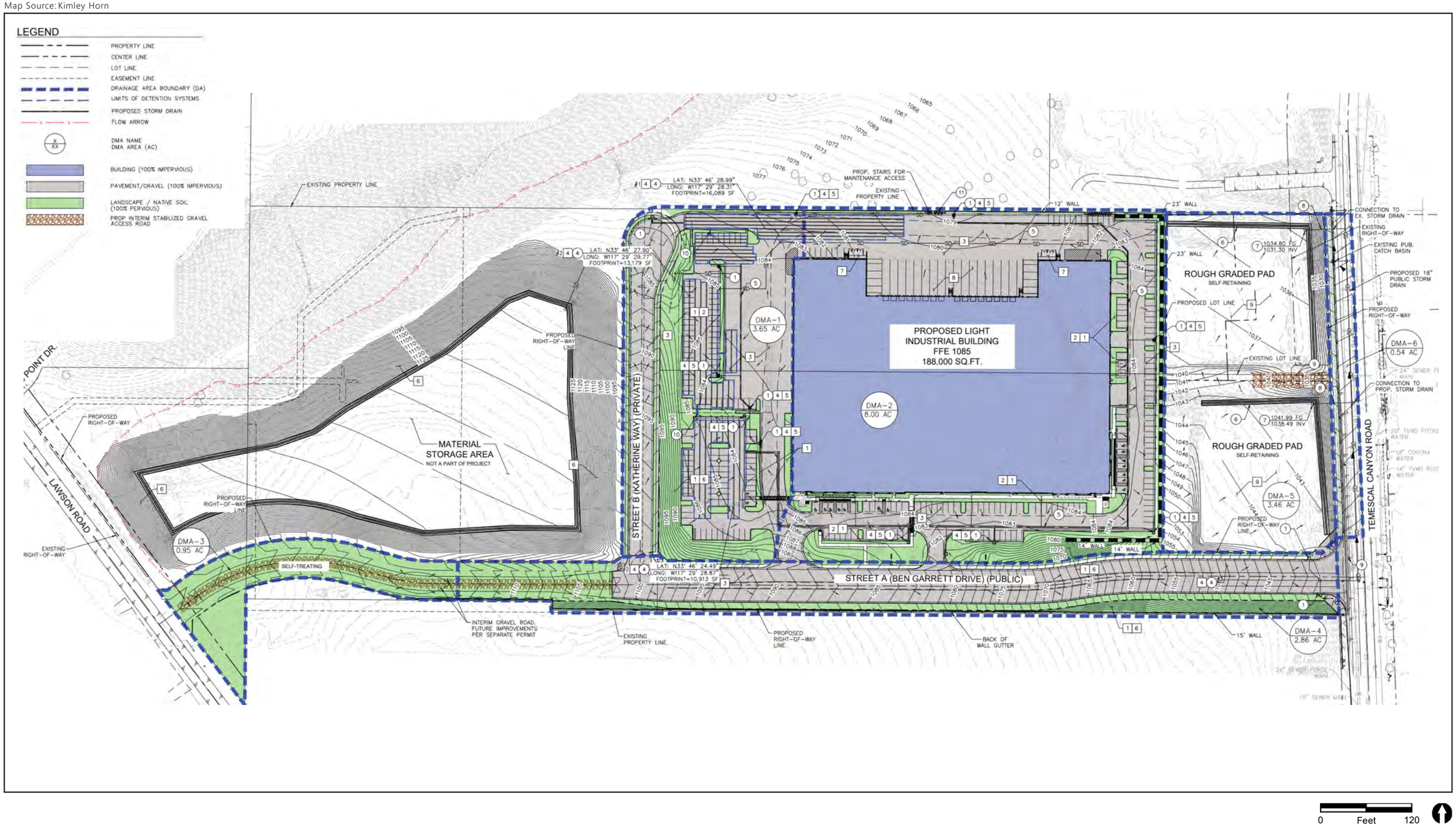

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FIGURE 7
Water Quality Management Plan

Phase 2

Phase 2 would include the ground leases on proposed Lots 1 through 3 (3.52 acres) (Figure 8). At this stage, it is anticipated that three commercial drive-through structures, associated parking, and landscaping would be constructed at a later time. The retail/commercial structures would include a 2,500 SF coffee shop with a drive-through, a 2,900 SF fast casual restaurant, and a 5,000 SF fast-food restaurant with drive-through window (total approximately 10,400 SF). The project would construct approximately 93 parking spaces wrapping around the commercial site across proposed Lots 1 through 3, 20 EV capable spaces and 5 Americans with Disabilities Act compliant spaces would be provided. Approximately 12 bicycle parking spaces would be provided on the eastern portion of the project site. The project site would be accessible via an ingress/egress along Temescal Canyon Road, aligned with the footprint of the existing Ben Garrett Drive and via an ingress/egress along Street A.

Four entitlement actions are being processed concurrently in support of the proposed development. The Applicant, MCP Industries, Inc., has submitted a TTM, General Plan Amendment application, a Zone Change application, and a Plot Plan, concurrently, to create four new lots to accommodate light industrial/office and commercial uses on-site. The analysis within this document addresses the actions associated with these entitlement actions, including the proposed demolition of the existing site, the grading of the light industrial/commercial site and ground lease parcels, and the construction of the light-industrial/commercial structure and its associated infrastructure (parking, roadways, etc.). For purposes of analyzing and addressing the potential impacts associated with the potential future uses of the ground lease parcels, this document and its associated technical reports also conservatively analyzes the construction and operation of three drive-through restaurants/retail structures.

Tentative Tract Map

The Applicant has applied for a TTM (TTM #38895) to create new legal lots of the three subject parcels as well as two adjacent parcels adjoining the project (see Figure 4). A total of six numbered lots and two lettered lots are created through this mapping action. The TTM seeks to create a parcel to support the continued operation of MCP Industries in the Temescal Valley, while also creating three commercial parcels capable of supporting commercial development consistent with that envisioned in the County of Riverside General Plan (General Plan) and Temescal Canyon Area Plan.

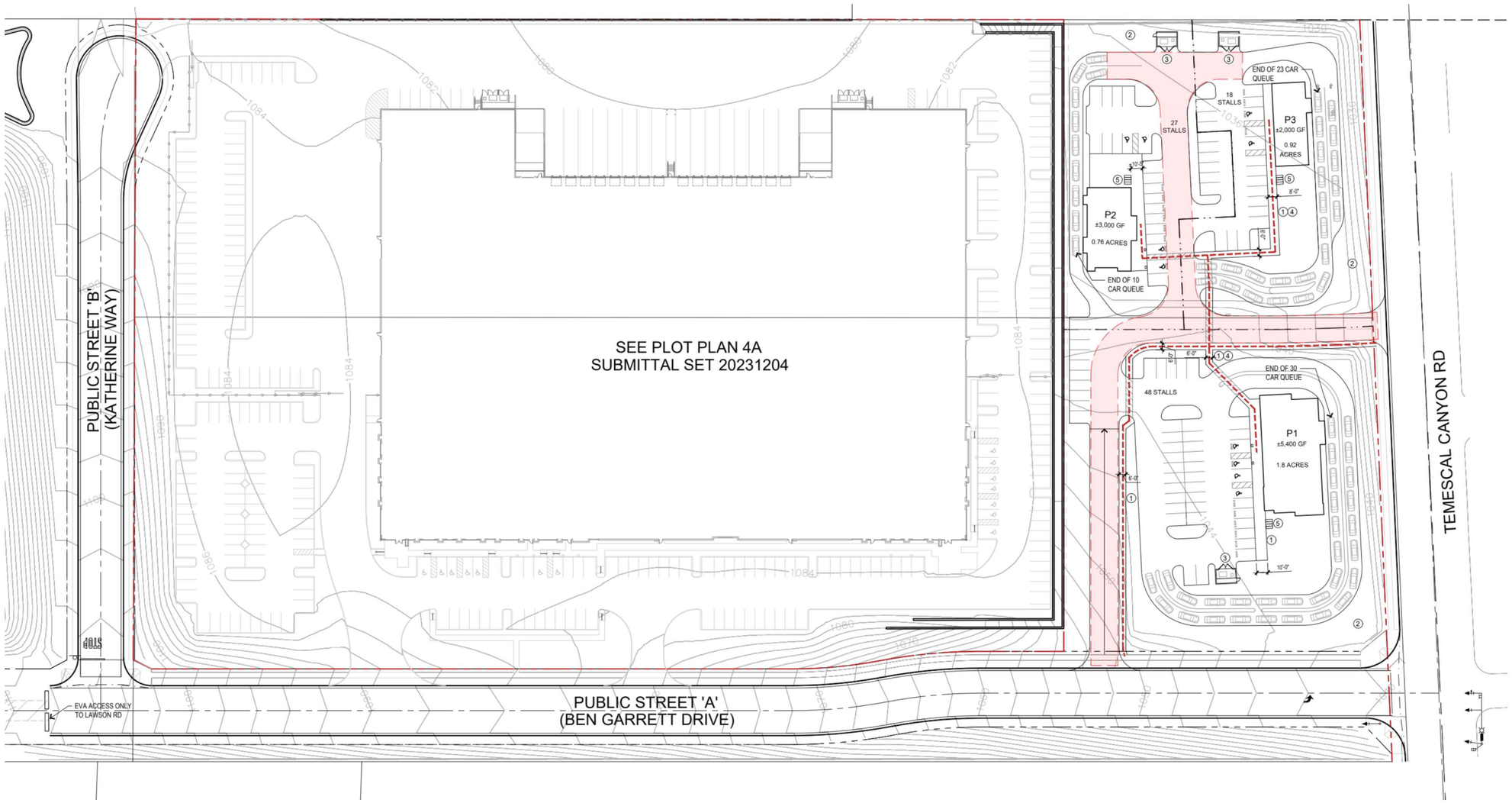
General Plan Amendment

The Applicant has submitted a General Plan Amendment to redesignate Lot 4 (GPA230049) from Commercial Tourist (CT) to Light Industrial (LI). The redesignation of the proposed lot, in conjunction with the Zone Change application, would make the proposed Laguna Clay facility a conforming use under the General Plan. Importantly, this redesignation from Commercial Tourist (CT) to Light Industrial (LI) is not a foundational General Plan Amendment, as both designations are within the Community Development foundational land use. The three remaining ground lease parcels (Lots 1, 2, and 3) would retain the existing Commercial Tourist land use designation.

Zone Change

The Applicant has submitted a Zone Change application to designate the Lot 4 (CZ2300031) (TTM #38895) from Scenic Highway Commercial (C-P-S) to Manufacturing-Service Commercial (M-SC). The three remaining ground lease parcels (Lots 1, 2, and 3) would remain zoned Scenic Highway Commercial (C-P-S).

Map Source: AO Architecture



GRAPHIC LEGEND:

- G.D. = GRADE DOOR (14'X14')
- = A.D.A. ACCESSIBLE PRKG.
- = PROPERTY LINE (SEE CIVIL)
- = DOCK DOOR & LEVELER
- = CANOPY OR OVERHANG
- = CENTERLINE OR GRID LINE
- = EASEMENT (SEE CIVIL)
- = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- = WB-62' TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING
- = SCREEN WALL
- = TUBULAR FENCE
- = FIRE LANE
- = FIRE HYDRANT

KEY NOTES: (#)

1. PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
2. LANDSCAPE AREA (SEE LANDSCAPE)
3. TRASH ENCLOSURE (ADA COMPLIANT)
4. ADA PATH OF TRAVEL
5. CLASS 1 BIKE LOCKERS (4 MIN)
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED

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FIGURE 8
Site Plan Phase 2 - Conceptual Only

Plot Plan

The Applicant has submitted a Plot Plan (PPT230049) for a 188,000-square-foot, concrete, tilt-up building (including Tenant Improvements) to create a new facility for Laguna Clay's operations, and three retail/drive-through restaurant buildings on ground lease parcels. The PPT includes potential ground lease parcels for potential future uses of retail/drive-through restaurants. The proposed grading to support the new Laguna Clay facility largely maintains the current raised elevation above Temescal Canyon Road and steps up approximately 45 feet from the retail parcel elevation, which would be just above the elevation of Temescal Canyon Road.

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

B. Total Project Area:

Residential Acres: 0	**Lots:** 0	**Units:** 0	**Projected No. of Residents:** 0
Commercial Acres: 3.52	**Lots:** 3 (Lots 1-3)	**Sq. Ft. of Bldg. Area:** Total 10,400 Building 1: 5,000 SF Building 2: 2,900 SF Building 3: 2,500 SF	**Est. No. of Employees:** 21*
Industrial Acres: 10.8	**Lots:** 1 (Lot 4)	**Sq. Ft. of Bldg. Area:** 188,000	**Est. No. of Employees:** 183*
Other: 10. 31 0.21 0.60	Lots: 1 (Lot 5) Lots: 1 (Lot B) Lots: 1 (Lot 6)		

*Calculated using Table E-5 of Appendix E-2 of the County General Plan (April 2017) under Commercial Tourist (CT) zoning (500 SF/Employee) and Light Industrial (LI) zoning (1,030 SF/employee)

C. Assessor's Parcel No(s): 283-180-002, 283-180-020, 283-180-021

Street References: 23835 Temescal Canyon Road, Riverside County. Temescal Canyon Road to the east and Lawson Road to the west.

D. Section, Township & Range Description or reference/attach a Legal Description:
Section 34, Township 4 South, Range 6 West, San Bernardino Meridian in the County of Riverside, State of California.

Lot 5 (Off-site Soil Stockpile Only):

That portion of the south half of the southeast quarter of Section 34, Township 4 south, Range 6 west, San Bernardino Meridian, in the County of Riverside, State of California, described as follows:

Beginning at the quarter section corner on the south line of said Section 34; thence north 00°27' east, along the quarter section line, a distance of 658.60 feet, to the true point of beginning; thence continuing along said quarter section line, north 00°27' east, a distance of 658.60 feet, to the north line of the south half of said southeast quarter; thence north 89°46'30" east on the said north line, 674 feet; thence south 00°27' west, parallel with the west line of said southeast quarter, 656.33 feet to the north line of the parcel of land conveyed to Wilbur l. Manrow, by deed recorded June 03, 1957 on book 2097, page 279 of official records; thence south 89°35' west on said north line and the westerly extension thereof, 674 feet to the point of beginning. Excepting therefrom the southerly 15 feet 2 inches of the westerly 500 feet thereof. APN: 283-180-001

Lot 1 through 4 (Industrial/Commercial Development):

The north half of the south half of the southeast quarter of Section 34, Township 4 south, Range 6 west, San Bernardino Meridian, in the County of Riverside, State of California. Excepting that portion thereof lying east of the westerly line of the land conveyed to the County of Riverside by deed recorded May 22, 1968, as Instrument No. 47970 of official records of Riverside County, California. Also excepting that portion thereof lying east and north of the westerly and southerly line of the land conveyed to Temescal Water Company, a corporation, by deed recorded February 25, 1965, as Instrument No. 21490 of official records of Riverside County, California.

Also excepting that portion thereof described as follows: that portion of the south half of the southeast quarter of Section 34, Township 4 south, Range 6 west, San Bernardino Meridian, in the County of Riverside, State of California, described as follows: beginning at the quarter section corner on the south line of said Section 34; thence north 00°27' east, along the quarter section line, a distance of 658.60 feet, to the true point of beginning; thence continuing along said quarter section line, north 00°27' east, a distance of 658.60 feet, to the north line of the south half of said southeast quarter; thence north 89°46'30" east on said north line, 674 feet; thence south 00°27' west, parallel with the west line of said southeast quarter, 656.33 feet to the north line of the parcel of land conveyed to Wilbur I. Manrow, by deed recorded June 03, 1957 in Book 2097, page 279 of official records; thence south 89°35' west on said north line and the westerly extension thereof, 674 feet to the point of beginning. Also excepting that portion conveyed to the State of California by grant deed recorded March 04, 1975, as Instrument No. 25291 of official records. APN: 283-180-002-6; 283-180-020-2; 283-180-021.

E. Brief description of the existing environmental setting of the project site and its surroundings:

The project site is located in the Temescal Canyon Area, which is characterized by distinctive natural features, as well as this region's proximity to Orange and Los Angeles counties. The Santa Ana Mountains and Gavilan Hills create the primary backdrop for this planning area and frame Temescal Canyon, which contains most of the existing and proposed urban development. The Gavilan Hills to the east are characterized by rock outcroppings and sparse low-lying vegetation, while the larger Santa Ana Mountains to the west comprise a large portion of the Cleveland National Forest. Prado Basin, a key focal point in the massive Santa Ana River Watershed, in the northwest corner of the study area, is an oasis of natural habitat at the western gateway to rapidly urbanizing western Riverside County (County of Riverside 2021a). Project site elevations range between 1,064 feet above mean sea level on the east to 1,100 feet above mean sea level on the west.

The project area lies at the north end of Temescal Valley within the Santa Rosa Mountains. Temescal Wash is approximately one mile east of the project site. Currently, the vacant parcels to the west (APNs 283-180-001 and 283-260-020) are to be used as an off-site soil stockpile area for construction of the commercial project. The southeastern corner of parcel APN 283-180-021 is also vacant and has been recently mowed for weed management. The project area has operated as Mission Clay Products since 1968 and is a family-owned and operated clay-pipe manufacturing plant. A line of non-native trees runs north/south along the western boundary of the manufacturing plant. The project site is abutted by vacant land to the north, west, and south, while to the east, a commercial center is present. This commercial center includes the amusement park at Tom's Farms and its associated retail shops and restaurants; north of Tom's Farms is a gas station and fast-food drive-through business. Off-site, to the southwest, is a small residential community composed of single-family houses just north of Lawson Road. Another small residential community is located just beyond the vacant land off-site on the northwest corner north of Lawson Road. East of the commercial center lies I-15. East of the I-15 is open space. West of the project site and Lawson Road, is the residential community of Glen Ivy Hot Springs, including the Glen Ivy Golf Club and Bixby Canyon. South of the project site and Trilogy Parkway is the Glen Ivy Hot Springs. Southeast of the project site is the community of Painted Hills.

F. Other Public Agency Involvement and Required Permits:

The County has primary approval responsibility for the project. As such, the County is the Lead Agency for this initial study and proposed mitigated negative declaration pursuant to State California Environmental Quality Act (CEQA) Guidelines Section 15050. The County's Planning Commission would consider the Applicant's requested TTM, General Plan Amendment, Zone Change, and Plot Plan application as part of a publicly-noticed hearing and would make a recommendation to the Board of Supervisors to approve, conditionally approve, or deny the project. The Board of Supervisors would then consider the recommendation at a publicly noticed hearing and then approve, conditionally approve or deny the project. Should the project be approved, the County would conduct administrative reviews and grant ministerial permits and approvals to implement the project.

Following approval, subsequent discretionary and ministerial approvals associated with the project by other public agencies may include, but are not limited to:

County Encroachment Permit Section
- Issuance of encroachment permits for work completed within the County road right-of-way.

Santa Ana Regional Water Quality Control Board (RWQCB)
- Issuance of a Construction Activity General Construction Permit
- Compliance with the National Pollutant Discharge Elimination System (NPDES)

Riverside County Flood Control and Water Conservation District
- Approvals for construction of drainage infrastructure.

Temescal Valley Water District
- Approvals for construction of water and sewer infrastructure.

Southern California Edison
- Approvals for utility infrastructure, including but not limited to any power pole relocations or undergrounding of lines.

South Coast Air Quality Management District
- Issuance of permit to operate a kiln or other related equipment.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

See Appendix A. The analysis demonstrates the general plan amendment's consistency with the elements and policies of the General Plan.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): None

D. Land Use Designation(s): Commercial Tourist (CT) and Light Industrial (LI)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Design Theme Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Glen Ivy Area, Lake Matthews/Woodcrest Area Plan to the east

2. **Foundation Component(s):** None

3. **Land Use Designation(s):** Commercial Tourist (CT)

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S) and Manufacturing - Service Commercial (M-SC)

K. Adjacent and Surrounding Zoning: Glen Ivy Zoning Area.

Adjacent zoning includes Commercial Tourist (CT), Residential Agricultural (R-A-5), Residential Agricultural (R-A-2 ½).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use / Planning	☒ Tribal Cultural Resources
☒ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☐ Cultural Resources	☐ Noise	☐ Wildfire
☐ Energy	☒ Paleontological Resources	☒ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ 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.

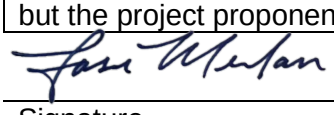
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ 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

10-31-24

Date

Jose L. Merlan

Printed Name

For: John Hildebrand
Planning Director

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

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.

AESTHETICS Would the project:				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): County of Riverside Temescal Canyon Area Plan Figure 9 "Temescal Canyon Area Plan Scenic Highways" (County of Riverside 2021a), Google Earth Pro (Google Earth Pro 2024), "Temescal Mountains" (Peak Visor 2024), U.S. Census Urbanized Areas – SCAG Region (Southern California Association of Governments 2023), County of Riverside Temescal Canyon Area Plan (County of Riverside 2016)

a) Have a substantial effect upon a scenic highway corridor within which it is located?

Review of County of Riverside Temescal Canyon Area Plan Figure 9 "Temescal Canyon Area Plan Scenic Highways" determined that the project site is located 500 feet west of the I-15 corridor, which is a state eligible scenic highway between the interchange with State Route 91 and the San Diego County line (County of Riverside 2016). The existing project site is visible from the I-15 corridor with the Temescal Mountains in the background as part of the scenic vista (Figure 9a and Figure 9c; Photograph 1). It is noted that the base of the Temescal Mountain range is located approximately one mile from the project site with the I-15 corridor located approximately 1.3 miles from the base of the mountain range; Bald Peak is directly visible from the site and I-15 corridor at an elevation of approximately 3,940 feet (PeakVisor 2024). As seen in view of the existing site (see Figure 9a and Figure 9c) as compared to the visual simulation prepared by the project architect for the project (Figures 9b, Figure 9d, and 9f), development of the project would not obstruct views of the mountain range and peak from the I-15 corridor. Figure 9e shows the location of these views.

Source: AO Architects, July 2024

RECON

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FIGURE 9a

View of the Project Site from I-15 Corridor (View 1) - Existing

Source: AO Architects, July 2024

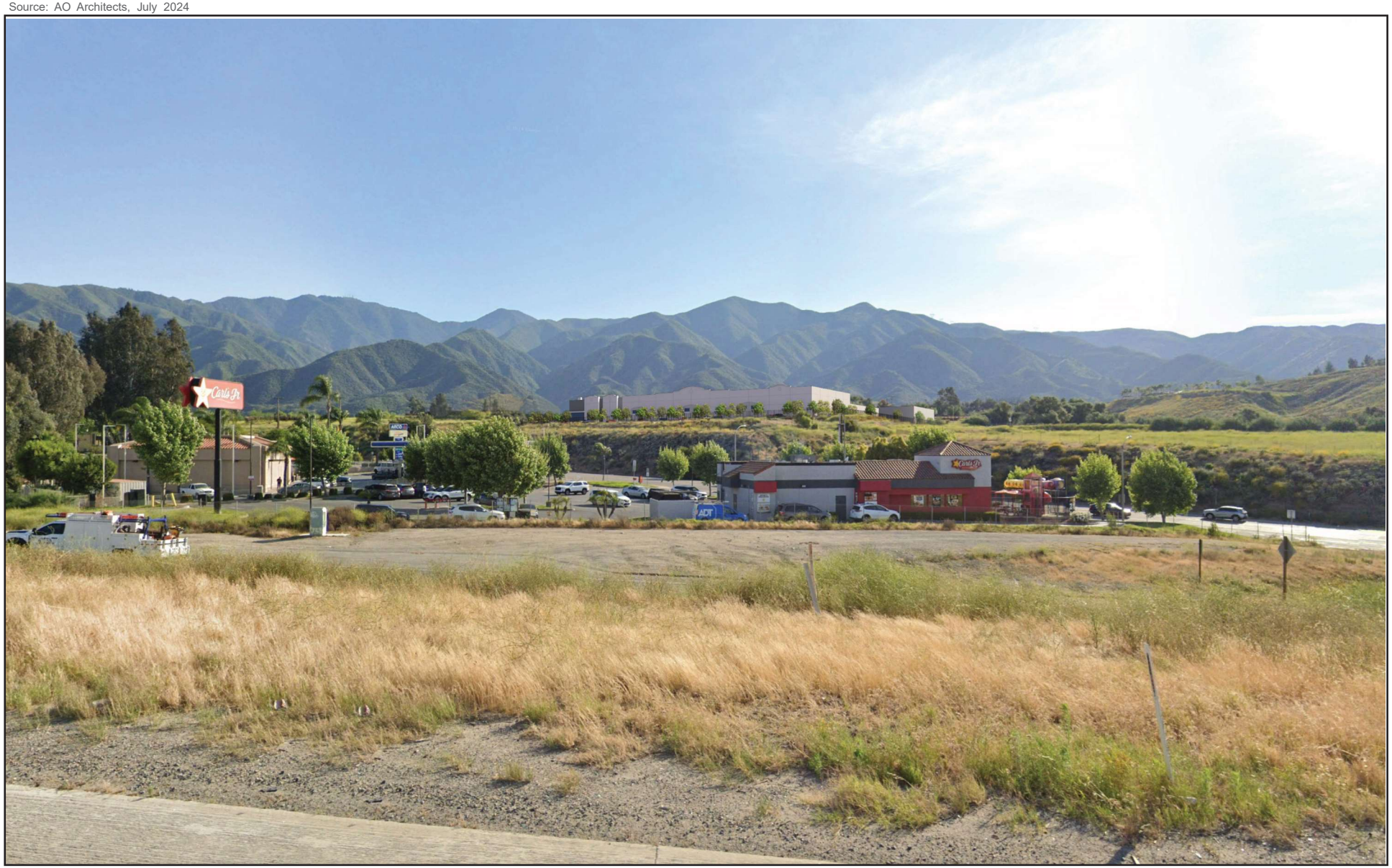

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FIGURE 9b

View of the Project Site from I-15 Corridor (View 1) - Visual Simulation

Source: AO Architects, July 2024

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FIGURE 9c

View of the Project Site from I-15 Corridor (View 2) - Existing

Source: AO Architects, July 2024

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FIGURE 9d

View of the Project Site from I-15 Corridor (View 2) - Visual Simulation

Source: AO Architects, July 2024

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FIGURE 9e
Visual Simulation Viewpoint Locations

Source: AO Architects, July 2024

FIGURE 9f
View of the Project Site from Temescal Canyon Road and Street A

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PHOTOGRAPH 1
View of the Project Site from I-15 Corridor
(Google Earth 2024)

However, it is noted that implementation of the project would result in a change in character of the site from a less dense site with a single metal structure with little design elements, to one in which multiple structures with design elements in the Mission architectural theme would be visible from the I-15. Despite this change, impacts to views of from the I-15 would not be substantial, as the design of this structure, including the use of muted colors and landscaping characterized by the elemental material palette which is similar to the context of the surrounding area, would result in the project blending in to the existing community and not introduce building with a striking contrast to the existing commercial and retail development visible in the foreground of Figure 9a. This would ensure that quality views from the I-15 are not degraded from introduction of these buildings to the site. As seen in the simulations (Figure 9g), the proposed retail/commercial structures to be constructed as part of Phase 2 would be significantly smaller in height and scale than the 50-foot light industrial/commercial structure due to the proposed uses. These retail/commercial structures would be visible in the foreground of the views from I-15 but would also not impact views of the mountain ranges from the I-15 corridor. All structures would adhere to County design regulations which would ensure that the height and scale of the proposed structures would not obstruct, degrade, or otherwise impact the scenic view as seen from the I-15, consistent with Temescal Canyon Area Plan Policy 14.1 (County of Riverside 2016). The structures on-site would be designed in accordance with the design theme area policies of the Temescal Canyon Area Plan, which calls for commercial structures to be architecturally designed in the Mission Style architectural theme. This would be an improvement from the large metal, windowless structure and scattered storage buildings currently occupying the site that is visible from I-15.

Therefore, the project would not have a substantial effect upon a scenic highway corridor, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique 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?

As presented in Photographs 2 and 3, the existing structures on the project site are surrounded by vacant land, and there are no trees, rock outcroppings, or unique landmark features on the project site that would be visible to the public view. As described Section 1a) above, the project would not obstruct any prominent scenic vista or view open to the public or degrade quality views from the I-15 corridor. Due to the relative height of the defining mountain range of this area, the consistency of the project's buildings with County design standards, and context sensitive building design and landscaping, the project would not impact surrounding communities' views of the Temescal Mountain range, nor would it introduce a site that is substantially inconsistent with the surrounding character of the community. As noted in Photographs 2 and 3, views of these mountains from the site would exist. Once the project is operational, it would introduce public access to these views from the light industrial/commercial parking lot as users visit the site. As seen in Figure 9b and Figure 9c, which depict views from the main Temescal Canyon Road, the project would present an improvement to existing views of the site and to the scenic vista. The project would introduce Mission-style architecture and landscaping to the site, which is currently occupied by a manufacturing company with scattered storage structures and a large metal warehouse. As noted above in Section 1a), the Mission Style architectural theme of the project's design would serve to blend into the surrounding community and not introduce a development that would contrast substantially from the existing views open to the public.

Source: AO Architects, July 2024

RECON

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FIGURE 9g
View of the Project Site from Temescal Canyon Road

PHOTOGRAPH 2
Views of Surroundings from Existing Project Site

PHOTOGRAPH 3
Views of Surroundings from Existing Project Site

In addition, views of construction equipment and activities on the site would be temporary over the 29-month period and would not be substantially visible to surrounding communities as the project site is located on a plateau not immediately visible to drivers along Temescal Canyon Road nor to the residents west of Lawson Road. Drivers along the I-15 corridor may glimpse occasional views of the project site, but due to distance from the site and the relatively high speeds I-15 users are driving, views would be temporary and limited. Construction equipment would be removed from the site following completion of project activities.

Therefore, the project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

According to mapping from the Southern California Association of Governments (SCAG), the project site is located in the urbanized area of Riverside-San Bernardino (SCAG 2023). The project includes a General Plan Amendment to redesignate one of the proposed lots (Lot 4) from Commercial Tourist to Light Industrial (LI). The redesignation of the proposed lot, in conjunction with the Zone Change application, would make the existing Laguna Clay facility a conforming use under the General Plan. The light industrial/commercial building would be designed and constructed consistent with the development standards for the Light Industrial (LI) zoning designation. Additionally, as noted under the analysis for (a), the project would not obstruct, degrade, or otherwise impact the scenic view as seen from the I-15, consistent with Temescal Canyon Area Plan Policy 14.1, which protects the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties. The project is in the Design Theme Area of the Temescal Valley Area Plan. The Design Theme Area prescribes several design guidelines (e.g., architectural styles); these policies are intended to build on the theme and character of the area established by the existing retail development west of I-15 at Temescal Canyon Road. The project elevations would be designed in the Mission Style architectural theme (see Figure 9b and Figure 9c), which demonstrates compliance with the policy TCAP 1.1 and TCAP 1.2. As noted in the preceding analyses, the design of this structure, including the use of muted colors similar to the context of the surrounding area, would result in the project blending into the existing community. In addition, proposed landscaping would be consistent with policy TCAP 1.3, which calls for native trees and vegetation to complement the Mission style architectural theme. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality in an urbanized area, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☐	☒

Source(s): County of Riverside Temescal Canyon Area Plan Figure 6 "Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy Area" (County of Riverside 2021a), Google Earth Pro (Google Earth Pro 2024)

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Review of the County of Riverside Temescal Canyon Area Plan Figure 6 "Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy Area" determined that the project site is not located within the Mt. Palomar Nighttime Lighting Policy Area (County of Riverside 2016; Google Earth Pro 2024). The project is thus not subject to County Ordinance Number 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research from Mt. Palomar Observatory (located approximately 66 miles from the project site). Therefore, the project would not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through County Ordinance Number 655. **No impact would occur.**

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): County of Riverside Ordinance Number 655 (County of Riverside 1988); County of Riverside Ordinance Number 915 (County of Riverside 2012)

a-b) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Expose residential property to unacceptable light levels?

The project site is currently configured with a clay-pipe factory and a storage yard surrounded by vacant land. Existing lighting is limited to external warehouse lighting mounted to the structure and pointed downward. The project would introduce new sources of light to the site through the development of commercial structures and parking lots, which would include both internal lighting in buildings, external lighting for the structures, and poles within the parking lot. However, all lighting would be designed per the County's lighting requirements as set forth in County Ordinance Numbers 655 and 915, which provide minimum requirements for outdoor lighting in order to reduce light trespass and to protect the health, property, and well-being of residents (County of Riverside 1988 and 2012). Plans submitted to the County for future implementing permits and approvals (i.e., building permits) would be required to

demonstrate compliance with these standards. Accordingly, mandatory compliance with County Ordinances Numbers 655 and 915 would ensure that the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views or expose residential properties to unacceptable light levels. Therefore, to the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable light levels, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source(s): County of Riverside General Plan Multipurpose Open Space Element Figure OS-2 "Agricultural Resources" (County of Riverside 2015a), County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of Riverside 2024), California Important Farmland Finder (California Department of Conservation 2020)

a-d) 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? Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The California Department of Conservation "California Important Farmland Finder" classifies the project site as "other land" and surrounding properties as a mix of "Farmland of Local Importance" or "Urban and Built-Up Land" (California Department of Conservation 2020). None of the project parcels are zoned for agricultural uses. The project site is not subject to a Williamson Act Contract and is not located within an agricultural preserve. Despite the California Department of Conservation's designations of the surrounding properties, the project site is not located within 300 feet of an agriculturally zoned property;

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

the surrounding properties are zoned Residential Agricultural (R-A-5), Commercial Tourist (CT), and Scenic Highway Commercial (C-P-S). Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance farmland to non-agricultural use, conflict with an agricultural preserve or agricultural zoning, or cause development of non-agricultural uses within 300 feet of agriculturally zoned property. **No impact would occur.**

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source(s): County of Riverside General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" (County of Riverside 2015b), County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of Riverside 2024).

a-c) 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))? Result in the loss of forest land or conversion of forest land to non-forest use? 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?

The project is not within land designated as forest land as shown on Figure OS-3a of the General Plan Open Space Element. Forest Land is defined as land supporting at least 10 percent native tree cover of any species, including hardwoods, under natural conditions that allows for management of one or more forest resources, including timber. The County does not include any timberland zoned areas or timberland zoned Timberland Production. Review of General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" determined that the project site and surrounding properties are considered forest resources (County of Riverside 2015b). The County of Riverside considers the Cleveland and San Bernardino National Forests the forest resources to be protected and does not include any forest land zoning elsewhere in the County. Therefore, the project would not convert forest land to non-forest uses or conflict with forest land, timberland, or timberland zoned Timberland Production zoning. **No impact would occur**.

Findings of Fact: No impact

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Air Quality Analysis for the Temescal Commercial Project (Appendix B), Transportation Impact Analysis (Appendix C), California Air Pollution Control Officers Association (CAPCOA) California Emissions Estimator Model (CalEEMod) 2022.1 (CAPCOA 2022), California Environmental Quality Act Air Quality Guidelines (Bay Area Air Quality Management District 2022), Screening Procedures for Estimating the Air Quality Impact of Stationary Sources (U.S. Environmental Protection Agency [U.S. EPA] 1992)

An Air Quality Analysis was completed for the project (see Appendix B) that evaluated the significance of potential air quality impacts that may be generated by the project in accordance with the CEQA, and guidance from the South Coast Air Quality Management District (SCAQMD). The project was evaluated to determine if it would (1) be inconsistent with the applicable air quality plan, (2) result in cumulative impacts to air quality, (3) impact sensitive receptors, or (4) expose a substantial number of people to objectionable odors.

Construction and operation air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2022.1 (CAPCOA 2022). The CalEEMod program is a tool used to estimate air emissions resulting from land development projects based on California-specific emission factors. The model estimates mass emissions from two basics sources: construction sources and operational sources (i.e., area and mobile sources). Inputs to CalEEMod include such items as the air basin containing the project, land uses, trip generation rates, trip lengths, vehicle fleet mix (percentage of autos, medium truck, etc.), trip destination (i.e., percent of trips from home to work, etc.), duration of construction phases, construction equipment usage, grading areas, season, and ambient temperature, as well as other parameters. Emissions of NO_X, CO, SO_X, PM_{10}, $PM_{2.5}$, and reactive organic gases (ROG) are calculated. Emission factors are not available for lead and consequently lead emissions are not calculated. The Southern California Air Basin (SoCAB) is currently in attainment of the federal and state lead standards. Furthermore, fuel used in construction equipment and most other vehicles is not leaded.

The SCAQMD has established significance thresholds to assess the regional and localized impacts of project-related air pollutant emissions. These significance thresholds are updated as needed to appropriately represent the most current technical information and attainment status in the SoCAB. The County uses the current SCAQMD thresholds to determine whether a project would have a significant impact. SCAQMD's significance thresholds for impacts to regional air quality are shown in Table 1.

Table 1
SCAQMD Air Quality Significance Thresholds – Mass Daily Thresholds

Pollutant	Emissions (pounds)	
	Construction	Operational
Oxides of Nitrogen (NO_X)	100	55
Volatile Organic Compounds (VOC)	75	55
Coarse Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55
Oxides of Sulfur (SO_X)	150	150
Carbon Monoxide (CO)	550	550
Lead (Pb)	3	3
SOURCE: SCAQMD CEQA Air Quality Handbook (SCAQMD 1993); SCAQMD Air Quality Significance Thresholds (SCAQMD 2023)		

a) Conflict with or obstruct implementation of the applicable air quality plan?

The SoCAB is designated as in attainment or unclassifiable attainment (expected to be meeting the standard despite a lack of monitoring data) for all federal air quality standards except for the 8-hour ozone and $PM_{2.5}$ standards. The SoCAB is also designated as nonattainment for state air quality standards for 8-hour ozone and $PM_{2.5}$, and additionally is in nonattainment of state PM_{10} standards. The SCAQMD prepared the 2022 Air Quality Management Plan (2022 AQMP), which represents its contribution to the State Implementation Plan, to outline the SCAQMD's strategy for achieving attainment of federal and state Ambient Air Quality Standards. The 2022 AQMP provides an overview of air quality and sources of air pollution and identifies the pollution control measures needed to meet clean air standards. The growth forecasting for the 2022 AQMP is based in part on the land uses established by local general plans. Thus, if a project is consistent with land use as designated in the local general plan, it can normally be considered consistent with the 2022 AQMP. Projects that propose a different land use than is identified in the local general plan may also be considered consistent with the 2022 AQMP if the proposed land use is less intensive than buildout under the current designation. For projects that propose a land use that is more intensive than the current designation, analysis that is more detailed is required to assess conformance with the 2022 AQMP.

The project site is designated as Commercial Tourist (CT) in the General Plan and is zoned Scenic Highway Commercial (C-P-S). The project would require a General Plan Amendment and a Rezone for the manufacturing building lot (Lot 4) to change the land use to Light Industrial and change the zone to Manufacturing-Service Commercial (M-SC). The remaining lots would retain the existing land use and zoning designations.

The Commercial Tourist (CT) designation allows for tourist-related commercial uses including hotels, golf courses, and recreation/amusement activities with a floor area ratio ranging from 0.2 to 0.35. Under this designation approximately 94,790 to 165,870 square feet of commercial uses could be constructed. These uses would result in a wide range of trip generation. Institute of Transportation Engineers trip generation rates for a golf course, hotel, and racquet club were obtained from CalEEMod. These land uses would generate up to 2,327 trips per day for a 165,870-square-foot racquet club (14.03 trips per 1,000 square feet). As calculated in the Air Quality Analysis, the manufacturing land use would generate 1,006 daily trips, which is within the range of trips that could be generated by a project that is consistent with the existing land use designation. It can therefore be concluded that emissions generated by the project would be less than emissions generated by the current designation and would not result in regional emissions that exceed the assumptions used in the 2022 AQMP.

Another factor used to determine if a project would conflict with implementation of the 2022 AQMP is determining if the project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards (National Ambient Air Quality Standards [NAAQS] and California Ambient Air Quality Standards [CAAQS]) or interim emissions reductions specified in the 2022 AQMP. NAAQS and CAAQS violations would occur if project emissions would exceed regional significance thresholds or Localized Significance Thresholds. As determined by the Air Quality Analysis (see Appendix B), construction and operational emissions from the project would not exceed the regional significance thresholds (see Tables 2 and 3 in subsection (b) below). Additionally, construction and operational emissions would not exceed the SCAQMD LSTs as seen in Table 4 and Table 5, which were developed to analyze localized air quality impacts to sensitive receptors in the vicinity of the project (see subsection (c) below). Therefore, the project would not conflict with or obstruct the implementation of the 2022 AQMP or applicable portions of the SIP, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The SoCAB is designated as in attainment for all federal air quality standards except for the ozone and PM_{10}, and $PM_{2.5}$. The SoCAB is designated as a nonattainment area for federal AAQS for the 8-hour ozone and $PM_{2.5}$ standards, and is in nonattainment area under state PM_{10} standards. Ozone is not emitted directly, but is a result of atmospheric activity on precursors. NO_X and ROG are known as the chief “precursors” of ozone. These compounds react in the presence of sunlight to produce ozone.

Based on SCAQMD cumulative significance methodologies, the emissions-based thresholds shown in Table 4 are used to determine if a project’s contribution to regional cumulative emissions is cumulatively considerable. These thresholds were used to assess the significance of the project-specific and cumulative air quality impacts. Air quality impacts are basin-wide, and air quality is affected by all pollutant sources in the SoCAB. As the individual project thresholds are designed to help achieve attainment with cumulative basin-wide standards, they are also appropriate for assessing the project’s contribution to cumulative impacts. As discussed, construction and operational emissions associated with the project were calculated using CalEEMod. Calculation methodology is discussed in detail in Appendix B.

Construction-related activities are temporary, short-term sources of emissions. Sources of construction-related emissions include the following: fugitive dust from grading activities; construction equipment exhaust; and construction-related trips by workers, delivery trucks, and material-hauling trucks. Table 2 shows the total projected construction maximum daily emission levels for each criteria pollutant and compares emissions to the SCAQMD regional significance thresholds. The CalEEMod output files for construction emissions are presented in Appendix B, Attachment 1. Maximum daily construction emissions would be less than the daily SCAQMD regional thresholds for all criteria pollutants.

Table 2
Maximum Daily Construction Emissions

Phase	Emissions (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Demolition	3	26	22	<1	4	2
Site Preparation	3	32	31	<1	9	5
Grading	3	34	31	<1	6	3
Building Construction	2	12	20	<1	2	1
Paving	2	7	11	<1	<1	<1
Architectural Coatings	53	1	2	<1	<1	<1
Maximum Daily Emissions[1]	**53**	**34**	**31**	**<1**	**9**	**5**
SCAQMD Significance Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Exceeds Threshold?	*No*	*No*	*No*	*No*	*No*	*No*

[1]Emissions were rounded to the nearest whole number. Emissions reported as <1 indicate that emissions were calculated to be less than 0.5 pound per day.

Table 3 presents the total operational emissions that would be generated by the project. Mobile source emissions would originate from traffic generated by the project. Energy source emissions would result from the use of natural gas. Area source emissions would result from the use of consumer products, as well as applying architectural coatings and landscaping activities. Mobile source operational emissions are based on the trip rate, trip length, and vehicle mix. Project trip generation was obtained from the Scoping Agreement for the Traffic Impact Study which utilizes trip rates from the ITE Trip Generation Manual, 11th Edition. CalEEMod output files are presented in Appendix B, Attachment 1. As shown in Table 3, project-generated emissions are projected to be less than the SCAQMD's significance thresholds for all criteria pollutants.

Table 3
Summary of Project Operational Emissions
(pounds per day)

Source	Emissions					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Mobile Sources	18	20	207	1	46	12
Area Sources	6	<1	9	<1	<1	<1
Energy Sources	<1	2	2	<1	<1	<1
Total	**24**	**22**	**218**	**1**	**47**	**12**
SCAQMD Significance Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Exceeds Threshold?	*No*	*No*	*No*	*No*	*No*	*No*

NOTE: Totals may vary due to independent rounding.

As shown in Tables 2 and 3 above, emissions of ozone precursors (ROG and NO_X), PM_{10}, and $PM_{2.5}$ during construction and operation of the project would not exceed the SCAQMD's thresholds of significance. These thresholds are designed to provide limits below which project emissions from an individual project would not significantly affect regional air quality or the timely attainment of the NAAQS and CAAQS. Therefore, the project would not result in a cumulatively considerable net increase in emissions of ozone, PM_{10}, or $PM_{2.5}$, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples of sensitive receptor locations in the community include residences, schools, playgrounds, childcare centers, churches, athletic facilities, retirement homes, and long-term health care facilities. The nearest sensitive receptors are the residential uses located as close as 25 feet from the western and southern boundaries of the off-site material storage area.

Localized Significance Thresholds

The SCAQMD's Final Localized Significance Threshold (LST) Methodology was developed as a tool to assist lead agencies to analyze localized air quality impacts to sensitive receptors in the vicinity of the project. The LST Methodology outlines how to analyze localized impacts from common pollutants of concern including NO_2, CO, PM_{10}, and $PM_{2.5}$. Localized air quality impacts would occur if pollutant concentrations at sensitive receptors exceeded applicable NAAQS or CAAQS. 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. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below state standards. In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM_{10} and $PM_{2.5}$, both of which are non-attainment pollutants.

The maximum on-site daily construction emissions for CO, NO_X, PM_{10}, and $PM_{2.5}$ are compared to the applicable screening thresholds based on construction site acreage disturbed per day and the distance to the closest sensitive receptor. The nearest sensitive receptors are the residential uses located as close as 25 feet from the western and southern boundaries of the off-site material storage area. SCAQMD's guidance indicates that projects with sensitive receptors located closer than 25 meters should use the LSTs for receptors located at 25 meters. Based on the CalEEMod Users Guide, the project is anticipated to disturb approximately 3.5 acres per day during the site preparation phase and 5.0 acres per day during the grading phase (see Table 8 of Appendix B). The maximum daily localized emissions from project construction and LSTs are presented in Table 4. As shown in Table 4, the maximum localized construction emissions would not exceed any of the SCAQMD recommended localized screening thresholds.

Table 4
Localized Construction Emissions

Operations	Pollutant (pounds per day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Site Preparation (3.5 acres per day)				
Maximum On-Site Daily Emission	31.64	30.18	9.03	5.20
LST Threshold[1]	273.1	1,521.8	9.8	6.1
Exceeds Threshold?	No	No	No	No
Grading (5.0 acres per day)				
Maximum On-Site Daily Emission	29.68	28.31	4.83	2.56
LST Threshold[2]	*371*	*1,965*	*13*	*8*
Exceeds Threshold?	No	No	No	No

[1]Site preparation emissions are assessed against the threshold for 3.5-acre project sites with sensitive receptors within 25 meters of the project site boundary.
[2]Grading emissions are assessed against the threshold for 3.5-acre project sites with sensitive receptors within 25 meters of the project site boundary.

Project operations impacts were also assessed using SCAQMD LSTs. Table 5 presents the maximum on-site emissions and applicable LSTs. As a conservative assessment, on-site emissions were evaluated against the most restrictive LSTs for a 1-acre project site with a sensitive receptor located 25 meters from the project boundary. As shown in Table 5, the maximum localized operational emissions would not exceed any of the SCAQMD recommended localized screening thresholds.

Table 5
Localized Operations Emissions

Operations	Pollutant (pounds per day)			
	NO_X	CO	PM_{10}	$PM_{2.5}$
Area Sources	0.07	8.63	0.02	0.01
Energy Sources	2.49	2.09	0.19	0.19
Maximum On-Site Emissions	2.56	10.72	0.21	0.20
Operations LST Threshold[1]	*162*	*750*	*1*	*1*
Exceeds Threshold?	No	No	No	No

NOTE: Totals may vary due to independent rounding.
[1]Emissions are assessed against the threshold for 1-acre project sites with sensitive receptors within 25 meters of the project site boundary.

Diesel Particulate Matter – Construction

Construction of the project would result in short-term diesel exhaust emissions from on-site heavy-duty equipment. Other construction-related sources of DPM include material delivery trucks and construction worker vehicles; however, these sources are minimal relative to construction equipment. Not all construction worker vehicles would be diesel-fueled and most DPM emissions associated with material delivery trucks and construction worker vehicles would occur off-site.

For purposes of analyzing construction-related toxic air contaminant emissions and their impact on sensitive receptors, the maximum annual PM_{10} emissions from equipment exhaust were used to develop an average daily emission rate. The exhaust emissions were calculated by CalEEMod, and the maximum annual DPM concentration was calculated using AERSCREEN. AERSCREEN calculates a worst-case maximum 1-hour concentration at a specific distance and specific angle from the source. The maximum 1-hour concentration is then converted to an annual concentration using a 0.08 conversion factor (U.S. EPA 1992).

Once the dispersed concentrations of diesel particulates are estimated in the surrounding air, they are used to evaluate estimated exposure to people. Exposure is evaluated by calculating the dose in milligrams per kilogram body weight per day (mg/kg/d). For residential exposure, the breathing rates are determined for specific age groups, so inhalation dose (Dose-air) is calculated for each of these age groups: third trimester of pregnancy, 0<2, 2<9, 2<16, 16<30 and 16–70 years. The equation for dose through inhalation (Dose-air) is as follows:

Dose-air = (C_{air} x DBR × A × EF × 10^{-6});
Where:

Dose-air	=	Chronic daily intake, mg/kg/d
C_{air}	=	Ground-level concentration of toxic air contaminants to which the receptor is exposed, micrograms/cubic meter
DBR	=	Daily breathing rate, normalized to body weight (liters per kilogram body weight per day (Office of Environmental Health Hazard Assessment [OEHHA] 2015)
A	=	Inhalation absorption factor (OEHHA recommended factor of 1)
EF	=	Exposure frequency, days/year (OEHHA recommended factor of 0.96 for resident and 0.68 for workers)

Cancer risk is calculated by multiplying the daily inhalation or oral dose, by a cancer potency factor, the age sensitivity factor, the frequency of time spent at home and the exposure duration divided by averaging time, to yield the excess cancer risk. The excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk for any given location. The worst-case cancer risk is calculated as follows:

Excess Cancer Risk = Dose-air × CPF × ASF × ED/AT × FAH;
Where:

Dose-air	=	Chronic daily intake, mg/kg body weight per day
CPF	=	Cancer potency factor (mg/kg/d)
ASF	=	Age sensitivity factor
ED	=	Exposure duration (years)
AT	=	Averaging time for lifetime cancer risk (years)
FAH	=	Fraction of time at home

Non-cancer risks are defined as chronic or acute. With respect to DPM only chronic risks are calculated and are determined by the hazard index. To calculate hazard index, DPM concentration is divided by its chronic Reference Exposure Levels. Where the total equals or exceeds one, a health hazard is presumed to exist.

In this analysis, non-carcinogenic impacts are evaluated for chronic exposure inhalation exposure. Estimates of health impacts from non-carcinogenic concentrations are expressed as a hazard quotient (HQ) for individual substances, such as diesel particulate. An HQ of one or less indicates that adverse health effects are not expected to result from exposure to emissions of that substance. Reference Exposure Levels are defined as the concentration at which no adverse health effects are anticipated. Generally, the inhalation pathway is the largest contributor to the total dose. The HQ is calculated with the flowing equation:

HQ = Ground-Level Concentration (µg/m^3)/Reference Exposure Level (µg/m^3)

It should also be noted that all construction equipment is subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to five minutes, requires all construction fleets to be labeled and reported to CARB, bans Tier 0 equipment and phases out Tier 1 and 2 equipment (thereby replacing fleets with cleaner equipment), and requires that fleets comply with Best Available Control Technology requirements.

Based on the CalEEMod calculations for the project, construction is anticipated to last approximately 29 months, and the project would result in on-site maximum annual emissions of 0.094 ton of PM_{10} exhaust. This maximum annual emissions rate was modeled over the entire construction period, and therefore is a conservative assessment. Based on AERSCREEN modeling results, the maximum 1-hour ground-level DPM concentration from construction activities would be 0.04404 micrograms per cubic meter ($\mu g/m^3$). This was converted to an annual average concentration of 0.00352 $\mu g/m^3$ using a conversion factor of 0.08 (U.S. EPA 1992). The resulting annual concentration was used in the equations discussed above. Using this methodology, it was calculated that the excess cancer risk would be 1.26 in a million. DPM generated by project construction is not expected to create conditions where the probability is greater than 10 in 1 million of contracting cancer. Additionally, the HQ would be 0.0007, which is less than one. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations associated with diesel particulate matter during construction that could result in excess cancer risks, and impacts would be **less than significant.**

Diesel Particulate Matter – Freeway

The CARB handbook indicates that siting new sensitive land uses within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day should be avoided when possible. The project does not include a sensitive land use. Additionally, the project site is located more than 500 feet from I-15. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations associated with diesel particulate matter during operation, and impacts would be **less than significant**.

Carbon Monoxide Hot Spots

A CO hot spot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near congested intersections where idling and queuing occurs. Due to increased requirements for cleaner vehicles, equipment, and fuels, CO levels in the state have dropped substantially. All air basins are attainment or maintenance areas for CO. Therefore, more recent screening procedures based on more current methodologies have been developed. The Sacramento Metropolitan Air Quality Management District developed a screening threshold in 2011, which states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. In addition, the Bay Area Air Quality Management District developed a screening threshold in 2010 which states that any project involving an intersection experiencing 44,000 vehicles per hour would require detailed analysis. This analysis conservatively assesses potential CO hot spots using the Sacramento Metropolitan Air Quality Management District screening threshold of 31,600 vehicles per hour.

The project would generate 3,932 daily trips, 471 AM peak hour trips and 383 PM peak hour trips. Peak hour turning volumes were calculated at 10 intersections in the vicinity of the project site as a part of the Traffic Impact Analysis. Morning peak hour volumes are projected to be 4,811 or less and afternoon peak hour volumes are projected to be 3,273 or less (see Appendix C). The hourly turning volumes at nearby intersections are projected to be well less than 31,600 vehicles per hour. Therefore, the project

would not expose sensitive receptors to substantial pollutant concentrations associated with a CO hot spot, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The potential for an odor impact is dependent on a number of variables, including the nature of the odor source, distance between the receptor and odor source, and local meteorological conditions. During construction, construction equipment may generate some nuisance odors. Sensitive receptors near the project site include residential uses; however, exposure to odors associated with project construction would be short term and temporary in nature. Further, per CARB's Airborne Toxic Control Measures 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons. Therefore, project construction would not generate odors adversely affecting a substantial number of people, and impacts would be less than significant.

The following list provides some common types of facilities that are known producers of objectionable odors (Bay Area Air Quality Management District 2022). This list of facilities is not meant to be all-inclusive.

- Wastewater Treatment Plant
- Wastewater Pumping Facilities
- Sanitary Landfill
- Transfer Station
- Composting Facility
- Petroleum Refinery
- Asphalt Batch Plant
- Chemical Manufacturing
- Fiberglass Manufacturing
- Painting/Coating Operations
- Rendering Plant
- Coffee Roaster
- Food Processing Facility
- Confined Animal Facility/Feed Lot/Dairy
- Green Waste and Recycling Operations
- Metal Smelting Plants

The project does not include any of these uses that are typically associated with odor complaints. The project does not propose any uses or activities that would result in potentially significant operational-source odor impacts. The operations of the business would be enclosed inside the new building. Additionally, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances. Therefore,

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

project operation would not generate odors adversely affecting a substantial number of people, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

Source(s): Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Temescal Commercial Project (Appendix D), Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area Western Riverside County Regional Conservation Authority (WRCRCA) (2006)

The project site currently includes vegetation communities to the west, along the drainage running northwest to the project site and along portions of the eastern parcels adjacent to Temescal Canyon Road. Vegetation along the eastern project parcels is proposed to be removed.

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

A Consistency Analysis with the Western Riverside County MSHCP (see Appendix D) was completed to demonstrate the compliance of the project with respect to biological aspects of the MSHCP. More specifically, the project was evaluated in respect to Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures) of the MSHCP. As such, the biological impacts of the project were assessed in accordance with the MSHCP. Mitigation is required for impacts that are considered significant pursuant to CEQA and based on applicable policies set forth in MSHCP Sections 6.1.2, 6.1.3, and 6.3.2.

The project would be consistent with the protection of riparian/riverine habitat and riparian birds as defined in MSHCP Section 6.1.2 because the project site does not support riparian vegetation, and riparian avian species are not expected to occur on the project site. Therefore, no further surveys or mitigation would be required. Although there are no riparian resources on-site, the project site supports one unvegetated, ephemeral drainage that traverses the northwest portion of the materials storage site parcel which is considered a Riverine feature pursuant to the MSCP (Figure 10). This Riverine feature would be protected during the construction phase of this project by the implementation of standard best management practice (BMP), as required by MSHCP Volume 1, Appendix C. As detailed in the Consistency Analysis (Appendix D), measure 10 (biological construction monitoring) requires that a qualified project biologist monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint. In addition, measure 14 requires silt fencing and other appropriate BMPs at the limits of grading to protect this feature from impacts. Implementation of these BMP measures would reduce impacts to the Riverine feature.

No project-specific impacts to vernal pools and fairy shrimp are anticipated and no mitigation would be required. Therefore, the project would be consistent with the protection of vernal pools as defined in MSHCP Section 6.1.2, and no further surveys or mitigation would be required.

The survey area is located within a MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) with a requirement for evaluating the following nine species: Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. A habitat suitability assessment was conducted for these species within the project site boundary in 2019, 2022, and 2023 according to the habitat suitability assessment procedure described in Volume I, Section 6.1.3 of the MSHCP. A description of each species and the results of the habitat suitability assessment are described below, as noted in the Consistency Analysis (Appendix D):

Munz's onion (*Allium munzii*). This perennial bulbiferous herb is known to occur within mesic exposures or seasonally moist microsites in grassy openings in coastal sage scrub, chaparral, juniper woodland, valley and foothill grasslands in clay soils or pyroxenite outcrops. The blooming period for this species is May to July. Within the MHSCP Plan Area, this species is associated with clay and cobbly clay soils which include the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species does not currently occur on-site and is not expected to occur as the survey area lacks suitable mesic coastal sage scrub, chaparral, juniper woodland, and grassland habitat in clay soils or pyroxenite outcrops. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils.

Image Source: NearMap (flown March 2024)

Project Boundary
Off-site Improvements
Estimated Drainage

Vegetation Community
Riversidean Sage Scrub
Disturbed Riversidian Sage Scrub
Residential/Urban/Exotic

0 Feet 200

RECON

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FIGURE 10
Existing Biological Resources

San Diego ambrosia (*Ambrosia pumila*). This perennial rhizomatous herb is known to occur in sparse non-native grassland or ruderal habitat in association with river terraces, vernal pools, and alkali playas. The blooming period for this species is not listed in the MHSCP; however, Jepson eFlora lists the blooming period as April-July. Within the MSHCP Plan Area, this species is only known from three locations in the Riverside Lowlands Bioregion: in the vicinity of Alberhill, Nichols Road, and Skunk Hollow. This species was not detected on-site during biological surveys, and there are no records of its occurrence in the vicinity. It is not expected to occur on-site as the disturbed vegetation is not associated with river terraces, vernal pools, or alkali playas. Additionally, this species is a perennial herb that would likely have been apparent at the time the habitat assessment was conducted.

Slender-horned spineflower (*Dodecahema leptoceras*). This annual herb is predominantly found within sandy soils in association with mature alluvial scrub, floodplains, stream terraces, washes, and sandy beaches in San Bernardino and Riverside Counties. Areas supporting the slender-horned spineflower include the Arroyo Seco and Kolb Creeks, Indian Wash along Temescal Canyon, central Bautista Creek, Vail Lake and the upper San Jacinto River near Valle Vista and Hemet. The blooming period for this species is April to June. This species was not detected on-site and is not expected to occur as the survey area lacks the mature alluvial scrub required for this species. The nearest record of this species is in Indian Wash, approximately 3 miles southeast of the survey area.

Many-stemmed dudleya (*Dudleya multicaulis*). This perennial herb is associated with clay soils in barren, rocky places and ridgelines and thinly vegetated openings in chaparral, coastal sage scrub, and grasslands underlain by clay soils. The blooming period for this species is March to June. Within the MSHCP Plan Area, this species is associated with clay and cobbly clay soils of the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species was not detected on-site and is not expected to occur due to lack of suitable clay or cobbly clay soils. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils.

Spreading navarretia (*Navarretia fossalis*). This species is known to occur within vernal pools and areas historically supporting vernal pools, with saline-alkaline soils. The blooming period for this species is May to June. Within the MSHCP Plan Area, this species is primarily restricted to the alkali floodplains of the San Jacinto River, Mystic Lake, and Salt Creek in association with Willows, Domino and Traver soils. This species was not detected on-site and is not expected to occur due to lack of suitable vernal pool or historic vernal pool habitat with saline-alkaline soils to support this species. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils.

California Orcutt grass (*Orcuttia californica*). This annual herb is known to occur in vernal pool habitats with alkaline soils or southern basaltic claypan. The blooming period for this species is April to June. Within the MSHCP Plan Area, this species is restricted to the southern basaltic claypan vernal pools at the Santa Rosa Plateau and alkaline vernal pools at Skunk Hollow and at Salt Creek west of Hemet. This species was not observed and is not expected to occur on-site as the survey area lacks vernal pools with claypan or alkaline soils and is not located within the vicinity of these known locations.

San Miguel savory (*Clinopodium* [=*Satureja*] *chandleri*). This perennial herb is primarily restricted to rocky, gabbroic, and metavolcanic substrates in coastal sage scrub, chaparral, cismontane woodland, riparian woodland, and valley and foothill grasslands (between 394 and 3,297 feet). The blooming period for this species is March to May. Within the MSHCP Plan Area, this species population occurs within the Santa Rosa Plateau and the Santa Ana Mountains. This species was not observed and is not expected to occur on-site as the survey area lacks suitable habitats and rocky, gabbroic soils, and is not located within the vicinity of these known locations.

Hammitt's clay-cress (*Sibaropsis hammittii*). This annual herb is known to occur within coastal sage scrub, chaparral, and peninsular juniper woodland on clay soils between 984 and 3,280 feet in the Santa Ana Mountains and Riverside Lowlands bioregions. The blooming period for this species is March to April. This species was not observed on-site and is not expected to occur as the survey area lacks suitable clay soils. Additionally, the survey area is not located within the vicinity of the Santa Ana Mountains and Riverside Lowlands bioregions.

Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). This annual herb is primarily restricted to the alkali floodplains of the San Jacinto River in association with Willows, Domino, and Traver soils. The blooming period for this species is May to September. Within the MSHCP Plan Area, this species occurs in alkali playa, alkali annual grassland, and alkali vernal pool habitats. This species was not observed on-site and is not expected to occur as the survey area lacks alkali floodplains and is not located within the vicinity of the San Jacinto River. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils.

As no impacts to plant species are anticipated, no mitigation is required. Therefore, the project is consistent with requirements for the protection of narrow endemic plant species in Section 6.1.3 of the MSHCP.

The project is not located within or adjacent to a MSHCP Criteria Area, Criteria Cell, Public/ Quasi-Public lands, or Conservation Area. Therefore, mitigation measures for indirect effects, as addressed in the Urban/Wildland Interface Guidelines, are not required and the project would be in compliance with Section 6.1.4 of the MSHCP.

The survey area is located within the MSHCP survey area for the burrowing owl (*Athene cunicularia*). As such, habitat assessments were completed to assess the current conditions on-site and suitability for burrowing owl. Multiple burrows were detected within the project site, although no sign of burrowing owl use was noted. The burrowing owl is a California Department of Fish and Wildlife (CDFW) species of special concern and a covered species under the MSHCP. Although no burrowing owls or occupied burrows were observed on-site, suitable habitat and many suitable burrows were identified during the MSHCP protocol level surveys completed for the survey area and the species is considered to have a moderate potential to occur on-site. As a result, a pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area as detailed in mitigation measure **BIO-1**. As a result, the project would be consistent with MSHCP Section 6.3.2. Therefore, the project would be consistent with the requirements for burrowing owl contained in the Additional Survey Needs and Procedures in Section 6.3.2 of the MSHCP, and no additional surveys or mitigation are required.

The project site does not fall within the MSHCP Criteria Area Species Survey Area, MSHCP survey areas for amphibian species, or MSHCP survey areas for mammal species; thus, site-specific surveys for Criteria Area plant species, amphibians, and mammals are not required as per Volume I, Section 6.3.2 of the MSHCP. To remain in compliance with MSHCP Section 7.5.3., the project would avoid grading and construction activities during the bird breeding season dates of February 1 to September 15. The project also commits to implementing the standard Best Management Practices (BMPs) as required in MSHCP Volume I, Appendix C, as applicable.

In addition, as suitable habitat for potential sensitive bird species are present on-site, to remain in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code 3503 and 3503.5, a pre-construction survey would be necessary to confirm the presence or absence of breeding birds

within the grasses and trees existing on-site prior to vegetation removal, implemented through mitigation measure **BIO-2**. If nests or breeding activities are located in the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no mitigation would be required.

Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, and impacts would be **less than significant with mitigation incorporated**.

Findings of Fact: Less than Significant with Mitigation Incorporated

Mitigation:

BIO-1 Burrowing Owl Surveys. A pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area. This pre-construction survey shall be conducted following the protocol established by the WRCRCA Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA and CDFW shall be notified within 48 hours and a burrowing owl relocation plan for active or passive relocation would be developed for review and approval by WRCRCA and CDFW.

BIO-2 Migratory and Nesting Birds. To remain in compliance with Migratory Bird Treaty Act and the California Fish and Game Code 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season as mentioned above. If vegetation removal activities must occur during the bird breeding season of February 1 to September 15, then a pre-construction survey would be necessary to confirm the presence or absence of breeding birds within the grasses and trees existing on-site. If nests or breeding activities are located on the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no buffer would be required.

Monitoring:
Surveys to be conducted by a qualified biologist in coordination with the County Biologist.

b-c) 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)? Has 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?

The project has been designed to avoid or minimize impacts to sensitive biological resources to the maximum extent feasible. One sensitive wildlife species, orange-throated whiptail (*Aspidoscelis hyperythra*), was observed within the survey area; and there is moderate potential for coast horned lizard (*Phrynosoma blainvillii*), red-diamond rattlesnake (*Crotalus ruber*), Cooper's hawk (*Accipiter cooperii*), coastal California gnatcatcher (*Polioptila californica californica*), burrowing owl, California horned lark (*Eremophila alpestris actia*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), to nest/occur on-site due to suitable habitats. The wildlife species observed on-site are typical of native scrub habitats and disturbed and urban areas in western Riverside County. As the project does not include any riparian resources, it does not support suitable habitat for riparian birds. Impacts

to these sensitive biological resources were assessed through the project's potential impacts to suitable habitats. Project implementation would impact a total of 26.20 acres of vegetation communities within the project site which includes Riversidean Sage Scrub, disturbed Riversidean Sage Scrub, and residential/urban/exotic land cover types. This impact would require payment of Local Development Mitigation Fees as required by the MSHCP no later than issuance of building permit. Mitigation is required for impacts that are considered significant pursuant to CEQA based on Section 4.3.1 of the MSHCP. Payment towards the MSHCP through the Local Development Mitigation Fee would help to offset the impacts to 26 acres of land as this would provide funding that is required to implement the MSHCP and help maintain the protection of contiguous open spaces that serve the community. Local Development Mitigation Fee payments directly fund the requirements of the MSHCP, which include habitat acquisition of new lands, management and monitoring, and program administration.

The MSHCP consistency analysis completed for the project determined that there would not be 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) or on any species identified as a candidate, sensitive, or special status species (including species listed as threatened or endangered) in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish and Wildlife Service.

Therefore, the project would not have a substantial adverse effect on an endangered or threatened species or on any species identified as a candidate, sensitive, or special status species, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations. Although the undeveloped lands within the project site may provide a marginal opportunity for localized wildlife movement, the survey area as a whole does not constitute a significant wildlife movement corridor. Additionally, the survey area is not located within an identified wildlife corridor or linkage area (i.e., not in the Criteria Area) within the MSHCP. An ephemeral drainage occurs on and adjacent to the project site but due to its ephemeral nature, it does not serve as a wildlife corridor or nursery site for migratory fish; no impacts to this feature are anticipated from implementation of the project. Therefore, with the project would not interference 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, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

According to the Western Riverside County MSHCP Consistency Analysis (see Appendix D), Riparian/Riverine Areas are defined as "lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year." In addition, riverine areas (i.e., streams) include areas that "do not contain riparian vegetation, but that have water flow for all or a portion of the year and contain biological functions and values that contribute to downstream habitat values for covered species in the MSHCP Conservation Area. There are no riparian resources on-site, but the project site supports one unvegetated, ephemeral drainage that traverses the northwest portion of the project site. The drainage channel crosses the survey area in a northeasterly direction and empties into a culvert off-site, which flows beneath I-15, then into an aboveground eucalyptus-lined drainage to the east of I-15, and eventually empties into Temescal Wash approximately 0.65 mile northeast of the project site. Therefore, the drainage is considered a riverine area pursuant to the MSHCP. However, the drainage would not be impacted by the project as it is located on the materials storage parcel which would be managed through BMPs to prevent erosion of stockpiled soils or pollutants into the drainage. Impacts from equipment storage, fueling, and staging areas would also be avoided through the implementation of standard construction measures. No sensitive riverine wildlife species or other sensitive riparian plant or wildlife species were detected on-site. Therefore, with the project would not have adverse effects on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or U.S. Fish and Wildlife Service, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No vernal pools or depressions characteristic of vernal pool habitat and no evidence of ponding areas such as cracked soils, tire ruts, or wetland or vernal pool plant species were observed within or immediately adjacent to the project site. No riparian habitats were detected on-site, and the project would not impact the unvegetated, ephemeral drainage that traverses the northwest portion of the materials storage site, as described above under (e). Therefore, the project would not have an adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal). **No impact** would occur.

Findings of Fact: No Impact

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

As described in the analysis in Section 7a) above, the project would not conflict with the Western Riverside County MSHCP. The only local policies or ordinances protecting biological resources within the project area is the County's Oak Tree Management Guidelines.

During site assessments, it was determined that no oak woodlands occur on-site, and the single small oak tree located on-site is approximately five years old and in good health. The diameter of the tree at 4.5 feet above ground is 3 inches and the tree is approximately 6 feet tall, which meets the definition of a native tree under the County Oak Tree Management Guidelines As the tree would be removed from the site, a significant impact would occur due to conflict with the County's Oak Tree Management Guidelines. However, the project would replace this tree with new trees in compliance with the County's Oak Tree Management Guidelines at a 2:1 ratio and mitigate for these impacts associated with its removal.

Therefore, with the implementation of mitigation measure **BIO-3**, the project would not conflict with any local policies or ordinances protecting biological resources and **a less than significant impact with mitigation incorporated** would occur.

Findings of Fact: Less than Significant with Mitigation Incorporated

Mitigation:

BIO-3 Oak Tree Replacement. The removal of the single native oak tree on-site shall be mitigated at a 2:1 ratio in accordance with the County's Oak Tree Management Guidelines. The project's landscape plans shall include at least two oak trees to mitigate for the one native tree that will be impacted as a result of the project implementation. The two replacement oak trees shall be no smaller than one gallon.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): Phase I Cultural Resources Assessment for the Temescal Commercial Project (Appendix E), Butterfield Overland Trail Project Temescal Valley Alignment Analysis (County of Riverside 2015c), Correspondence with Gaby Adame and Mark Freed via Email Regarding Historic Trail RE: Temescal MCP project follow up Comprehensive Trails Plan (Riverside County, November 6, 2023)

a) Alter or destroy a historic site?

The records search results from California Historical Resources Information System, Eastern Information Center (EIC) at the University of California, Riverside, prepared for the Phase I Cultural Resources Assessment (see Appendix E) did not identify historic structures or sites on the project site or within one mile of the project site. Therefore, the project would not alter or destroy a historic site. **No impact** would occur.

Findings of Fact: No impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

The General Plan identifies a segment of the historic alignment of the Butterfield Overland Stage route within the right-of-way of Temescal Canyon Road that abuts the eastern boundary of the project site. Additionally, Section 5 of the Butterfield Overland Trail Project Temescal Valley Alignment Analysis (County of Riverside 2015c) identifies this segment of the trail as a recreational trail. However, the historic alignment of the Butterfield Overland Stage route is not within the proposed disturbance footprint. A Phase I Cultural Resources Assessment was completed for the project site (see Appendix E). The site investigation completed as part of this assessment recorded one historic-era resource, which consists of three storage buildings that are associated with the existing clay-pipe manufacturing facility. The resource was not recommended to be designated as a significant resource under the CEQA thresholds or County criteria. Additionally, the resource was recommended not eligible for listing on the California Register of Historical Resources or the County's list of historical landmarks. The three buildings are not associated with a significant event in history and therefore do not qualify under Criterion A. They do not qualify under Criterion B as being associated with a significant person. Although the three buildings are associated with clay pipe industry, the Garrett family who has operated the clay-pipe manufacturing facility since 1968 did not make a significant contribution to the development of the clay products manufacturing industry nor the development of Riverside County. The Garrett family, along with numerous other companies including Pacific Clay Products Company (established in 1910), have been making vitrified clay sewer pipes and other clay products within the Temescal Valley since the early 1900s. The buildings do not qualify under Criterion C because they do not possess distinctive qualities of a specific period or method of construction. The buildings are commonplace of industrial style structures with high ceilings, large open floor plans, lack of ornamentation on the building façade, and the use of metal. Although the metal roof and siding appear in fair condition, there is a high likelihood that various metal sheet siding panels and the roof have been replaced numerous times throughout the years. The buildings do not qualify under Criterion D because they are not likely to yield additional information important to Riverside County, state of California, or the nation's history. Therefore, the project would not cause a substantial adverse change in the significance of a known historical resource, pursuant to California Code of Regulations, Section 15064.5, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Source(s): Phase I Cultural Resources Assessment for the Temescal Commercial Project (see Appendix E)

Findings of Fact:

a) Alter or destroy an archaeological site?

A record search was conducted of the archaeological databases maintained at the EIC at University of California, Riverside (see Appendix E). The files at the EIC failed to identify any prehistoric archaeological sites recorded within the project area or within one mile of the project site. Therefore, the project would not alter or destroy an archaeological site. **No impact** would occur.

Findings of Fact: No impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

The EIC records search identified two previously recorded resources, isolated prehistoric artifacts within the project area. After reviewing each site form from the records search, it was decided that the resources have been mistakenly mapped and are not within the project area. As part of the site investigation for the Phase I Cultural Resources Assessment, no significant or potentially significant prehistoric or historic archaeological resources were observed during the survey of the area of potential effect (APE). Therefore, the project would not adversely affect known archaeological resources. In addition, it is acknowledged that the project site has been disturbed by construction of various structures/buildings, pad grading, agricultural activities, periodic discing, and vegetation mowing maintenance over the years. Given past disturbances, the possibility of buried intact significant prehistoric or historic cultural resources being present within the project APE is considered low.

Although no known archaeological and/or Tribal cultural resources are present on the site, the potential for discovery during ground disturbance remains. Impacts to unanticipated discoveries would be considered a significant impact. It is anticipated that typical County Conditions/Mitigation would be required – Project Archaeologist, Monitoring Plan, and a Tribal Monitoring Agreement would be required. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting Tribe(s) for the appropriate number of Native American Monitor(s).

During AB 52 consultation with the County, the consulting tribes (Soboba Band and Pechanga Band) requested revisions be made to the language of the County Conditions/Mitigation and mitigation measures be incorporated to reduce potential impacts to unanticipated discoveries of archaeological and/or tribal cultural resources. These measures are detailed under Section 39, Tribal Cultural Resources below.

The following County Conditions/Mitigation would be required:

Project Archaeologist / Monitoring

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 Plan (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribes, that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried Tribal Cultural Resources and archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist or appropriate representatives from the Riverside County Planning Department, 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 Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the archaeological monitoring program if circumstances are encountered that reduce the need for monitoring.

Native American Monitor

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

In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in 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) have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Monitoring Report to the County Archaeologist or appropriate representatives from the Riverside County Planning Department prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representatives from the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Archaeologist or appropriate representatives from the Riverside County Planning

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

Unanticipated Resources

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed as a condition of approval: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the Project archaeologist 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(s), and the County Archaeologist, or appropriate representatives from the Riverside County Planning Department, 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 or appropriate representatives from the Riverside County Planning Department, 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 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 and a Native American Monitor(s) from the consulting tribe(s) 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.

Human Remains

In addition, pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the “Most Likely Descendant.” The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Phase IV Monitoring Report

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted to the County Archaeologist or appropriate representatives from the Riverside County Planning Department, and the consulting tribe(s), which 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 Monitoring Plan.

Artifact Disposition

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all 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), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe(s) or band(s). This shall include measures and provisions to protect the reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. 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 shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

The details of any disposition of artifacts shall be documented in the Phase IV report.

Implementation of the above conditions of approval would reduce impacts associated with inadvertent discovery to a level **less than significant**. These conditions would establish an evaluation protocol in the event of an inadvertent discovery, would ensure compliance with State Health and Safety Code Section 7050.5 and to Public Resources Code Section 5097.98 (b), and a ground disturbance monitoring program.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: Construction monitoring by Archaeological Monitor(s) and representative(s) from the consulting tribe(s) will be retained under contract during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading, and trenching.

c) Disturb any human remains, including those interred outside of formal cemeteries?

The site survey did not yield evidence of human remains nor did the records search indicate the presence of any known burial grounds or cemeteries. However, the potential for inadvertent discovery remains, which would be considered a significant impact. Implementation of the conditions of approval detailed above pursuant to State Health and Safety Code Section 7050.5 would reduce this impact to a level **less than significant**. Adherence to the requirements of the California Native American Graves Protection and Repatriation Act and the federal Native American Graves Protection and Repatriation

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

Act would also ensure that if the remains are found to be Native American, the human remains and cultural items be treated with respect and dignity.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: Construction monitoring by Archaeological Monitor(s) and Native American Monitor(s) during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading, and trenching.

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?	☐	☐	☒	☐
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Source(s): County of Riverside General Plan, Riverside County Climate Action Plan (CAP) (County of Riverside 2019a), County of Riverside Climate Action Plan Screening Tables (Appendix F)

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

The project would replace the existing fabrication/production building (35,000 SF), four material storage buildings (800 SF, 1,800 SF, 4,200 SF, 6,400 SF), and an office building (2,400 SF on-site with a 188,000 SF commercial building and three retail/restaurant drive-through buildings. This would increase the project site's demand for energy.

Construction

During construction, energy use would occur in two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment associated with construction activities. Heavy-duty construction equipment is usually diesel powered. Consistent with federal requirements, all equipment was assumed to meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. There are no known conditions as part of the project that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. Therefore, project construction would not result in result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be **less than significant.**

Operation

Operational energy use would be associated with transportation-related fuel use and building-related energy use. New construction is required to meet mandatory energy standards in accordance with the version of the Title 24 Energy Code that is in effect at the time building permits are received. The 2022 Energy Code increases on-site renewable energy generation from solar, increases electric load flexibility to support grid reliability, reduces emissions from newly constructed buildings, reduces air pollution for improved public health, and encourages adoption of environmentally beneficial efficient

electric technologies. New construction and major renovations must demonstrate their compliance with the current Energy Code through submission and approval of a Title 24 Compliance Report to the local building permit review authority and the California Energy Commission. The 2022 California Green Building Standards Code (CALGreen) institutes mandatory minimum environmental performance standards for all ground-up new construction of non-residential and residential structures. The 2022 CALGreen includes all non-residential mandatory measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, electric vehicle charging stations, lighting, water conservation, waste reduction, and building maintenance. Therefore, operation of the project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Per the County's CAP, energy-related emissions, including residential and non-residential electricity use and natural gas combustion, accounted for 14.5 percent and 9.6 percent of the total community emissions, respectively. The CAP includes reduction measures which are designed to meet the 2030 and 2050 reduction targets for greenhouse gas (GHG) emissions, and accounts for all new development being compliant under Title 24 and CALGreen. The project would implement energy-saving features and operational programs, consistent with the reduction measures set forth in the County's CAP. As detailed in the CAP Screening Thresholds, the County would implement the reduction measures for all new development during CEQA review through the use of the County GHG Screening Tables document based upon the CAP Update (see Appendix F). In addition, the project would be solar ready, consistent with CAP measure R2-CE1 Clean Energy, which requires new buildings totaling more than 100,000 gross square feet of commercial to provide onsite solar to offset at least 20 percent of the energy demand of the project. The project's electrical single line would include two tie-ins to the switch gear for the installation of a future solar photovoltaic system., the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☒	☐

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

Source(s): Fault Hazard Evaluation Report (Appendix G)

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?

Per the Fault Hazard Evaluation Report (see Appendix G) completed for the project, the project site is not located within an Alquist-Priolo Earthquake Fault Zone; however, it is located directly adjacent to a parcel located within the zone. As noted in the Fault Hazard Evaluation Report (see Appendix G), a geologic investigation performed by Pioneer Consultants for the adjacent tract approximately located a segment of the Glen Ivy North fault trace on the western edge of this site; this led to the establishment of a fault setback zone 25 feet northeasterly, of the right-of-way line for Lawson Road. Per the site investigation for the project site, no evidence of faulting or fissuring was observed in the fault trenches excavated by CTE, South, Inc. on-site and the potential for damage from displacement or fault movement beneath the proposed site is considered low. Therefore, impacts from ground rupture of a known earthquake fault are **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source(s): County of Riverside General Plan Safety Element Figure 2 "Liquefaction Zones" (County of Riverside 2021b), Fault Hazard Evaluation Report (see Appendix G)

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

General Plan Safety Element Figure 2 does not identify the project site as being within a mapped liquefaction zone (County of Riverside 2021b). Per the Fault Hazard Evaluation Report (see Appendix G), based on the absence of groundwater within the top fifty feet of the site soil profile, the potential for liquefaction of site soils is considered very low. Therefore, impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

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

Source(s): Fault Hazard Evaluation Report (see Appendix G), Geotechnical Investigation (Appendix H)

a) Be subject to strong seismic ground shaking?

As described in Section 10(a) above, the project site is located adjacent to a known fault trace and per the Fault Hazard Evaluation Report and Geotechnical Investigation (see Appendices G and Appendix H), due to the proximity of the project site to the Glen Ivy North Fault and the general seismicity of the region, ground shaking due to seismic activity on local and distant faults would be a significant geologic hazard at the project site. With implementation of the recommendations of the geotechnical investigation into design, such as the installation of crack control joints and reinforcements, hazards associated with seismic ground shaking would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): Fault Hazard Evaluation Report (see Appendix G), Geotechnical Investigation (see Appendix H)

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?

No features typically associated with land sliding were noted during the site investigation nor were records of land sliding found during reference review, per the Geotechnical Investigation (see Appendices G and Appendix H). Therefore, impacts related to landslide risk would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): Geotechnical Investigation (see Appendix H)

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

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?

The Geotechnical Investigation prepared for the project (see Appendix H) determined that the soils within the upper six to eight feet of the ground surface of the project site are potentially collapsible. Fill encountered at the project site is generally considered to be compressible under the proposed loading conditions. Surficial soils were also found to be locally disturbed and weathered. Therefore, it is recommended that the fill, disturbed soils, and collapsible soils be over-excavated, processed, and compacted. Adherence to these recommendations would ensure that impacts related to soils becoming unstable and resulting in ground subsidence would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): Geotechnical Investigation (see Appendix H)

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

Per the Geotechnical Investigation (see Appendix H), due to project site elevation and distance from the Pacific Ocean, the project site is not considered to be subject to damage from tsunamis. Based on the absence of large bodies of water in the area, damage from seiche (oscillatory waves in standing bodies of water) is not expected. The project would not be subject to seiche, mudflow, volcanic hazard, or tsunamis. Therefore, **no impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☒	☐
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): Geotechnical Investigation (see Appendix H)

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

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

Project construction would require that remedial grading reach a depth of 8 or more feet below the existing grade or finish grade whichever is deeper. The Geotechnical Investigation included the recommendation that permanent slopes should be no steeper than 2:1 and temporary sloped excavations should be cut at a 1:1 or flatter. If temporary slopes are to be maintained during the rainy season, berms are recommended along the tops of slopes to divert runoff water from entering the excavation and eroding the slope faces. Therefore, the project would not create a change in topography or ground surface relief features or slopes greater than 2:1 or higher than 10 feet, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Result in grading that affects or negates subsurface sewage disposal systems?

The project does not propose the use of subsurface sewage disposal systems or septic tanks. A non-operational septic tank with a leach field that is currently present on-site would be removed. Therefore, project grading would not affect or negate a subsurface sewage disposal system. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Source(s): Preliminary Water Quality Management Plan (Appendix I), Geotechnical Investigation (Appendix H), Grading (County of Riverside 2024)

a) Result in substantial soil erosion or the loss of topsoil?

Prior to ground disturbance, the issuance of a grading permit from the County Building and Safety Department would require the implementation of BMPs as recommended in the Preliminary Water

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

Quality Management Plan (see Appendix I), an erosion control plan, and implementation of a Stormwater Pollution Prevention Plan (SWPPP) during construction. Implementation of these BMPs during ground disturbance would prevent substantial soil erosion or the loss of topsoil. Permanent BMPs in the form of landscaping and the maintenance of existing drainage patterns would reduce erosion potential on-site during operations. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?

The Geotechnical Investigation (see Appendix H) prepared for the project determined that near-surface materials at the site are anticipated to exhibit a very low expansion potential. The geotechnical investigation includes earthwork recommendations to over-excavate, process, and compact the surface artificial fill. Additional evaluation of soil expansion potential would be conducted during grading and upon completion of rough grading and building pad construction. Adherence to this recommendation would ensure that impacts related to expansive soils would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The project does not propose the use of subsurface sewage disposal systems or septic tanks. A non-operational septic tank with a leach field that is currently present on-site would be removed, and the project would connect to existing wastewater infrastructure. **No impact** would occur.

Findings of Fact: No impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blows and from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source(s): General Plan Safety Element (County of Riverside 2021b)

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

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

The project site is not located within a wind erosion susceptibility area as designated by the General Plan Safety Element (County of Riverside 2021b). Ground disturbance during project construction would increase the potential for wind erosion by loosening soils and generating soil stockpiles. However, through implementation of County Ordinance 457 and Board of Supervisors Policy F-6, the County prohibits grading without permits, levies penalties for illegal grading, and requires the restoration of illegally graded land to prevent off-site drainage and slope erosion. As part of the conditions for issuance of grading permit, the project would be required to implement BMPs and appropriate mitigation to erosion. The project would implement SCAQMD Rule 402 (Nuisance) and Rule 403 (Fugitive Dust), as noted above under the Air Quality Section, which would reduce construction erosion impacts. SCAQMD Rule 402 requires dust suppression techniques to be implemented to prevent dust and soil erosion from creating a nuisance off-site. SCAQMD Rule 403 requires control measures to reduce fugitive dust from active operations, storage piles, or disturbed surfaces, with a goal to omit visibility beyond the property line or avoid exceedance of 20 percent opacity. Compliance with these federal, regional, and local requirements would reduce the potential for on-site and off-site erosion effects to accepted levels during project construction. Once construction is complete, surfaces would be paved or developed with landscaping, which would reduce the potential for wind erosion. Therefore, the project would not be impacted by or result in an increase in wind erosion and blow sand, either on- or off-site, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source(s): Climate Action Plan (County of Riverside 2019a), Greenhouse Gas Emissions Analysis (Appendix J)

Methodology: A Greenhouse Gas Emissions Analysis completed for the project (see Appendix J) evaluated the significance of potential GHG emissions impacts that may be generated by the project in accordance with CEQA and guidance from the County and the SCAQMD. The analysis evaluated the significance of potential impacts in terms of (1) the project's contribution of GHGs to cumulative statewide emissions and (2) whether the project would conflict with local and/or state regulations, plans, and policies adopted to reduce GHG emissions. GHG emissions would be generated during construction and operation of the project.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The 2019 Climate Action Plan (CAP) Update was approved on December 17, 2019 (County of Riverside, 2019a). The 2019 CAP Update refines the County's efforts to meet greenhouse gas (GHG) reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 Climate Action Plan. The purpose of the CAP Update is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the state's requirement to reduce GHG emissions, the County prepared its 2019 CAP Update with the goal of reducing GHG emissions within the County by 49 percent below 2008 levels by the year 2030. The County's target is consistent with the AB 32 target and ensures that the County would be providing GHG reductions locally that would complement state efforts to reduce GHG emissions. The County's target is also consistent with the Senate Bill (SB) 32 target that expands on AB 32 to reduce GHG emissions to 40 percent below the 1990 levels by 2030. The County's 2019 CAP Update was approved on December 17, 2019. The 2019 CAP Update refines the County's efforts to meet GHG reduction strategies, specifically for the years 2035 and 2050. The 2019 CAP Update builds upon the GHG reduction strategies in the 2015 CAP. Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3) and 15130(b), a project's incremental contribution to GHG emissions may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. The 2019 CAP Update identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 metric tons of carbon dioxide equivalent (MT CO_2E) per year is used to determine if additional analysis is required. Projects that exceed 3,000 MT CO_2E per year would be required to utilize the Screening Tables or prepare a project-specific technical analysis to quantify and mitigate project emissions. Projects that garner at least 100 points from the Screening Tables (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the 2019 CAP Update.

As such, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions. CEQA Guidelines Section 15064.4(a) states that a lead agency shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project. Therefore, GHG emissions as estimated by CalEEMod are provided for informational purposes and are compared to the SCAQMD screening level thresholds.

As calculated in the Greenhouse Gas Emissions Analysis (see Appendix J), the project would exceed the 3,000 MT CO_2E per year screening threshold (Table 6). Therefore, the project is required to demonstrate compliance with the County's CAP Screening Tables and achieve a minimum of 100 points as identified in the CAP (see Appendix F). The project would achieve 100 points through compliance with Reduction Measure R2-T4: Electrify the Fleet. The project would implement measure T4.B.1: Electric Vehicle Recharging by providing 38 parking spaces in two areas with circuit and capacity in parking areas for installation of vehicle charging stations (2 points per area for 4 points) and installing 12 electric vehicle charging stations (8 points per station for 96 points). In addition, the project would be solar ready, consistent with CAP measure R2-CE1 Clean Energy, which requires new buildings totaling more than 100,000 gross square feet of commercial to provide onsite solar to offset at least 20 percent of the energy demand of the project. The project's electrical single line would include two tie-ins to the switch gear for the installation of a future solar photovoltaic system. Consequently, the project would be

consistent with the CAP's requirement to achieve at least 100 points. The County shall verify incorporation of the identified Screening Table Measures within the project building plans and site designs prior to the issuance of building permit(s) and/or site plans (as applicable). The County shall verify implementation of the identified Screening Table Measures prior to the issuance of Certificate(s) of Occupancy. Therefore, the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be **less than significant**.

Table 6
Project GHG Emissions

Source	Manufacturing GHG Emissions MT CO_2E	Retail GHG Emissions MT CO_2E	Total Project GHG Emissions MT CO_2E[1]
Mobile	1,872	3,231	5,104
Energy	714	121	835
Area[2]	4	<1	4
Water/Wastewater	108	8	115
Solid Waste	73	37	110
Refrigerants	8	3	11
Construction (Amortized over 30 years)[2]	41	2	44
Total	**2,820**	**3,402**	**6,222**

[1]Totals may vary due to independent rounding.
[2]CalEEMod does not separate area sources and construction sources by land use; therefore, 95 percent of the emissions from these sources were attributed to the manufacturing use and 5 percent were attributed to the retail use based on the proportion of overall square footage.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As discussed under 20a) above, the project would be consistent with the County's 2019 CAP, which is a qualified GHG reduction plan that is consistent with the 2017 Scoping Plan and emission reduction targets per SB 32. Because the project would be consistent with the CAP, it would not conflict with the Scoping Plan or SB 32. Furthermore, project emissions would decline beyond the project buildout year as a result of continued implementation of federal, state, and local reduction measures, such as increased federal and state vehicle efficiency standards and Southern California Edison's increased renewable sources of energy in accordance with Renewable Portfolio Standards goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions, once fully constructed and operational, the project is in line with the GHG reductions needed to achieve the 2050 GHG emission reduction targets identified by Executive Order S-3-05. In addition to being consistent with the CAP, the project was evaluated for consistency with the Sustainable Communities Strategies contained in Connect SoCal. As discussed in Table 9 of the Greenhouse Gas Emissions Analysis (see Appendix J), the project would be consistent with applicable Connect SoCal strategies, particularly by constructing a high-density residential use adjacent to existing transit. Therefore, the project would not

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

conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?				
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source(s): Phase 1 Environmental Site Assessment (ESA) Report (Appendix K), Soils Management Plan (Appendix L)

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Project construction would require the transport, temporary storage, and use of asphalt, solvents, cleaners, paint, oils, and fuel for equipment. However, these materials are not acutely hazardous, and use of these common hazardous materials in small quantities would not represent a significant hazard to the public or environment. The Soils Management Plan (SMP) (Appendix L) details specific procedures that would be used for identifying, testing, handling, and disposing of existing soils containing elevated levels of regulated constituents if such soil is encountered during site redevelopment activities. Implementing the procedures in the SMP would ensure that soil from any previously unidentified area of potentially contaminated soil or any subsurface structure containing potential chemical contaminants is managed and disposed of in a manner that is protective of human health and the environment and is compliant with applicable federal, state, and local regulations.

The commercial structure would house a manufacturer of TPE-based action sport parts and a manufacturer of clay products, a clay product related museum and retail space, and spaces for clay-related classes. The manufacturers do not store or utilize hazardous materials in their raw materials or operations. Similarly, operation of the three retail/restaurant drive-through would include the use and

storage of cleaning supplies. However, these materials are not acutely hazardous and would not be used in quantities that would pose a threat to the public. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Activities that may cause soil disturbance and uncover potential contaminated soils include building demolition; site grading; grubbing; removal of soil; removing/installing underground utilities and utility pipeline repair activities; planting trees/landscaping; excavating elevator shaft pits; installing foundations, underground shelters, garages, retention ponds, or basements; and performing other construction activities.

According to historical documentation, three underground storage tanks (USTs) were removed from the project site in 1993 under the oversight of the Riverside County Department of Environmental Health (RCDEH), resulting in the removal of approximately 1,800 cubic yards of petroleum-impacted soil. The property has been used for commercial and industrial uses since at least 1947, including the present-day clay pipe manufacturing facility since circa 1960, which utilizes large kilns and hydraulic oil powered machinery. The impacted soils removed during the remediation process were reportedly placed in several stockpiles in the northeastern portion of the site. Based on documentation reviewed, the RCDEH issued closure of the UST case in 1996 and allowed the impacted soil to remain on the site in the stockpiles. The Phase 1 ESA Report (Appendix K) also acknowledged that the concentrations petroleum concentrations in a majority of the soil samples of these stockpiled soils were determined to be below the acceptable limit for total petroleum hydrocarbons (TPH) in parts per million and regulatory closure was provided to the subject property on June 5, 1996. After regulatory closure, the stockpiled soil was treated as nonhazardous and spread on the property. While there is a potential that petroleum products may exist in the near surface soils, due to the time period in which these soils would have been spread and the low concentration of petroleum products in the soil, the Phase 1 ESA investigation concluded that these products would have degraded to a level that would have reduced the potential for exposure to residual petroleum products.

Due to these conditions, the project is subject to obtaining clearance from Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) prior to any site disturbance/grading/development. A Phase II subsurface investigation workplan was prepared at the request of RCDEH to determine the potential risks associated with disturbance of these stockpiled soils and would be required to be implemented prior to ground disturbance associated with the project. The Phase II ESA workplan has been submitted and approved by RCDEH-ECP for investigation of the site. If the investigation results in additional work to remediate the site, any remediation would be required to be approved prior to any project disturbance or development. If the investigation results in remediation, this remediation must be completed prior to disturbance or project development. Remediation would be conducted under oversight of RCDEH-ECP and/or the appropriate regulatory agency. A SMP approved by RCDEH-ECP must be in place during grading operations; a SMP was

prepared for the project (see Appendix L). If any contaminants are discovered, they would be investigated and mitigated/remediated under oversight of the RCDEH-ECP and/or the appropriate regulatory agency. The SMP (see Appendix L) was prepared with the Phase II subsurface investigation workplan in mind and provides protocols for the proper management of unknown impacts to soil or subsurface features potentially encountered at the project site during grading and below grade construction. Encounters of these contaminated soils may also occur during the removal of the existing structures (i.e., hydraulic equipment removals and oil water separators) during demolition. The SMP (see Appendix L) details specific procedures that would be used for identifying, testing, handling, and disposing of soil containing elevated levels of regulated constituents if such soil is encountered during site redevelopment activities. Implementing the procedures in the SMP as a condition of project approval would ensure that soil from any previously-unidentified area of potentially contaminated soil or any subsurface structure containing potential chemical contaminants–is managed in a manner that is protective of human health and the environment and is compliant with applicable federal, state, and local regulations.

The main human health concern during redevelopment activities at the project site is the direct exposure to TPH and volatile organic compound-impacted soil by construction workers through ingestion, inhalation, and/or dermal contact. Activities that involve the handling of impacted soil, such as any improvements that involve excavation/grading work, may result in exposure to hydrocarbon or volatile organic compound-impacted soil or soil vapors. Inhalation of airborne dust is another route for exposure to contaminants. Therefore, procedures to minimize dust generation and migration during excavation/grading activities would be required to reduce exposure. Additionally, vapor monitoring should be performed using a handheld photoionization detector if evidence of impacted soil is encountered to evaluate whether additional safety measures are required such as use of a respirator or pressurized equipment cabs to limit inhalation of chemicals of concern.

In addition, the Phase 1 ESA Report (see Appendix K) also identified a septic system as a recognized environmental condition (REC) on-site. A REC refers to the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The septic system is located to the north exterior of the existing warehouse structure and former connection from the warehouse discharged domestic wastewater directly to the subsurface of the property to this septic system. The Phase 1 ESA acknowledged that this septic system was likely installed at the time of original construction of the existing warehouse structure and may have contaminated soils underneath the site, which has the potential to be impacted by ground disturbance as part of the proposed structure. The Phase 1 ESA Report recommended that a limited subsurface investigation should be conducted near the septic system outfall of the north exterior of the maintenance shop to determine the presence or absence of soil, soil vapor, and/or groundwater contamination due to the historical use of the subject property. In the event of contamination, proper remediation would be implemented to avoid impacts related to the release of hazardous substances into the environment during ground disturbance.

The Phase 1 ESA Report (see Appendix K) also identified environmental concerns on the site in the form of hydraulic oil, sealer drip, and dyed diesel staining and minor leaking of various oils and diesel aboveground storage tank stored at the project site. Hydraulic oil contains heavy-end hydrocarbons, commonly referred to as TPH as oil (TPHo), which may include polychlorinated biphenyls (PCBs) and/or semi-volatile organic compounds (SVOCs). An additional environmental concern that was noted was the potential for asbestos containing materials and/or lead-based paints to be present due to the age of the subject property buildings to be demolished. The Phase 1 ESA Report (see Appendix K)

recommended secondary containment for these aboveground storage tanks, remediating the hydraulic oil leak, and implementing the County Operations and Maintenance Program to safely manage the suspect asbestos containing materials and lead-based paints on-site prior to demolition.

Therefore, with implementation of these protocols as conditions of approval, the project would not reasonably introduce 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 from disturbance of soils on the proposed site.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

The project site is located adjacent to Temescal Canyon Road which provides access to I-15 as an emergency evacuation route. The project would improve access to the site through the construction of Street A which would connect Temescal Canyon Road to Lawson Road. The design of Street A includes an all-weather section providing emergency access between Street B and Lawson Road. Proposed roadways have been designed consistent with applicable federal and local standards and would provide access for emergency vehicles and have been reviewed with the Fire Department. Therefore, the project would not impair or physically interfere with evacuation procedures in the event of an emergency. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

The project site is not located within 0.25 mile of an existing school. Morgan Academy is located approximately 2.2 miles north of the project site and Temescal Valley Elementary is located approximately 2.4 miles north of the project site. Therefore, the project would not hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The project site is not located on a site listed on the Cortese List pursuant to Government Code Section 65962.5. Therefore, there would be no impacts. The Phase 1 ESA Report (see Appendix K) prepared for the project identified a septic system as a REC on-site. An REC refers to the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The septic system is located to the north exterior of the existing warehouse structure and former connection from the warehouse discharged domestic wastewater directly to the subsurface of the property to this septic system. The Phase 1 ESA acknowledged that this septic system was likely installed at the time of original construction of the existing warehouse structure and may have contaminated soils underneath the site which has the potential to be impacted by ground disturbance as part of the proposed structure. The Phase 1 ESA Report recommended that a limited subsurface investigation should be conducted near the septic system outfall of the north exterior of the maintenance shop to determine the presence or absence of soil, soil vapor, and/or groundwater contamination due to the historical use of the subject property. In the event of contamination, proper remediation would be implemented to avoid impacts related to the release of hazardous substances into the environment during ground disturbance.

The Phase 1 ESA Report also acknowledged the presence of a controlled REC, which refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The site investigation noted three USTs, all of which were excavated and removed from the site with oversight from the County of Riverside Department of Environmental Health in 1993. Soil samples beneath the former locations of the USTs revealed concentrations of petroleum. However, concentrations in a majority of the soil samples were determined to be below the acceptable limit for total petroleum hydrocarbons in parts per million and regulatory closure was provided to the subject property on June 5, 1996. After regulatory closure, the stockpiled soil was treated as nonhazardous and spread on the property. While there is a potential that petroleum products may exist in the near surface soils, due to the time period in which these soils would have been spread and the low concentration of petroleum products in the soil, the Phase 1 ESA Investigation concluded that these products would have degraded to a level that would have reduced the potential for exposure to residual petroleum products.

The Phase 1 ESA also identified environmental concerns on the site in the form of hydraulic oil, sealer drip, and dyed diesel staining and minor leaking of various oils and diesel aboveground storage tank stored at the project site. An additional environmental concern that was noted was the potential for asbestos containing materials and/or lead-based paints to be present due to the age of the subject property buildings to be demolished. The Phase 1 ESA recommended secondary containment for these aboveground storage tanks, remediating the hydraulic oil leak, and implementing the County Operations and Maintenance Program to safely manage the suspect asbestos containing materials and lead-based paints on-site prior to demolition.

Adherence to the recommendations presented in the Phase 1 ESA would ensure impacts related to hazards materials would be **less than significant.**

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

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source(s): County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of Riverside 2024), New Compatibility Plan (Airport Land Use Commission 2024a)

a-d) Result in an inconsistency with an Airport Master Plan? Require review by the Airport Land Use Commission? For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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? 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?

The project site is not located within the boundaries of an airport compatibility area or an airport influence area and is not subject to an Airport Master Plan (County of Riverside Airport Land Use Commission 2024). Corona Municipal Airport is located approximately 13 miles north of the project site, while the Riverside Municipal Airport is located approximately 19 miles northeast of the project site, and the Perris Valley Airport is located approximately 21 miles southeast of the project site. There are no private airstrips or heliports within the vicinity of the project site. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Source(s): General Plan Safety Element Figure 4 “Flood Hazard Zones,” General Plan Safety Element Figure 5 “Dam Hazard Inundation” (County of Riverside 2021b), Preliminary Hydrology Report (Appendix M), Preliminary Water Quality Management Plan (WQMP) (see Appendix I), Geotechnical Investigation (see Appendix H), Water Quality Control Plan for the Santa Ana River Basin (State Water Resources Control Board 2024), SGMA Portal (California Department of Water Resources 2024), Groundwater Sustainability Plan Bedford-Coldwater Basin (Bedford Coldwater Groundwater Sustainability Authority 2021)

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

As construction activities would disturb one or more acres, pursuant to the requirements of the Santa Ana RWQCB and County Ordinance Number 754, prior to the commencement of construction activities, the project would be required to obtain coverage under the State of California NPDES General Construction Storm Water Permit. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the project would be required to comply with the Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Program. Compliance with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a SWPPP for construction-related activities, including grading. The SWPPP would specify the BMPs that the project would be required to implement during construction activities to ensure that all potential pollutants of concern, including silt/sediment, are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs that could be used during project construction include, but are not restricted to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip-rap, and soil stabilizers/hydroseeding. The SWPPP would include BMPs designed to prevent erosion and protect the quality of stormwater runoff during construction. Construction BMPs would help retain stormwater and any constituents, pollutants,

and sediment contained therein, on the project site, which, in turn, would help prevent water quality impacts to downstream receiving waters during project construction.

According to the Preliminary WQMP (see Appendix I) and Preliminary Hydrology Report (see Appendix M) prepared for the project, the proposed development would maintain the ultimate off-site existing drainage patterns post-development. As described in the project description, mitigated peak flows from each infiltration/detention system would be conveyed to their own outflow structures located just inside the property line on the north side of the site. These outflow structures would discharge flow to the site to the north in a way that more closely mimics the sheet flow drainage pattern that occurs in the existing condition. On the site, a majority of runoff would be directed to bioretention and biotreatment BMPs, with only minor flows produced by the portion of Street A that drains towards Temescal Canyon Road left untreated. This would not be a substantial volume that would impact water quality standards or waste discharge requirements. No substantial natural infiltration would occur as part of post-development conditions; however, any captured flows would be treated by these systems prior to infiltration and therefore, would not impact groundwater quality. Landscaping on the project site would also capture surface runoff and prevent drainage from discharging into the natural drainage on the northwestern portion of the project site. Therefore, with mandatory compliance with the SWPPP to implement proposed BMPs, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The project does not propose any groundwater wells. As described in Section 38(b) below, TVWD would have sufficient water supplies available to serve the project from existing entitlements/resources and no new or expanded entitlements are needed. As noted in the Preliminary WQMP (see Appendix I), the project would increase the amount of impervious surface on the project site through the development of paved parking lots and new roadways. However, the existing site is composed of artificial fill underlain by old alluvial fan deposits comprised of interbedded layers of silty and clayey sand, which have low infiltration rates, and are not conducive to groundwater recharge. Furthermore, groundwater recharge would continue in other undeveloped regions of the groundwater basin. Therefore, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

As described in Section 23a) above, the project would maintain the existing drainage patterns post-construction and would not impact the course of the natural drainage north of the site. Therefore, the project would not alter the existing drainage pattern of the site or area or impact the course of a stream or river, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Result in substantial erosion or siltation on-site or off-site?
Construction of the project would be subject to local and state requirements for erosion control and grading. Post-development, the project would include paved parking lots and new roadways that would potentially increase runoff volumes that would lead to increased erosion but would also include landscaping and low impact development stormwater BMPs to mitigate for potential erosion from surface runoff. The modular wetland system to be installed for stormwater capture and treatment. Therefore, the project would not substantially alter the existing drainage pattern of the project site or area in a manner which would result in substantial erosion or siltation on or off site, and impacts would be **less than significant.**

Findings of Fact: Less than Significant
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

The project site is located in Zone X in an area of minimal flood hazard which is outside of the 100-year flood plain area per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) (Map Number 06065C1390G; see Appendix M). The project would result in the increase of impervious surfaces through the development of paved parking lots and new roadways; however, with the installation of low impact development stormwater BMPs, landscaping, and the maintenance of existing drainage conditions, the project would not increase surface runoff in a manner which would result in flooding on-site or off-site (see Appendix M). Therefore, the project would not substantially increase surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The proposed installation of the two off-site underground detention basins as part of the project would detain the increased flows resulting from development and would prevent the exceedance of the capacity of existing stormwater drainage systems downstream. Therefore, the project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Impede or redirect flood flows?

As described in Section 23(e) above, the project site is located in Zone X in an area of minimal flood hazard which is outside of the 100-year flood plain area per FEMA FIRM mapping (see Appendix M). Additionally, installation of low impact development stormwater BMPs, landscaping, and the maintenance of existing drainage conditions would avoid flooding. Therefore, the project would not impede or redirect flows, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

As noted in the Geotechnical Investigation (see Appendix H), due to project site elevation and distance from the Pacific Ocean, the site is not considered to be subject to damage from tsunamis. Based on the absence of large bodies of water in the area, seiche (oscillatory waves in standing bodies of water) damage is also not expected. The project site is also located in a FEMA FIRM mapped area of minimal flood hazard and therefore would be unlikely to be inundated and result in the release of pollutants. Therefore, the project would not risk the release of pollutants from flood hazard, tsunami, or seiche zones, and no impacts would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan, which establishes water quality standards for the ground and surface waters of the region. Per the Preliminary WQMP (see Appendix I), receiving waters for the project site's drainage are the Canyon Lake (Railroad Canyon Reservoir, approximately 16.5 miles from the project site), Lake Elsinore (approximately 21.9 miles from the site), and Bedford Canyon Creek (adjacent to the site). The WQMP notes that Lake Elsinore has 303(d) listed impairments approved by the U.S. EPA. The Preliminary WQMP for the project incorporates BMPs that would remove waterborne pollutants from stormwater flows to prevent impacts to these receiving waters. The WQMP requires post-construction maintenance and operational measures to ensure ongoing effectiveness. Compliance with the WQMP would be required as a condition of Project approval. Therefore, the project's operation would not obstruct implementation of the Santa Ana Region Basin Plan. The project Applicant, successors in interest, and construction contractors would be required to comply with the project-specific WQMP as a condition of approval.

The project site is located within the Bedford Coldwater groundwater subbasin and is therefore subject to the Bedford Coldwater Groundwater Sustainability Authority's Groundwater Sustainability Plan for the Bedford-Coldwater Basin (California Department of Water Resources 2024; Bedford Coldwater Groundwater Sustainability Authority 2021). The City of Corona, Elsinore Valley Municipal Water District, and TVWD entered into a Joint Powers Agreement on March 29, 2017, for the formation of a Joint Powers Authority to apply to become a Groundwater Sustainability Agency for the Bedford-Coldwater Sub-basin of the Elsinore Basin. Each of Joint Powers Authority's members agencies overlies a portion of the sub-basin and exercises water management, water supply or land use authority within a portion of the sub-basin. The Groundwater Sustainability Plan defines thresholds for maintaining sustainability, outlines groundwater monitoring protocols, best management practices, management actions and projects designed to improve monitoring capabilities and/or to protect and enhance groundwater conditions. The project would not directly extract groundwater nor would it impact groundwater recharge as the project would install bioretention basins and pipe systems that would allow for infiltration of stormwater flows after treatment. In addition, the project's proposed stormwater drainage system would convey water runoff into the public storm drain system which flows to downstream water bodies where percolation into the groundwater table occurs. Therefore, the project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE AND PLANNING Would the project:				
24. Land Use				
a) Physically divide an established community?	☐	☐	☒	☐
b) 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?	☐	☐	☒	☐

a) Physically divide an established community?

The project proposes the redevelopment of an existing commercial/industrial site with a light industrial building and commercial drive through structures on an infill site. The project site is located on a parcel along Temescal Canyon Road and would improve access to the project site through the construction of Street A, and also allow for an EVA connection between Street B and Lawson Road. These roadways would not divide an established community in a way that would create a barrier or a division of uses in the area. Therefore, the project would not physically divide an established community, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) 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?

The project proposes a General Plan Amendment to redesignate the Lot 4 from Commercial Tourist (CT) to Light Industrial (LI) and to rezone the Lot 4 from Scenic Highway Commercial (C-P-S) to Manufacturing- Service Commercial (M-SC). Lots 1 through 3 would remain designated with its adopted land use designation and zoning. As documented in the General Plan Consistency Analysis completed for the project (see Appendix A), the project would be consistent with all applicable general plan policies. As described in Section 7a) above, the Consistency Analysis with the Western Riverside County MSHCP (see Appendix D) determined that the project would not conflict with any applicable plan policies. As described in Section 9a) above and Section 39b), the project would mitigate all impacts related to cultural resources and tribal cultural resources to a level less than significant. As described in Section 20a) above, the project would be consistent with the County's adopted CAP. As described throughout this Initial Study, all other impacts not requiring mitigation would be less than significant or would have no impact.
Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): County of Riverside General Plan Multipurpose Open Space Element Figure OS-6 "Mineral Resources Area" (County of Riverside 2015a)

a-c) 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? 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? Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

The project site is not located on a proposed, existing, or abandoned quarry or mine. The site is located entirely in an area designated as Mineral Resource Zone 3 (Significance of mineral deposits undetermined) based on the County's General Plan Figure OS-6 "Mineral Resources Area" (County of Riverside 2015c). Land classified as Mineral Resource Zone 3 is not considered a significant mineral resource. The project site is not delineated as an existing mineral resource recovery site. It is noted that active mining operations are located approximately 1.4 miles south of the project site; however, construction and operation of the project would not impact these operations or expose people or properties to hazards from these mines. Therefore, there would be **no impacts** related to mineral resources.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 (2) 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?				
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Source(s): County of Riverside Airport Influence Areas Map (County of Riverside 2016), New Compatibility Plan (County of Riverside Airport Land Use Commission 2024)

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

a-b) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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? For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within an airport land use plan and is therefore not within an airport noise contour boundary, nor is the project site located within 2 miles of a public airport or public use airport (County of Riverside 2016; County of Riverside Airport Land Use Commission 2024). Corona Municipal Airport is located approximately 13 miles from the project site, Riverside Municipal Airport is located approximately 19 miles from the project site, and the Perris Valley Airport is located approximately 21 miles from the project site. There are no private airstrips or heliports within the vicinity of the project site. Therefore, the project would expose people working on the project site to excessive noise levels associated with a public airport, public use airport, or private airstrip, or heliport. **No impact** would occur.

Findings of Fact: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects 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(s): General Plan Noise Element, Table N-1 ("Land Use Compatibility for Community Noise Exposure") (County of Riverside 2015d), Noise Analysis (Appendix N)

A Noise Analysis (see Appendix N) was completed for the project to assess potential noise and vibration impacts associated with construction and operation of the project. As part of this assessment, noise levels due to vehicle traffic were calculated and evaluated against County noise and land use compatibility guidelines. In addition to compatibility, this report evaluates the potential for noise to impact adjacent receivers from on-site sources and construction activity, and impacts related to ground-borne vibration.

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

The Noise Analysis (see Appendix N) assessed noise impacts in the context of the County's noise compatibility standards as included in the Noise Element of the General Plan to control and abate

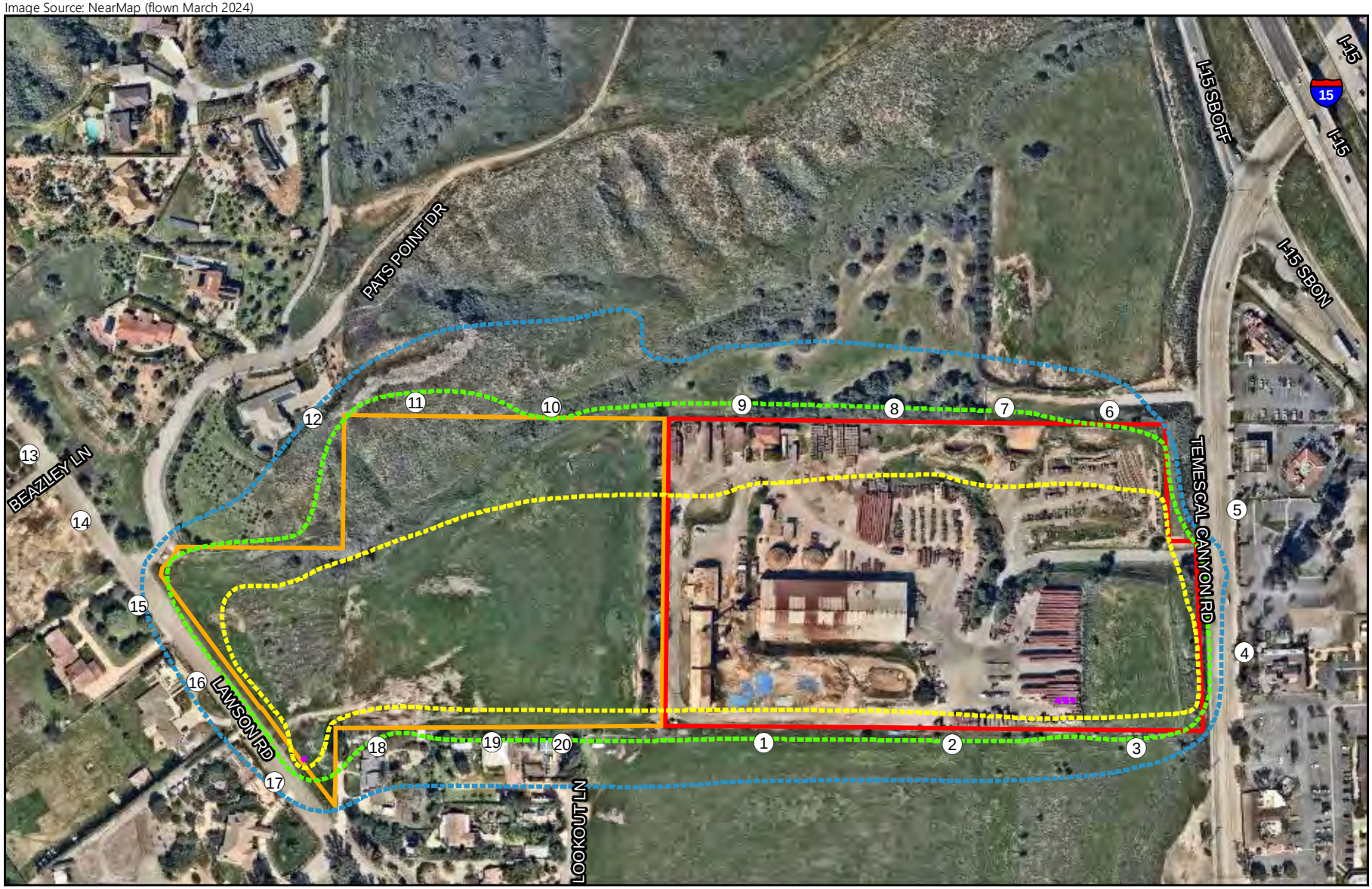
environmental noise, and to protect the citizens of the County from excessive exposure to noise and in the context of County Code of Ordinances.

Construction Noise

The County regulates noise in accordance with Chapter 9.52, Noise Regulations of the Code of Ordinances Section 9.52.020[I] states that sound emanating from private construction projects located within a quarter mile from an inhabited dwelling is exempt from the provisions of Chapter 9.52, if construction occurs between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May. The Code of Ordinances does not establish a quantitative construction noise level limit. For the purposes of this analysis, the Federal Transit Administration-recommended threshold of 80 A-weighted decibel (dB) one-hour equivalent noise level [dB(A) L_{eq}] at noise sensitive residential land uses was used.

Project construction noise would be generated by diesel engine-driven construction equipment used for site preparation and grading, building construction, loading, unloading, and placing materials and paving. Diesel engine-driven trucks also would bring materials to the site and remove the soils from excavation. The nearest residential uses are located as close as 25 feet northwest and southwest of the project site adjacent to the off-site material storage area. Retail uses are located to the east. Undeveloped land is located to the north, west, and south. Construction noise levels were modeled at the adjacent receivers assuming the simultaneous use of an excavator, grader, and scraper, which would generate a combined sound power level of 117.4 dB(A) L_{pw}. This noise level was modeled as an area source covering the entire project site and the off-site material storage area. Table 7 summarizes the construction noise levels modeled at these adjacent land uses. Figure 11 shows the construction noise contours.

Image Source: NearMap (flown March 2024)



Project Boundary
Off-Site Material Storage Area
Receivers

Construction Noise
60 dB(A) L_{eq}
65 dB(A) L_{eq}
70 dB(A) L_{eq}
75 dB(A) L_{eq}

0 Feet 300

RECON

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FIGURE 11
Construction Noise Contours

Table 7
Construction Noise Levels at Off-site Receivers

Receiver	Land Use	Construction Noise Level [dB(A) L_{eq}]
1	Undeveloped/Estate Density Residential	63
2	Undeveloped/Tourist Commercial	63
3	Undeveloped/Tourist Commercial	62
4	Retail Commercial	58
5	Retail Commercial	57
6	Undeveloped/Tourist Commercial	63
7	Undeveloped/Tourist Commercial	64
8	Undeveloped/Estate Density Residential	65
9	Undeveloped/Estate Density Residential	65
10	Undeveloped/Estate Density Residential	63
11	Undeveloped/Estate Density Residential	66
12	Estate Density Residential	61
13	Estate Density Residential	50
14	Estate Density Residential	54
15	Estate Density Residential	59
16	Estate Density Residential	61
17	Estate Density Residential	61
18	Estate Density Residential	63
19	Estate Density Residential	63
20	Estate Density Residential	63

SOURCE: Appendix N
dB(A) L_{eq} = A-weighted decibels equivalent noise level

As shown, construction noise levels are not anticipated to exceed the Federal Transit Administration's recommended threshold of 80 dB(A) L_{eq}. Noise levels at the adjacent existing residential uses would be less than 60 dB(A) L_{eq}. Construction activities would only occur during the times allowable by the Code of Ordinances (6:00 a.m. and 6:00 p.m. during the months of June through September, and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May). Although the existing nearby residences would be exposed to construction noise levels that could be heard above ambient conditions, the exposure would be temporary and would only occur during the daytime hours. Therefore, construction noise would not generate a substantial permanent increase in ambient noise levels in excess of limits established in the Code of Ordinances, and impacts would be **less than significant.**

Traffic Noise

On-site Noise Compatibility

The project site is exposed to vehicle traffic noise from I-15 and Temescal Canyon Road. The County's General Plan Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources. Industrial and manufacturing uses are "clearly compatible" with noise levels up to 75 community noise equivalent level (CNEL), "normally compatible" with noise levels from 70 to 80 CNEL, and "clearly incompatible" with noise levels above 75 CNEL. There are no land use compatibility standards for fast food restaurants since these are not noise sensitive land uses. Vehicle traffic noise level contours across the project site were calculated using SoundPLAN. These noise contours and modeled receiver locations are shown in Figure 12. The results are summarized in Table 8. As shown, on-site vehicle traffic noise levels would be 70 CNEL or less and

would be considered “clearly compatible.” Therefore, on-site vehicle traffic noise levels would be **less than significant.**

Table 8
On-site Traffic Noise Levels

Receiver	Location	Vehicle Traffic Noise Level (CNEL)
1	Coffee Shop	70
2	Fast Casual Restaurant	65
3	Fast Food Restaurant	69
4	Industrial/Manufacturing Building	68
5	Industrial/Manufacturing Building	69
6	Industrial/Manufacturing Building	70
CNEL = community noise equivalent level		

Off-site Vehicle Traffic Noise

The project would increase traffic volumes on local roadways. However, the project would not substantially alter the vehicle classifications mix on local or regional roadways, nor would the project alter the speed on an existing roadway or create a new roadway. Thus, the primary factor affecting off-site noise levels would be increased traffic volumes. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. The FICON guidance provides an established source of criteria to assess the impacts of substantial temporary or permanent increase in baseline ambient noise levels. Based on the FICON criteria, the amount to which a given noise level increase is considered acceptable is reduced when the without project (baseline) noise levels are already shown to exceed certain land-use specific exterior noise level criteria. The specific levels are based on typical responses to noise level increases of 5 dB(A) or readily perceptible, 3 dB(A) or barely perceptible, and 1.5 dB(A) depending on the underlying without project noise levels for noise-sensitive uses. These levels of increases and their perceived acceptance are consistent with guidance provided by both the Federal Highway Administration (FHWA) and the California Department of Transportation.

Based on this guidance, long-term traffic noise that affects sensitive land uses would be considered substantial and constitute a significant noise impact if the project would:

- Increase noise levels by 5 dB or more where the no project noise level is less than 60 CNEL;
- Increase noise levels by 3 dB or more where the no project noise level is 60 CNEL to 65 CNEL; or
- Increase noise levels by 1.5 dB or more where the no project noise level is greater than 65 CNEL.

Temescal Canyon Road volumes without and with the project were calculated as part of the traffic impact analysis prepared for the project. The existing noise level at 50 feet from Temescal Canyon Road exceeds 70 CNEL, therefore, a significant ambient noise increase would occur if the project results in an increase of 1.5 dB or more. As calculated using the FHWA RD-77-108 traffic noise prediction model, the project-related increase in traffic volumes would result in a noise level increase of 0.5 dB over the existing condition (Appendix N). This would not be an audible change in noise levels. Therefore, operational roadway noise would not generate a substantial permanent increase in ambient noise levels for off-site noise sensitive land uses, and impacts would be **less than significant.**

Operational Noise

On-site Generated Noise

The primary noise sources on-site would be heating, ventilation, and air conditioning and ventilation (HVAC) equipment, trucks accessing the project site, loading docks located on the north side of the proposed building, and drive-through speakers. Noise levels due to these sources were modeled to determine if they have the potential to produce noise in excess of County limits established in the Code of Ordinances. Modeled noise levels are summarized in Table 9 and are discussed in detail in Appendix N.

Table 9
Modeled Noise Levels for On-site Operational Sources

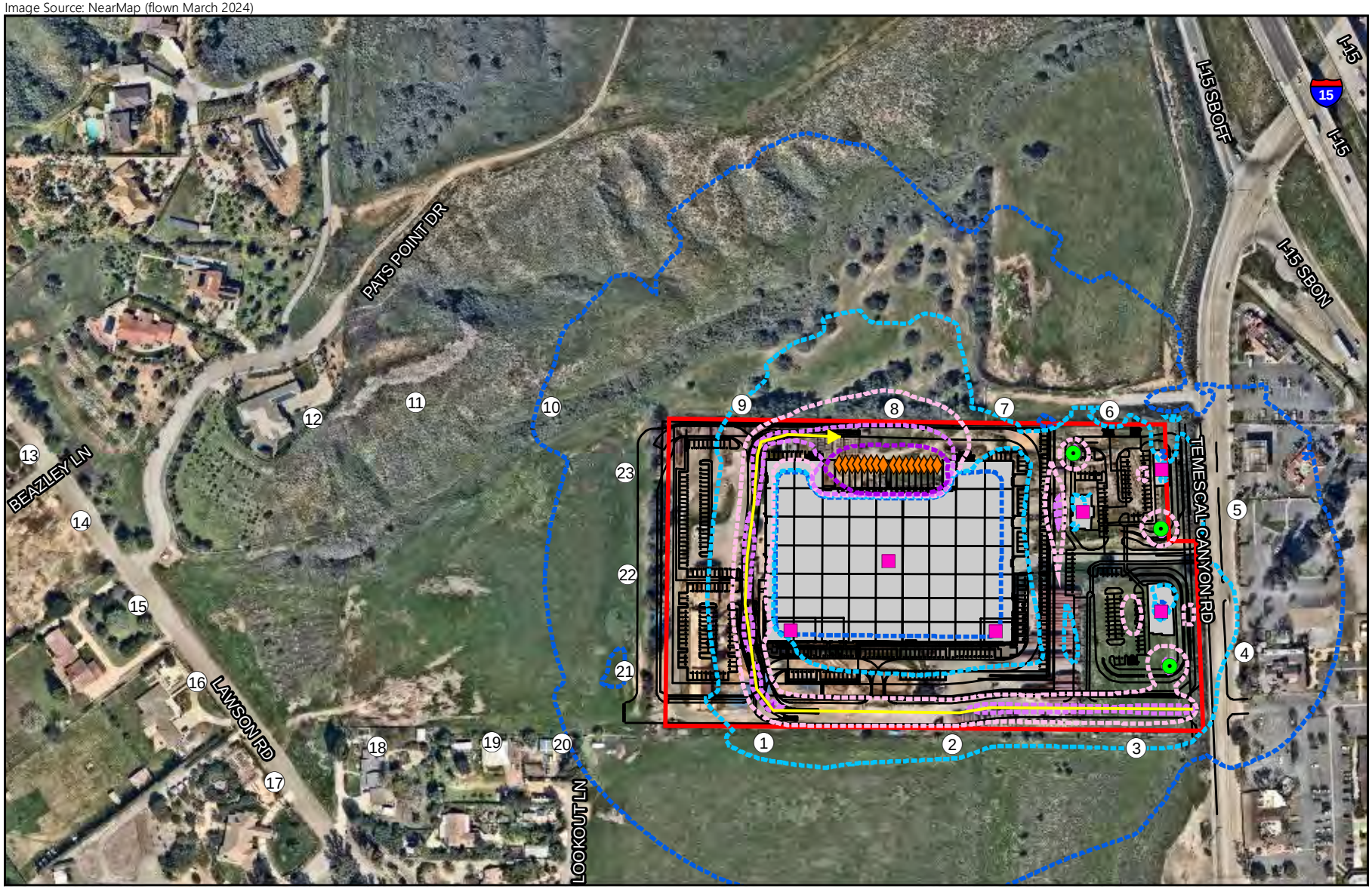
Noise Source	Modeled Noise Level [dB(A) L_{pw}]	
	Daytime	Nighttime
Manufacturing Building Ventilation (180,000 ground floor square feet)	98.8	95.8
Manufacturing Building Office 1 HVAC (8,000 square feet)	88.2	85.2
Manufacturing Building Office 2 HVAC (3,000 square feet)	82.0	79.0
Restaurant 1 HVAC (5,000 square feet)	90.6	87.6
Restaurant 2 HVAC (2,900 square feet)	88.2	85.2
Restaurant 3 HVAC (2,500 square feet)	85.0	82.0
Loading Dock	81.3	--
Truck Arrival/Departure	89.4	--
Drive-Through Speakers	75.9	71.9

SOURCE: Appendix N
dB(A) L_{pw}= A-weighted decibels sound power level; HVAC = heating, ventilation, and air conditioning

As calculated in this analysis, operational noise levels are not anticipated to exceed the applicable limits as specified in Section 9.52.030 of the Code of Ordinances.

Noise levels were modeled at a series of 23 receivers located at the adjacent uses. Modeled receivers and daytime and nighttime operational noise contours are shown in Figures 12 and 13, respectively. Future projected noise levels are summarized in Table 10.

Image Source: NearMap (flown March 2024)



Project Boundary
Receivers
Site Plan
Buildings

Noise Sources
HVAC
Drive Through Speaker
Loading Dock
Trucks

Daytime Operational Noise
40 dB(A) L_{eq}
45 dB(A) L_{eq}
50 dB(A) L_{eq}
55 dB(A) L_{eq}
60 dB(A) L_{eq}

0 Feet 300

RECON

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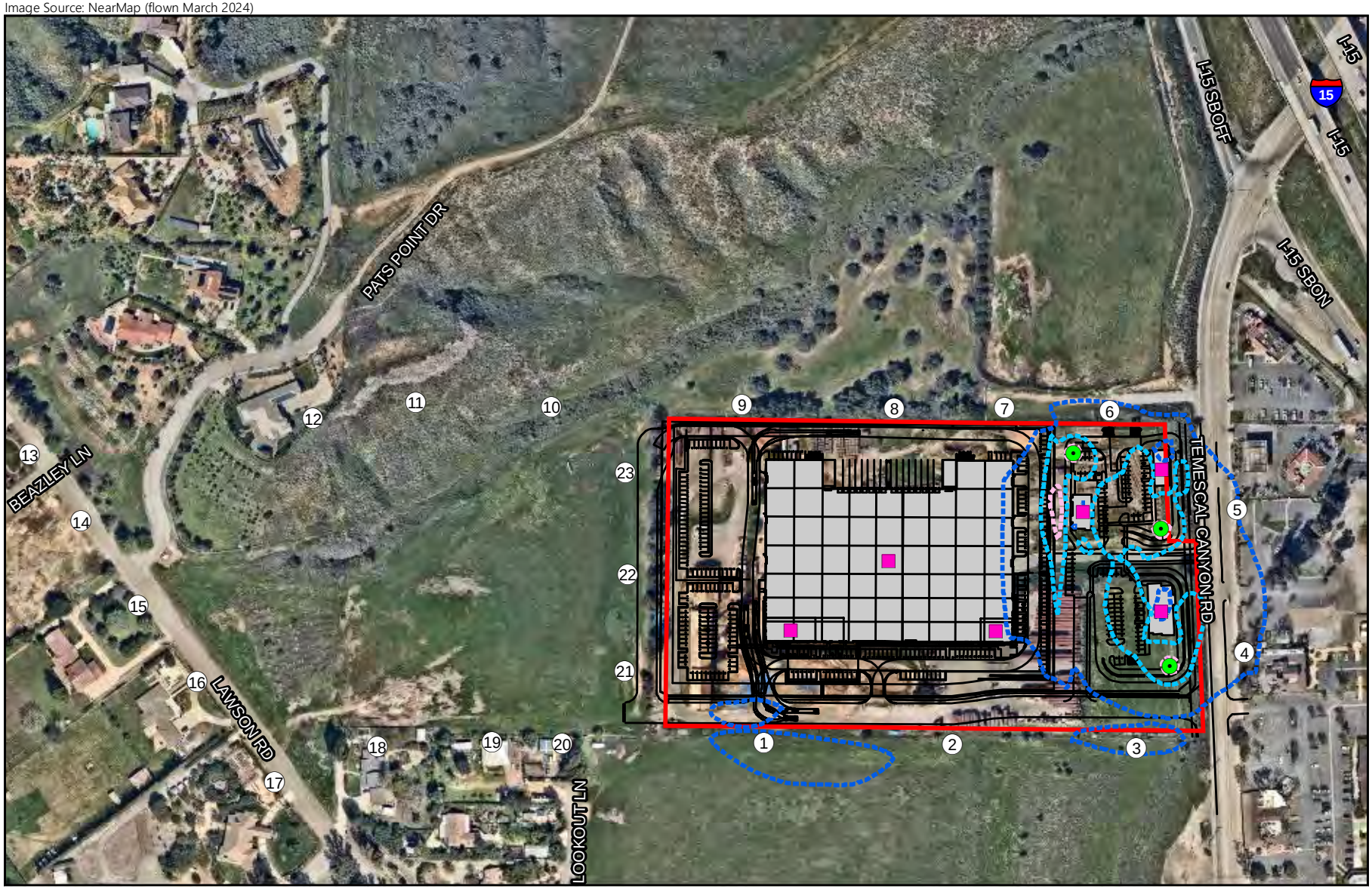
FIGURE 12
Daytime Operational Noise Contours

Image Source: NearMap (flown March 2024)



Project Boundary
Receivers
Site Plan
Buildings

Noise Sources
HVAC
Drive Through Speaker

Nighttime Operational Noise
40 dB(A) L_{eq}
45 dB(A) L_{eq}
50 dB(A) L_{eq}
55 dB(A) L_{eq}
60 dB(A) L_{eq}

0 Feet 300

RECON

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FIGURE 13
Nighttime Operational Noise Contours

Table 10
Operational Noise Levels at Adjacent Property Lines
[dB(A) L_{eq}]

Receiver	Land Use	Applicable Limit Daytime/Nighttime	Operational Noise Level Daytime/Nighttime
1	Undeveloped/Estate Density Residential	55/45	47/41
2	Undeveloped/Tourist Commercial	55/45	47/38
3	Undeveloped/Tourist Commercial	55/45	45/40
4	Retail Commercial	65/55	44/41
5	Retail Commercial	65/55	43/40
6	Undeveloped/Tourist Commercial	65/55	45/41
7	Undeveloped/Tourist Commercial	65/55	43/33
8	Undeveloped/Estate Density Residential	55/45	52/39
9	Undeveloped/Estate Density Residential	55/45	45/33
10	Undeveloped/Estate Density Residential	55/45	40/35
11	Undeveloped/Estate Density Residential	55/45	38/34
12	Estate Density Residential	55/45	37/33
13	Estate Density Residential	55/45	29/26
14	Estate Density Residential	55/45	32/28
15	Estate Density Residential	55/45	33/39
16	Estate Density Residential	55/45	34/30
17	Estate Density Residential	55/45	34/31
18	Estate Density Residential	55/45	36/32
19	Estate Density Residential	55/45	38/35
20	Estate Density Residential	55/45	40/36
21	Undeveloped/Estate Density Residential	55/45	39/35
22	Undeveloped/Estate Density Residential	55/45	42/38
23	Undeveloped/Estate Density Residential	55/45	41/37

SOURCE: Appendix N
dB(A) L_{eq} = A-weighted decibels equivalent noise level

As shown in Table 10, operational noise levels would not exceed the applicable limits as specified in Section 9.52.030 of the County's Code of Ordinances. Therefore, operational noise would not generate a substantial permanent increase in ambient noise levels, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Per the Noise Analysis (see Appendix N), the nearest sensitive receptors are the residential uses located as close as 25 feet from the western and southern boundaries of the off-site soils stockpile area. Construction equipment could include equipment such as loaded trucks, excavators, dozers, and loaders. Vibration levels from these pieces of equipment would generate vibration levels with a peak particle velocity (PPV) ranging from 0.035 to 0.089 inch per second PPV at 25 feet. Therefore, vibration levels are not anticipated to exceed 0.2 inch per second PPV and construction vibration impacts would be less than significant. Once operational, the project would not include the use of any stationary

equipment that would generate substantial vibration levels. All trucks generated by the project would travel along County roadways that are regularly maintained to prevent discontinuous pavement (e.g., potholes). The portion of Street A west of Street B would also only be accessible for emergency vehicular access and would not allow vehicles and commercial trucks to travel from Temescal Canyon Road to through to Lawson Road using Street A, therefore reducing the potential for noise impacts to the residential communities west of the project site. As such and based on guidance from the California Department of Transportation, the project's impacts related to operational traffic-related excessive ground-borne vibration or ground-borne noise levels would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:				
28. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	☐	☒	☐	☐

Source(s): General Plan Open Space Figure OS-8 "Paleontological Sensitivity" (County of Riverside 2015a), Geotechnical Investigation (Appendix H), County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of Riverside January 2024), Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (Society of Vertebrate Paleontology [SVP] 2010)

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

The project site is located on a geologic formation with high paleontological sensitivity according to the County's Map My County report and the Riverside County General Plan Figure OS-8 for the site (County of Riverside 2015). Per the Geotechnical Investigation (see Appendix H), the project site is underlain by artificial fill and old alluvial fan deposits (Qof) of middle to late Pleistocene Age. The Silverado formation was also encountered at some boring locations at a depth of approximately 35 feet.

Due to the likelihood of late Pleistocene sediments at depth, the project has the potential to impact buried paleontological resources during ground-disturbing construction activities for the installation of utilities. As such, prior to initiation of construction activities, a Paleontological Resources Impact Mitigation Program must be prepared to outline requirements for monitoring locations, procedures, reporting, and collection management, implemented through mitigation measure **PALEO-1**. Excavations greater than 10 feet below the original ground surface must be monitored by a qualified paleontological monitor, as outlined by the Society of Vertebrate Paleontology (SVP 2010) and detailed in mitigation measure **PALEO-2**. In addition, implementation of mitigation measure **PALEO-3** requires all construction workers to attend a worker environmental awareness program prior to initiation of construction activities. Implementation of mitigation measures **PALEO-1** through **PALEO-3** would reduce impacts to a level **less than significant with mitigation incorporated.**

Findings of Fact: Less than Significant with Mitigation Incorporated

Mitigation:

PALEO-1 Paleontological Resource Impact Mitigation Program. Prior to the issuance of grading permits**,** a project-specific plan for monitoring site grading/earthmoving activities shall be prepared and implemented by a qualified paleontologist approved by the County (project paleontologist). The project paleontologist 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 and document these requirements in a Paleontological Resource Impact Mitigation Program (PRIMP) to reduce any potential impacts to significant paleontological resources. The PRIMP shall outline where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring (below a depth of 10 feet below the original ground surface) and discoveries treatment, and paleontological methods, reporting, and collections management. This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

b. PRIMP must be accompanied by the final grading plan for the subject project.

c. Description of the proposed site and planned grading operations.

d. Description of the level of monitoring required for all earth-moving activities in the project area.

e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

g. 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.

h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

j. Procedures and protocol for collecting and processing of samples and specimens.

k. Fossil identification and curation procedures to be employed.

l. 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.

m. All pertinent exhibits, maps, and references.

n. Procedures for reporting of findings.

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

o. 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.

p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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.

PALEO-2 Paleontological Monitoring. If excavations below a depth of 10 feet below the original ground surface (i.e., 10 feet below the depth of documented artificial fill) are planned for the project, a qualified paleontologist or a qualified paleontological monitor meeting the Society of Vertebrate Paleontology standards must be present to monitor the excavations for paleontological resources. The qualified paleontologist shall determine if the sediments are old enough and fine-grained enough to warrant continued monitoring. If the qualified paleontologist determines paleontological monitoring is not necessary at the 10-foot depth due to subsurface geological conditions, then paleontological spot-checking shall occur at 5-foot increments below 10 feet to determine the suitability for fossil preservation. The qualified paleontologist must produce a final paleontological monitoring report that discusses the paleontological monitoring program, any paleontological discoveries, and the preparation, curation, and accessioning of any fossils into a suitable paleontological repository.

PALEO-3 Worker Environmental Awareness Program. Prior to construction-related excavations, a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP 2010) standards should be retained, attend the pre-construction meeting, and present a worker environmental awareness program (WEAP) to the construction crew. The WEAP should discuss the types of fossils that may potentially be uncovered during project excavations, regulations protecting paleontological resources, and appropriate actions to be taken when fossils are discovered.

Monitoring: Paleontological monitoring is required for ground disturbance greater than 10 feet below the original ground surface, as detailed in **PALEO-2**.

POPULATION AND HOUSING Would the project:				
29. Housing a) Induce substantial unplanned 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒

Source(s): County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of 2024), County of Riverside General Plan 2021-2029 Housing Element Appendix P Housing Background Report (County of Riverside 2021c)

a) Induce substantial unplanned 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)?

The project would not directly induce substantial unplanned population growth in the area through the development of housing as the project proposes a light industrial building and three retail/drive-through structures. It is noted that the project would extend Street A to connect to Lawson Road and would construct Street B, providing new access to the area. This would potentially facilitate new development in the area as the surrounding parcels are currently vacant. However, it would not induce substantial unplanned population growth in the area as the vacant adjacent parcels are zoned residential (R-A-2 ½ and R-A-5) (County of Riverside 2024). Growth in these areas therefore are anticipated based on the adopted zoning, and unplanned substantial population growth would not be induced by the project. Therefore, the project would not induce substantial unplanned population growth, directly or indirectly, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is configured with an existing industrial factory and does not possess any residential structures. Therefore, the project would not displace any existing people or housing. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

The project would construct new commercial structures that would necessitate employees for construction and operations. For purposes of analysis, employment estimates were calculated using the County General Plan Housing Element Appendix E-2 Socioeconomic Build-out Assumptions and Methodology (County of Riverside 2021c). The General Plan estimated that Light Industrial (LI)

businesses would employ one worker for every 1,030 SF of building area (188,000 SF ÷ 1,030 SF = 183). For commercial retail businesses would employ one worker for every 500 SF of building area (10,400 SF ÷ 500 SF = 21). Based on this employment generation rate, the project is expected to create approximately 204 new recurring jobs. According to the County's 2021-2029 Housing Element, unincorporated communities in western Riverside County account for 83 percent of the population of the unincorporated county overall. Additionally, the western unincorporated communities, of which the project site is located within, account for 73 percent of the housing units, 78 percent of the households, and 84 percent of the employed population of the unincorporated County. The anticipated jobs generated as part of the construction and operational phases of the project could be filled from the local area, as the Riverside County contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the project would result in the addition of residents within Riverside County or surrounding jurisdictions or trigger the need for affordable housing. Therefore, the project would not create demand for additional housing. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Fire Protection Plan (Appendix O)

According to the Fire Protection Plan (see Appendix O), the County Fire Department has adequate emergency response equipment to protect the project site. Station 64 at 25310 Campbell Road would be the closest resource. A second County Fire Resource is located at 20320 Temescal Canyon Road; however, it is eight minutes out. U.S. Forest Service Temescal Fire Station south of site it is a dedicated wildland fire station. Therefore, the project would be adequately served by existing fire facilities and would not result in the provision of fire facilities; therefore, there would be **no impacts** associated with the provision of new or physically altered fire facilities. In addition, the project applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee [DIF]), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities. This fee payment would contribute to the development of future facilities needed in the County. The project would also maintain a Fire Protection Plan (Appendix O), which is consistent with General Plan Safety Element Policy S 6.4 which encourages private businesses to be self-sufficient in an emergency through maintenance of a fire control plan.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	☐	☐	☐	☒

Source(s): County of Riverside General Plan Safety Element (County of Riverside 2021b)

The project proposes the replacement of an existing commercial/industrial site with new light industrial and commercial uses and would not result in a significant increased need for sheriff services in a way that would result in the need for new or physically altered governmental facilities. In addition, the project would comply with the existing regulatory policies and General Plan policies that would further reduce any potential impacts to law enforcement services associated with the project. This includes Policy S 6.15 which ensures that the project permit and review process reduces hazard impacts through the use of development standards, designs, and construction practices reduce risk. Therefore, there would not be a need for new or expanded sheriff facilities, and **no impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	☐	☐	☐	☒

The project does not propose residential uses, and therefore would not result in the generation of new students that would directly impact existing school demand which would potentially necessitate new or expanded school facilities. Development of the light-industrial/commercial building in Phase 1 and retail/commercial structures under Phase 2 would not create a direct demand for public school services, nor would it indirectly draw a substantial number of students to the area. The developments would serve the existing community and future employees of the development would primarily consist of existing County residents.

In addition, although the project would not directly create a demand for additional public school services, the Project Applicant would still be required to contribute fees to the Corona-Norco Unified School District (CNUSD) in compliance with SB 50 (Greene), California Government Code Sections 65995.5 to 65998, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide "full and complete mitigation of impacts" on school facilities from the development of real property (California Government Code § 65995). Per the CNUSD Developer Fee Justification Study (Corona-Norco Unified School District 2024), commercial/industrial developments would be required to pay fees based on the number of employees required prior to issuance of a certificate of compliance from the CNUSD. Therefore, there would not be a need for new or expanded school facilities, and **no impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Libraries	☐	☐	☐	☒

The project does not propose residential uses, and therefore would not result in new residents that would increase the demand on existing libraries in a way that would result in the need for new or expanded library facilities. Therefore, there would not be a need for new or expanded library facilities, and **no impact** would occur. The project applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires a fee payment by developers for the funding of future public facilities, including public libraries and other public facilities. This would offset any potential impacts to library facilities.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	☐	☐	☐	☒

The project does not propose residential uses and therefore would not induce growth in the area that would result in the need for new or expanded health service facilities. Therefore, there would not be a need for new or expanded health service facilities, and there would be **no impacts** related to construction of health service facilities. In addition, the project applicant would be required to comply with the County's DIF Ordinance (Riverside County Ordinance No. 659), which requires a fee payment by developers for the funding of future public facilities, including public health facilities.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
35. Parks and Recreation	☐	☐	☐	☒
a) 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?				
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source(s): Riverside County Center for Demographics County Service Area 143 Map (Riverside County Center for Demographics 2020) https://rivcoed.org/sites/g/files/aldnop126/files/2023-02/CSA%20134.pdf, Correspondence with County of Riverside via Email between Gaby Adame and Mark Freed (2023), Riverside County Ordinance. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications)

a) 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?

A segment of the historic trial shown on the east side of Temescal Canyon Road continuing under the I-15 to access the Tanning Vat Historic Monument on east side of Temescal Canyon Road is used as a driving route and bicycle route. The project does not propose any housing and would not induce growth that would increase demand for parks. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of a recreational facility would occur or be accelerated. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project does not include any proposed recreational facilities. The project does not propose any housing and would not induce growth that would require the construction or expansion of recreational facilities. In addition, the park dedication and park fee requirements of Riverside County Ordinance No. 460, Section 10.35 (Park and Recreation Fees and Dedications) only applies to residential subdivisions. Therefore, the project is not subject to a recreational CSA or payment of Quimby Fees. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

According to the Riverside County Center for Demographics County Service Area 143 Map (Riverside County Center for Demographics 2020), the project site is not located within a CSA or a recreation and park district subject to Quimby fees. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Recreational Trails a) Include the construction or expansion of a trail system?	☐	☐	☒	☐

Source(s): County of Riverside General Plan Circulation Element Figure C-6 Trails and Bikeway System (County of Riverside 2020a)

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

The General Plan identifies a Historic Trail along the project area within the right-of-way (County of Riverside 2020). However, the project does not propose the expansion of this trail. The proposed roadway would not impact this trail as it is located offsite or access to the existing trail. Therefore, there are **less than significant** impacts related to recreational trails.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
d) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
e) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

Source(s): Traffic Impact Analysis (see Appendix C), Vehicle Miles Traveled Analysis (Appendix P)

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

In conformance with County requirements, the countywide minimum level of service (LOS) and impact criteria is LOS "D" per the General Plan Circulation Element Policy. A Traffic Impact Analysis (TIA) (see Appendix C) was prepared for the project that assessed project consistency with these regulations through addressing LOS impacts. The results of the TIA indicated that two (2) of the seven (7) key study intersection are forecasted to operate at an adverse level of service during the AM and/or PM peak hours when compared to the target LOS of "D". For the intersections where future traffic volumes are

expected to result in poor operating conditions, the TIA recommends improvements, which change the geometry to increase capacity. The TIA recommends the widening and restriping of the south leg of the Temescal Canyon Road/Lawson Road intersection to provide a second northbound through lane and the widening and restriping of the north leg of the intersection to provide a second northbound departure lane. In addition, the TIA proposes the installation of a traffic signal and a protected left-turn on Maitri Road at Temescal Canyon Road. The proposed improvements are expected to address deficient LOS to an acceptable level.

The project would construct the sidewalk along the project frontage on Temescal Canyon Road (i.e. the west side of Temescal Canyon Road). The project would also construct crosswalks at the proposed signalized intersection at Street A/Temescal Canyon Road. The nearest transit stop operated by the Riverside Transit Agency is located across Temescal Canyon Road at Tom's Farm. The project proposes a signalized intersection with a crosswalk at Street A and Temescal Canyon Road to allow for adequate pedestrian access to this transit stop. In addition, bicycle circulation would be provided via adjacent roadways and sidewalks, accordingly. Therefore, the TIA found that all the adjacent roadways on an overall basis are adequate for pedestrians, bicycles, and public transit users with construction of the on-site circulation layout of the project and the addition of project-specific improvements. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

A Vehicle Miles Traveled (VMT) Analysis (see Appendix P) was prepared for the project that is consistent with the County of Riverside Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (2020b), which provides additional detail on the language and analysis procedures utilized in this analysis. The project was evaluated against the various screening methods outlined in the guidelines to determine whether the project will screen out, either in its entirety or partially based on individual land uses. As noted in the VMT analysis (see Appendix P), the three retail/commercial structures (totaling approximately 10,400 SF) of the project can be screened out based on the "Retail buildings with area less than or equal to 60,000 SF" criteria. In addition, the 188,000 SF commercial building can be screened out based on the "Project GHG emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MT CO_2E)" criteria consistent with the GHG Analysis Report (see Appendix J). As shown in Table 6, the commercial building project GHG emissions total 2,820 MT CO_2E, which is below the 3,000 MT CO_2E threshold under this screening criteria and would not require a VMT analysis. Therefore, as the project can be screened out via the "Small Projects Screening" criteria, impacts related to VMT would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Internal circulation and the new proposed roadways would be designed consistent with the County's roadway standards. The County Transportation Department reviewed the project's Plot Plan application materials and determined that no hazardous transportation design features would be introduced by the project. All improvements planned as part of the project would be in conformance with applicable County roadway standards and would not result in any hazards due to a design feature. Therefore, impacts would be considered **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

The project proposes to construct public Street A and private Street B. These new roadways would require routine, intermittent maintenance; however, maintenance of public streets along the project's frontage to Temescal Canyon Road would not result in any significant impacts to the environment. The project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the project proponent and the project site owner(s) future payment of property taxes. Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this Initial Study. Therefore, the project would not cause an effect upon, or a need for new or altered maintenance of roads, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Cause an effect upon circulation during the project's construction?

During the construction phase of the project, traffic to and from the project site would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be substantially less than daily and peak hour traffic volumes generated during project operational activities, especially because construction activities typically begin and end outside of the peak hour; therefore, a majority of the construction employees would not be driving to or from the project site during hours of peak congestion. Traffic volumes from construction workers is not expected to result in a substantial adverse effect to the local roadway system because most trips would occur during non-peak hours. Deliveries of construction materials to the project site would also have a nominal effect to the local roadway network because most trips would occur during non-peak hours. Construction materials would be delivered to the project site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the project site during the construction phase. Because most heavy

equipment is not authorized to be driven on public roadways, most equipment would be delivered and removed from the site via flatbed trucks. As with the delivery of construction materials, the delivery of heavy equipment to the project site would not occur on a daily basis but would occur periodically throughout the construction phase on need. Temescal Canyon Road and Lawson Road would remain open with no reasonably foreseeable lane closures. Therefore, project construction would not cause an effect upon circulation, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Result in inadequate emergency access or access to nearby uses?

The project includes the construction of an emergency access only segment of Street A west of Street B connecting to Lawson Road and would provide secondary emergency access to the project site via ingress/egresses along Street A. All improvements planned as part of the project would be in conformance with applicable County roadway standards and would not result in inadequate emergency access. Therefore, impacts would be considered **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails a) Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

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

The project does not propose the construction of bike lanes nor expansion of the bike system. **No impact** would occur.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, or 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:				
39. 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 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(s): Phase I Cultural Resources Assessment for the Temescal Commercial Project (see Appendix E)

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)?

As noted under the discussion of Cultural Resources in the analysis under "8. Historic Resources" above, the records search results from California Historical Resources Information System, Eastern Information Center (EIC) at the University of California, Riverside, prepared for the Phase I Cultural Resources Assessment (see Appendix E) did not identify historic structures or sites on the project site or within one mile of the project site. It was noted that a segment of the historic alignment of the Butterfield Overland Stage route within the right-of-way of Temescal Canyon Road that abuts the eastern boundary of the project site. However, neither of these are significant to a Native American tribe and therefore, there would be **no impact** related to a listed historic resource with cultural value to a California Native American Tribe.

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) A resource determined by the lead agency, in its discretion and supported by substantial 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.)

In compliance with SB 18, the County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission of tribes whose historical extent includes the project area. A response from Native American Heritage Commission was returned with a positive search (see Appendix E).

Tribal scoping letters were sent via email or a hard copy letter on December 8, 2023, to the Tribal list provided by the Native American Heritage Commission (see Appendix E). Four responses have been received to date and is summarized as follows. On December 8, 2023, Lorrie Gregory from the Cahuilla Band of Indians stated in part that the Tribe has no known knowledge of cultural resources within the project area; however, they requested that any cultural materials associated with the project be sent for their review and that Tribal monitors be present during ground disturbing activities. Also on December 8, 2023, Christina Conley from the Gabrielino Tongva Indians of California requested their comment be diverted to the Gabrielino Tongva Nation led by Sandonne Goad. On December 11, 2023, Anthony Madrigal, the Tribal Cultural Historic Preservation Officer for the Cahuilla Band of Indians, indicated that the Cahuilla would desire to consult on the project, be kept up to date on any new developments, and participate in monitoring once construction begins. On December 13, 2023, Jacobia Kirksey, a Tribal Operations Specialist with the Augustine Band of Cahuilla Indians, indicated that the Tribe is unaware of any specific cultural resources that may be affected by the project but would like their office to be notified of any discoveries made during development of the project. One mailed hard copy letter has been returned to the RECON office as undeliverable. The mailed hard copy letter to Sam Dunlap, the cultural resources director for the Gabrielino/Tongva Nation, was returned on December 15, 2023, with an unable to forward note. The Rincon Band responded on January 4, 2024, and noted that the site is within the Traditional Use Area of the Luiseño people and is also within the Tribe's specific area of Historic interest and as such, the Rincon Band is traditionally and culturally affiliated to the project area. However, the Rincon Band deferred consultation to tribes closer to the site. A sample of the Tribal Scoping Letter along with these responses are found in Attachment 2.

In addition, based on the list provided by Native American Heritage Commission, project notices were sent on January 11, 2024, and on February 13, 2024, to 21 Native American Tribal representatives. Under SB 18/AB 52, agency to agency consultations were requested by the Pechanga and Soboba tribes. Other tribes declined to consult, deferred consultation to another tribe, or did not respond to the consultation request. In compliance with AB 52, notices regarding this project were mailed to all requesting tribes on January 11, 2024. Other tribes declined to consult, deferred consultation to another tribe, or did not respond to the consultation request. Consultations were requested by the Soboba and Pechanga tribes due to concerns that unknown artifacts may be unearthed during construction. Per consultation with the Soboba Band and Pechanga Band, mitigation measures TCR-1 through TCR-3 are proposed to be incorporated into the project to reduce significant impacts anticipated discoveries of tribal cultural resources, including human remains. In addition to mitigation to reduce impacts to the tribes have requested the presence of a Native American Monitor(s) from the consulting tribe(s) to provide Cultural Sensitivity training for all construction personnel prior to ground disturbance, and to be present on site during all initial ground disturbing activities and excavation of soils. The County considered the receipt of these recommendations from the consulting tribes on October 23, 2024, and requested a notification of AB 52 consultation conclusion if no other recommendations were incoming. As no response was received as of October 28, 2028, the County considers AB 52 to be concluded at this time. Although no known tribal cultural resources are present on the site, the potential for discovery during ground disturbance remains.

With implementation of the conditions of approval detailed in the cultural section and reasserted in this section as well as the mitigation measures (TCR-1 through TCR-3) identified for tribal cultural resources, impacts would be reduced to a level **less than significant with mitigation incorporated.**

Findings of Fact: Less than Significant

Mitigation:

TCR-1 Human Remains. 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. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TCR-2 Unanticipated Tribal Cultural 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 Riverside County Planning Department, 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(s) (or other appropriate ethnic/cultural group representative), the County Archaeologist or appropriate representative from the Riverside County Planning Department 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 or appropriate representative from the Riverside County Planning Department, as to the appropriate treatment (avoidance, relocation, documentation, recovery, etc.) for the Tribal Cultural Resource. All proposed evaluations shall be limited to nondestructive analysis, and subject to approval by the consulting tribe(s).

- Further ground disturbance shall not resume within the area of the discovery until the appropriate 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 and a Native American Monitor(s) from the consulting tribe(s) 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.

TCR-3 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site

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

during all initial ground disturbing activities and excavation of soils in 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) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of Tribal Cultural Resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Report to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representative from Riverside County Planning Department to ensure compliance with this mitigation measure and associated condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Monitoring shall include a representative(s) from the consulting tribe(s) retained under contract to provide monitoring during construction deemed necessary as identified during the AB 52 Tribal Consultation. Unanticipated finds will be handled in a timely and culturally appropriate manner.

Monitoring: Construction monitoring by Archaeological Monitor(s) and a representative(s) from the consulting tribe(s) during all initial ground disturbing activities and excavation of soils in each portion of the project site including clearing, grubbing, tree removals, grading, and trenching.

UTILITIES AND SERVICE SYSTEMS Would the project:				
40. Water	☐	☐	☒	☐
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

Source(s): 2023 Development Services Department and Facility Guidelines (Eastern Water Management District [EMWD] 2023), 2020 Urban Water Management Plan (Eastern Water Management District 2021), Water and Sewer Availability for APN 283-180-002 and 283-180-020 (Appendix Q), Preliminary Water Demand Memo (Appendix R)

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

The project would propose new water lines, recycled water lines, storm water drainage systems, and sewer lines on-site and within the roadway footprint of Street A and Street B to connect with existing infrastructure (Figure 14). The project would also connect to water lines within Temescal Canyon Road. In response to the Sewer Area Study completed for the project, TVWD has provided Will Serve letters stating that TVWD is willing to provide water and sewer services to the project (see Appendix Q). These utility improvements and connections would be located within the footprint of the project that has been evaluated throughout this Initial Study. Therefore, impacts associated with the construction of new water, wastewater treatment, or storm water drainage systems, would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

TVWD provides imported water to its potable customers and local non-potable groundwater and recycled water to its non-potable customers. Potable water is supplied through Western Municipal Water District (Western) who purchases State Water Project water from Metropolitan Water District of Southern California (Metropolitan). Local non-potable groundwater is extracted from the Bedford-Coldwater subbasin and provided directly to customers for non-potable uses such as irrigation. TVWD also produces tertiary-treated recycled water at the Temescal Valley Water Reclamation Facility and provides it directly to customers for non-potable uses. The project would utilize potable and recycled water for the operations of the commercial businesses on-site, including the operation of interior plumbing devices (e.g., sinks, toilets, faucets) as well as outdoor landscape irrigation. During construction, water demand would be negligible and used for the application of water for site compaction and dust control purposes, consistent with SCAQMD regulations. TVWD has approved recycled water for landscape irrigation (parks/playgrounds, golf courses, residential landscaping, commercial/industrial landscaping, freeway landscaping, open space/median strips), agricultural irrigation, construction dust control/compaction, industrial uses, commercial car washes, commercial laundries, fountains/water features, and sewer flushing/street sweeping uses. TVWD primarily projects recycled water to be used for irrigation or percolated into the ground, with minimal recycled water used for construction (approximately 4 acre-feet). To determine the potential water usage of the project, the Eastern Water Management District's 2023 Development Services Department and Facility Guidelines was consulted. According to those guidelines, light industrial land uses and commercial land uses have an average of 500 gallons per day (gpd) per acre and 2,200 gpd per acre water demand, respectively (Eastern Water Management District 2023). According to the 2021 Urban Water Management Plan (TVWD 2021), TVWD forecasts for projected water demand are based on the population projections of the California Department of Water Resources, Population Tool for 2020. The California Department of Water Resources has developed this Geographic Information Systems based tool to estimate the population within a water agency's service area using census data and number of water service connections. TVWD anticipates that sufficient imported supplies would be available, even in dry years, based on both Western and Metropolitan Urban Water Management Plans through 2025. In addition, both Western and Metropolitan anticipate meeting customer demands through 2025, including in a 5-year drought. TVWD also does not expect any reliability concerns within its non-potable and recycled water systems.

Map Source: Kimley Horn

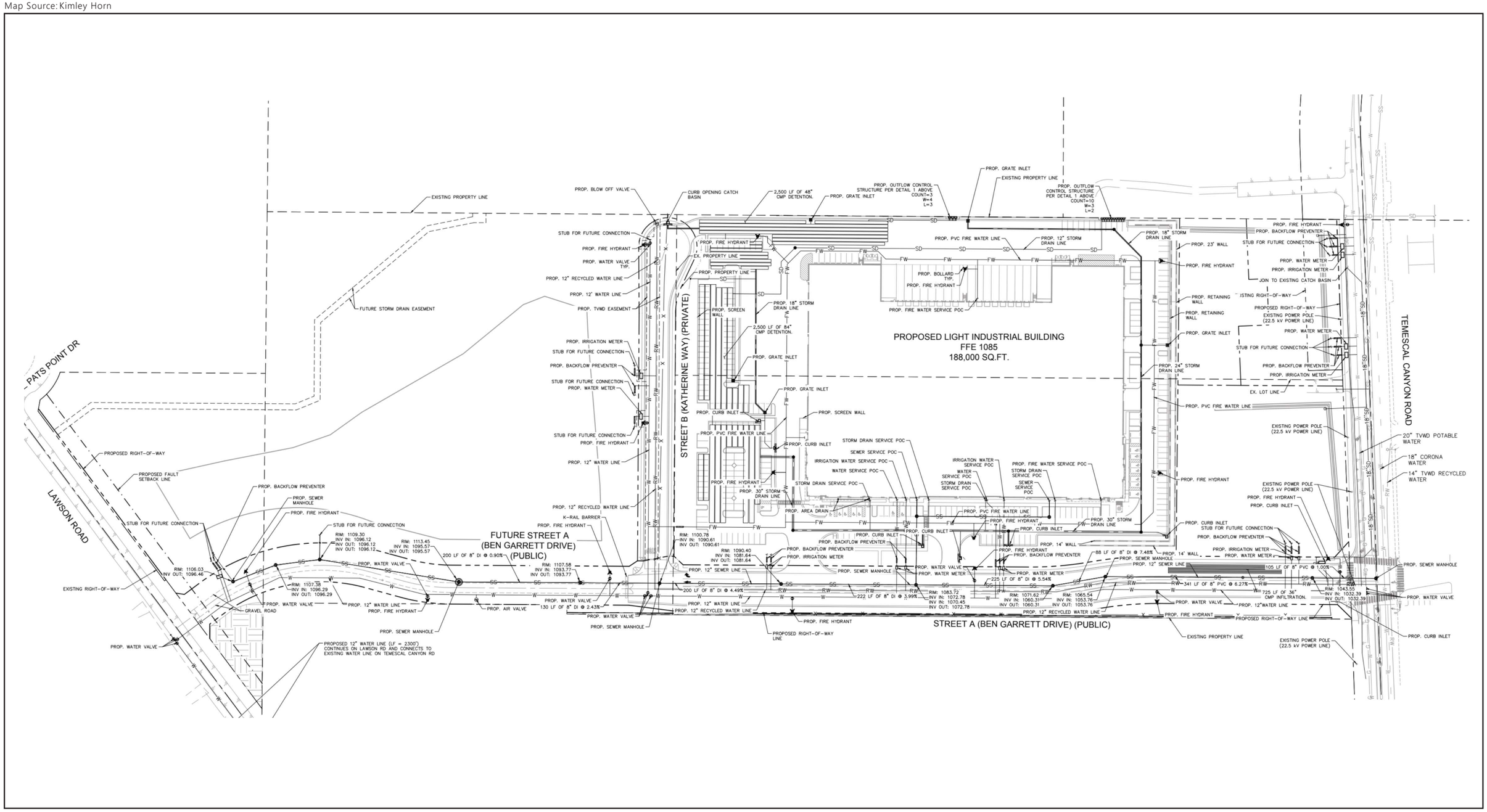

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FIGURE 14
Utilities Plan

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

Recycled water is considered a drought-proof supply, as it is generated from indoor water uses. Local groundwater from the Bedford-Coldwater Subbasin is considered reliable because TVWD's extractions are relatively small, the groundwater basin provides storage capacity, and the Bedford-Coldwater Groundwater Sustainability Authority (of which TVMD is a part) efforts would be designed to maintain sustainability into the future. As TVWD approaches buildout, it is anticipated that additional recycled water would be used, and non-potable groundwater use may be reduced. It is noted that the Urban Water Management Plan projected water demands through the planning period of 2025, but also made the assumption that full buildout of the service area would be completed by 2030. Therefore, the TVWD anticipated that demand would be constant after this year and there would be sufficient supplies available to meet demands.

As part of the assessment for the Preliminary Water Demand Memo for the project (see Appendix R), the max daily flow water demand for the project was calculated to be 32.81 gpd for 10.8 acres of the proposed light industrial lot and approximately 10 gpd for the commercial for a total of approximately 42.81 gallons per minute max daily flow for the project. As the Maximum Daily Demand is specified as 1.75 times the Average Daily Demand, it can be reasonably assumed that the project would not exceed the average of 500 gallons per day gpd per acre as the project would have an average water demand of 25.5 gpd per acre. Because the project's projected water demand under a light industrial land use designation would be significantly less than the projection for the site's existing commercial land use designation (assuming commercial land use to be equivalent to the commercial tourist land use), TVWD would have sufficient water supplies available to serve the project from existing entitlements/resources and no new or expanded entitlements are needed.

Pursuant to CEQA Guidelines Section 15155 (a)(1)(c), a Water Supply Analysis is not required for the project because the project does not involve a land use that would house more than 1,000 persons, occupy more than 40 acres of land, or have more than 650,000 SF of floor area. In addition, per the California State Water Quality Resources Control Board AB 1572, use of potable water to irrigate nonfunctional turf is wasteful and incompatible with state policy relating to climate change, water conservation, and reduced reliance on the Sacramento-San Joaquin Delta ecosystem. The project would rely on non-potable, recycled water for all landscape irrigation, further reducing potable water demands. Therefore, sufficient water supplies are available to serve the project, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer	☐	☐	☒	☐
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Source(s): Water and Sewer Availability for APN 283-180-002 and 283-180-020 (see Appendix Q) Sewer Area Study (Appendix S), Phase 1 Environmental Site Assessment (see Appendix K)

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

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

The Phase 1 ESA (see Appendix K) identified a septic tank on-site that was formerly used to discharge wastewaters from the maintenance building into the septic system; however, this would be removed as part of the project. The project proposes new gravity sewer lines within the footprint of the proposed Street A and Street B that would connect to the existing TVWD (formerly Lee Lake Water District) 15-inch sewer line in Temescal Canyon Road (see Appendix S). As noted by the water and sewer availability letters from the TVWD (see Appendix Q), the project would be adequately served by the proposed connections to the existing infrastructure. These utility improvements and connections would be located within the footprint of the project that has been evaluated throughout this Initial Study. Therefore, the project would not require the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, and impacts would be **less than significant**.

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

As noted in the Sewer Area Study prepared for the project (see Appendix S), there would be adequate capacity from existing sewer systems to support a connection to serve the project. The TVWD issued letters with the intent to serve the project (see Appendix Q). Therefore, adequate wastewater treatment capacity exists to serve the project, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. 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(s): County of Riverside General Plan, Riverside County Waste Management District of the Inland Empire correspondence (November 2023), Mandatory Commercial Recycling (California Department of Resources Recycling and Recovery [CalRecycle] 2024a), Countywide Integrated Waste Management Plan (CalRecycle 2024b), SB 1383 Educational and Outreach Resources (CalRecycle 2024c), Mandatory Commercial Organics Recycling (CalRecycle 2024d), El Sobrante (Waste Management, Inc 2024), Solid Waste Information System Facility/Site Activity Details El Sobrante Landfill (33-AA-0217) (CalRecycle 2024e), Estimated Solid Waste Generation Rates (CalRecycle 2024f), Estimating 2003 Building-Related Construction and Demolition Materials Amounts (U.S. EPA 2009)

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

The project site would be served by Waste Management of the Inland Empire, which would provide commercial waste service (consisting of trash, recycling, and organics) to local landfills. The Waste Management El Sobrante Landfill (SWIS 33-AA-0217) is located approximately 2.2 miles from the project site and would likely be the landfill designated to serve the site. According to Waste Management, this landfill has a capacity to process up to 70,000 tons of waste per week and per the SWIS facility/site activities details database, has a remaining capacity of approximately 3.2 million tons as of 2022 with an anticipated closure date of 2052. Additionally, approximately 1.4 miles south of the project site is the Maitri Road Recycling Inert Debris facility and Recycling yard, which provides an option for private disposal site for construction material recycling.

The project would comply with all applicable federal, state, and local agency regulations related to solid waste. Waste Management of the Inland Empire has provided a will-serve letter for the project (Appendix T) and has conditioned the project to comply with the requirements of SB 341 Mandatory Commercial Recycling Law, SB 1826 Mandatory Commercial Organics Recycling, and SB 1383 regulation.

Under SB 341, a business that generates four cubic yards or more of commercial solid waste per week shall arrange for recycling services. Businesses can take one or any combination of the following in order to reuse, recycle, compost, or otherwise divert solid waste from disposal:

- Self-haul.
- Subscribe to a hauler(s).
- Arrange for the pickup of recyclable materials.
- Subscribe to a recycling service that may include mixed waste processing that yields diversion results comparable to source separation.

Under SB 1826, businesses are required to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multi-family residential dwellings that consist of five or more units (please note, however, that multi-family dwellings are not required to have a food waste diversion program). Organic waste (also referred to as organics throughout this resource), for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

SB 1383 regulations require that jurisdictions conduct education and outreach on organics recycling to all residents, businesses (including those that generate edible food that can be donated) haulers, solid waste facilities, and local food banks and other food recovery organizations.

Construction

The project would demolish 110,070 SF of existing structures, which would be required to be diverted from the landfill or recycled. According to the U.S. EPA construction generation rate of factor of 4.34 pounds per square foot for non-residential uses, approximately 238.9 tons of waste is expected to be

generated during the project's construction phase ([110,070 SF × 4.34 pounds per SF = 477,703.8 pounds] ÷ 2,000 pounds per ton = 238.9 tons). The Construction and Demolition, or C&D, Waste Diversion Program is a Riverside County Program designed to comply with AB 939 and CALGreen, Materials Conservation and Resource Efficiency section. The requirement is intended for applicants (anyone applying for a building permit or a demolition permit within Riverside County) to recycle a minimum of 65 percent of non-hazardous construction materials from the total waste generated from construction. Solid waste that cannot be diverted would likely be taken to the landfills operated by the County. Therefore, the project is estimated to generate approximately 0.32 tons of solid waste per day during construction (238.9 tons x 0.35 percent not diverted from recycling = 83.6 ÷ 260 days of construction = 0.32 tons per day) requiring landfill disposal. Per applicable County requirements, the project applicant would submit a construction waste plan prior to demolition activities to identify the expected material types and locations for recycling of C&D waste resulting from the project, prior to permit issuance. Thus, the County would evaluate the project for compliance with all applicable provisions, including the County Integrated Waste Management Plan, ensuring that any inconsistencies are satisfactorily resolved.

Operational

Once operational, the project would not result in any substantial solid waste disposal needs. Based on a daily waste generation factor of 1.42 pounds of waste per 100 square feet for a manufacturing/warehouse building area obtained from CalRecycle, long-term, on-going operation of the project would generate approximately 1.33 tons of solid waste per day ([1.42 pounds ÷ 100 SF] × 188,000 SF] ÷ 2,000 pounds = 1.33 tons per day) (CalRecycle 2024f). Based on a daily waste generation factor of 2.5 pounds per 1000 SF per day for operation of the commercial drive through structures obtained from CalRecycle for commercial retail uses, on-going operation commercial drive through businesses would generate approximately 26 tons of solid waste per day ([2.5 pounds ÷ 1000 SF] × 10,400 SF] ÷ 2,000 pounds = 0.013 tons per day) (CalRecycle 2024f). As the site would support an industrial warehouse and retail/commercial drive-through structures, the drive-through businesses would be required to divert organic waste under SB 1826 and recycle solid, nonhazardous wastes under SB 341. The County Department of Waste Resources would provide resources for the project to comply with the County Integrated Waste Management Plan under AB 1826. It can be anticipated that the project would generate up to 1.34 tons per day of waste, which after diversion and recycling per regulations, would reduce this total waste. Pursuant to AB 939, at least 50 percent of the project's solid waste is required to be diverted from landfills, which has been updated to 65 percent per the subsequent CALGreen's construction and demolition diversion ordinance; therefore, the project would generate a maximum of 0.87 tons of solid waste per day requiring landfilling (1.34 tons per day × 0.65 = 0.87 tons per day). This quantity of waste would not contribute to the exceedance of the remaining capacity of El Sobrante Landfill As described above, the El Sobrante Landfill has adequate landfill capacity to serve the region until approximately 2052 and therefore, the operational waste from the project would not cause the landfill to exceed its maximum permitted capacity. Therefore, the project would not 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, and impacts would be less than significant. With submittal of a project specific waste recycling plan to identify the expected material types and locations for recycling of C&D waste resulting from the project, prior to permit issuance and consistency with solid waste diversion regulations, impacts associated with solid waste disposal and regulations would be **less than significant.**

Findings of Fact: Less than Significant

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): Road Standards and Standard Specifications (County of Riverside 2023).

a-f) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electrical

The project site is currently served by existing electrical facilities and electricity is provided by Southern California Edison. The project would provide new connections to existing Southern California Edison electricity infrastructure within the proposed roadways and on-site. These utility installations and connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and installation of electrical infrastructure are an inherent part of the project's construction process, and the environmental effects associated with the project's construction phase have been evaluated throughout this initial study. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent throughout this Initial Study. Therefore, impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Natural Gas

The project site is currently served by existing gas infrastructure which is provided by Southern California Gas. These utility installations and connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and installation of natural gas infrastructure are an inherent part of the project's construction process, and the environmental effects associated with the project's construction phase have been evaluated throughout this initial study. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent throughout this Initial Study. Therefore, impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Communications Systems

The project site is currently served by existing communications infrastructure which is provided by AT&T. These utility installations and connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and installation of communications infrastructure are an inherent part of the project's construction process, and the environmental effects associated with the project's construction phase have been evaluated throughout this initial study. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent throughout this Initial Study. Therefore, impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Street Lighting

The project would provide new sources of street lighting on-site as well as along the new roadways. Lighting would be designed in accordance with the County's Road Standards and Standard Specifications (County of Riverside 2023). Impacts associated with the construction and installation of streetscape electrical infrastructure (i.e., lighting) are an inherent part of the project's construction process, and the environmental effects associated with the project's construction phase have been evaluated throughout this initial study. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent throughout this Initial Study. Impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Maintenance of Public Facilities (Roads)

The project proposes to construct Street A and Street B as part of the project and would connect to the existing Temescal Canyon Road. The impacts of the construction of these roadways have been assessed throughout this initial study and any necessary mitigation would be implemented to reduce environmental impacts to less than significant. These new roadways would require routine, intermittent maintenance; however, maintenance of public streets along the project's frontage to Temescal Canyon Road would not result in any significant impacts to the environment. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent

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

throughout this Initial Study. Therefore, the construction and maintenance of roadways would not cause significant environmental effects, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) Other Governmental Services

As detailed in the Project Description, the project would propose the installation of new water lines, recycled water lines, and sanitary sewer lines within the project's proposed roadways to connect to existing infrastructure within Temescal Canyon Road and Lawson Road. An off-site installation of a new water line within the segment of Lawson Road south of Street A is proposed but would be managed within an existing developed roadway, which would not result in impacts. As detailed under Section e), the impacts related to construction of these roadways, which would include the installation of these utilities, has been assessed throughout this Initial Study and any necessary mitigation would be implemented to reduce environmental impacts to less than significant. Therefore, the installation of utilities within new roadways would not cause significant environmental effects, and impacts would be **less than significant.**

Findings of Fact: No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:				
44. Wildfire Impacts a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Source(s): County of Riverside General Plan Safety Element Figure 6 "Fire Hazard Severity Zones" (County of Riverside September 2021b), County of Riverside Map My County v11.5 Report for APNs 283-180-002, 283-180-020, 283-180-021 (County of Riverside 2024), Fire Protection Plan (see Appendix O), Emergency Operations Plan for the Riverside County Operational Area (County of Riverside August 2019b)

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is located within a State Responsibility Area moderate/very high fire hazard severity zone (Figure 15). Chapter 49 of the 2022 California Fire Code provides requirements for a Fire Protection Plan in development areas that are within VHFHZs. The Fire Protection Plan (see Appendix O) addresses fire department access, egress, road and address signage, water supply in addition to fuel reduction in accordance with Public Resources Code 4290; the defensible space requirements in accordance with Public Resources Code 4291 or Government Code 51182; and the applicable building codes and standards for wildfire safety. The project would construct two driveways for access to the site, accessible from Street A and Street B to the primary roadway Temescal Canyon Road. Construction of Street A and Street B would incorporate applicable federal and local standards regarding internal road design and circulation, particularly those provisions related to emergency vehicle access. The County Emergency Operations Plan addresses wildfire as one of the most common hazard incidents faced by the Riverside County. In the event of a wildfire emergency requiring evacuation and emergency vehicle access, the Riverside County Sheriff's Department would establish evacuation routes (County of Riverside 2019b). Construction of the project would not result in impacts to the use of the local roadways from the movement of construction vehicles and trucks, including Temescal Canyon Road.

Temporary detours or blockages on local roadways to transport oversized equipment and materials to the site would be managed by a transportation management plan. The County Department of Building and Safety and the County Fire Department enforce fire standards as they review building plans and conduct building inspections. This includes a review for compliance with County Ordinance Number 787, which requires, among other measures, the County to review all future building plans to ensure that every building is positioned in a way that allows adequate access for emergency vehicles. Therefore, the project would not impair an adopted emergency response plan or emergency evacuation plan, and impacts would be **less than significant.**

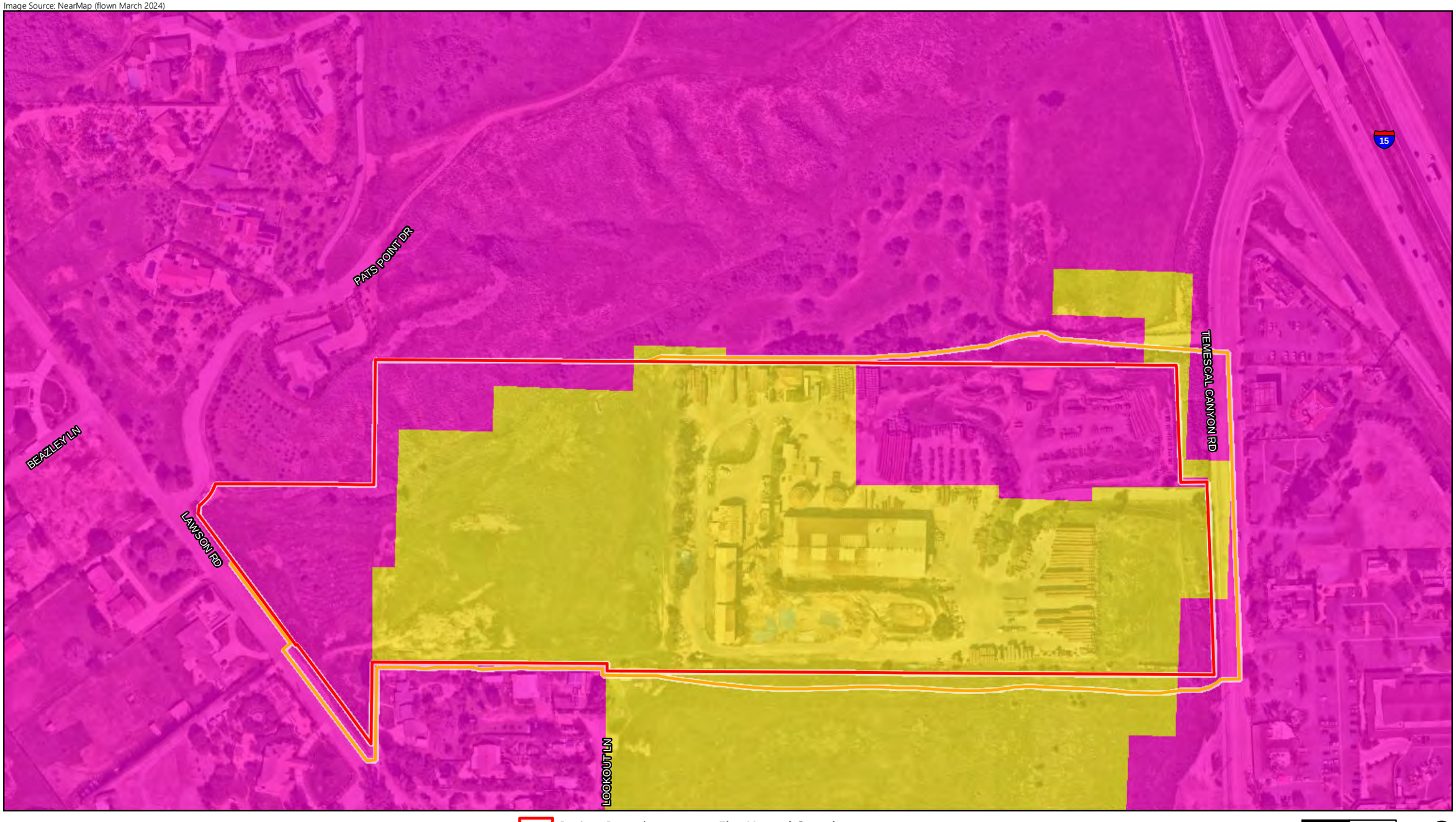
Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Image Source: NearMap (flown March 2024)



Project Boundary
Off-site Improvements

Fire Hazard Severity
Moderate
Very High

0 Feet 200

RECON

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FIGURE 15
Fire Hazard Severity Zone

The project site is generally flat with an increase in elevation to the north, a steeper slope area exists outside the development area to the northwest of the project site. The southern area south of what would be Street A is generally flat sloping away. As noted in the Fire Protection Plan (see Appendix O), various slope areas on the off-site parcels north and south of the project site and the vacant vegetated parcel to the west have been affected by years of drought, with areas of increased dead fuel loading. However, wildfire modeling completed as part of this Fire Protection Plan (see Appendix O) concluded that flame lengths would only minimally impact the project site and would further reduce with development of these sites currently zoned for development. With implementation of the recommendations in the Fire Protection Plan regarding building materials, plant palettes, and fire access requirements, development of the site would not exacerbate wildfire risks in a way that would expose the commercial site to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project would remove existing vegetation which would reduce wildfire risks on-site and design the site according to County regulations to reduce the risks of hazardous vegetation. The project would implement safety measures in accordance with the applicable requirements of the California Fire Code (California Code of Regulations, Title 24, Chapter 4, Emergency Planning and Preparedness) which would reduce wildfire risks. Building construction in very high fire hazard severity zone areas are required to comply with the special construction provisions contained in current local, state, and federal applicable codes. Plans must be submitted to the County Office of the Fire Marshal for review and approval prior to building permit issuance. Therefore, the project would not expose people to pollutant concentrations from wildfire or the uncontrollable spread of wildfire, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

The project would install necessary fire hydrants and 12-inch water lines for fire prevention within the footprint of the site and new roadways. The environmental impacts associated with installation of this infrastructure and construction of these new roadways have been evaluated throughout this initial study as part of the grading and development of the site. Therefore, project infrastructure would not exacerbate fire risk or result in temporary or ongoing impacts to the environment and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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

The site is located on a FEMA FIRM mapped area of minimal flood hazard and existing drainage patterns on the site ultimately discharges sheet flow from the southeast corner to a natural drainage on the northwestern portion of the site or from the easterly area to an existing storm drain in Temescal Canyon Road. To mitigate the increase in flows from the proposed development, two underground detention systems are proposed to detain the increased flows to ensure no significant impacts to the existing downstream drainage facilities. Therefore, the project would not 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, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Development of the commercial project would increase the number of people and structures exposed to a significant risk of loss, injury, or death involving wildland fires as the site is located in a moderate/very high fire hazard severity zone. However, the project would be required to be designed and constructed according to the requirements listed in the 2022 Edition of the Fire and Building Codes, with special adherence to Chapter 7A, and California Code of Regulations Title 14 Fire Safety Regulations with other local amendments/ordnances adopted by the County, which would reduce risks associated with exposing people or structures to wildland fire hazard risks to **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
45. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Source(s): All sources are noted in the appropriate threshold as analyzed within this Initial Study.

Implementation of the 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

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

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, as detailed throughout this Initial Study. As described under Biological Resources, the project has the potential to impact burrowing owl and sensitive bird species onsite due to the presence of potential suitable habitat. Mitigation has been incorporated to avoid, reduce, and mitigate impacts to these species through pre-construction surveys and measures as needed if these species are discovered during surveys (**BIO-2** and **BIO-3**). In addition, the project would implement BMPs to avoid impacts to the ephemeral drainage that traverses the site as it is considered a riverine feature. As described under Cultural Resources, the project has the potential to impact unanticipated subsurface archaeological resources during ground disturbance and/or unanticipated paleontological resources at depth during ground disturbance activities. Mitigation has been incorporated to avoid, reduce, and mitigate for paleontological resources in the event of unanticipated discovery (**PALEO-1** through **PALEO-3**). The implementation of County Conditions/Mitigation would reduce impacts to unanticipated archaeological resources to less than significant. In addition, the incorporation of tribal cultural mitigation measures would reduce impacts to unanticipated tribal cultural resources (**TCR-1** through **TCR-3**). With implementation of these mitigation measures and County Conditions/Mitigation, the project would not eliminate important examples of the major periods of California history or prehistory. Therefore, there would be **less than significant impacts with mitigation incorporated**.

Findings of Fact: Less than Significant with Mitigation Incorporated

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. 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)?	☐	☒	☐	☐

Source(s): All sources are noted in the appropriate threshold as analyzed within this Initial Study.

As discussed through the analysis of this Initial Study, implementation of the project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

Aesthetics

The project would increase development on the project site which would change the existing character of the project site. However, the project would be required to comply with the development regulations and design standards contained in the County's Development Code, which would ensure that minimum standards related to visual character and quality are met to preclude adverse aesthetic effects (e.g., size, scale, building materials, lighting). Development review of projects in the County would ensure that standards and regulations related to the protection of visual character and quality are met to preclude adverse aesthetic effects (e.g., size, scale, building materials, lighting) for all development in the immediate vicinity. Accordingly, the project's aesthetic impacts would not be cumulatively considerable.

Agriculture and Forest Resources

The project would have no impact on agricultural resources or forest resources. Therefore, there is no potential for the project to contribute to a cumulatively considerable impact associated with agriculture and forest resources.

Air Quality

Based on SCAQMD cumulative significance methodologies, the emissions-based thresholds shown in Table 4 are used to determine if a project's contribution to regional cumulative emissions is cumulatively considerable. These thresholds were used to assess the significance of the project-specific and cumulative air quality impacts. Air quality impacts are basin-wide, and air quality is affected by all pollutant sources in the Southern California Air Basin. As the individual project thresholds are designed to help achieve attainment with cumulative basin-wide standards, they are also appropriate for assessing the project's contribution to cumulative impacts. Emissions of ozone precursors (ROG and NO_X), PM_{10}, and $PM_{2.5}$ during construction and operation of the project would not exceed the SCAQMD's thresholds of significance. These thresholds are designed to provide limits below which project emissions from an individual project would not significantly affect regional air quality or the timely attainment of the NAAQS and CAAQS. Therefore, the project would not result in a cumulatively considerable net increase in emissions of ozone, PM_{10}, or $PM_{2.5}$, and impacts would be less than significant.

Biological Resources

As discussed under Biological Resources, the survey area is not located inside or immediately adjacent to any Criteria Area, Criteria Cell, Public/Quasi-Public lands, or Conservation Area identified for conservation potential by the MSHCP but is located within a MSHCP NEPSSA and the burrowing owl survey area identified in the MSHCP. The project would result in impacts to three vegetation communities/land cover types: Riversidean sage scrub, disturbed Riversidean sage scrub and residential/urban/exotic. To comply with the requirements of the MSHCP, payment of the appropriate fee for impacts would be required prior to the start of construction activities. Since the project is not intended to be part of the MSHCP Conservation Area (i.e., not located in a Criteria Cell), and complies with the conditions of the MSHCP, any biological impacts that could occur to these plant and wildlife species listed above would be less than significant.

Although no burrowing owls or sign (e.g., pellets, whitewash, feathers) were observed during site specific focused surveys, to ensure no burrowing owls have entered the site, a 30-day pre-construction take avoidance survey in accordance with the Burrowing Owl Survey Instructions for the MSHCP Area shall be conducted pursuant with the requirements of the MSHCP. With mandatory payment of fees, impacts would be less than significant on a direct and cumulatively considerable basis. With implementation of mitigation, which required herein as **BIO-1** and **BIO-2**, direct and cumulatively considerable impacts would be reduced to less than significant.

Impacts to oak trees would be mitigated through the implementation of mitigation measure **BIO-3,** which will require the oak tree to be removed on site to be replaced at a ratio of 2:1. The two replacement oak trees shall be no smaller than one gallon.

Cultural Resources

As discussed under the analysis for Cultural Resources, because previously undiscovered subsurface resources that meet CEQA's definition of a significant archaeological resource have the potential to be uncovered by the Project's ground-disturbing construction activities, conditions of approval related to monitoring, unanticipated cultural resources are required. With implementation of these conditions of approval to properly identify and treat resources that may be uncovered during the project's ground disturbing activities, impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Energy

The project would not require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical rates. As such, energy use associated with construction of the project would not result in the use of excessive amounts of fuel or other forms of energy and construction-related impacts would be less than significant. Project operations would also not contribute to cumulative energy impacts as the project and all development within the county would be subject to regional, state, and federal requirements related to energy consumption, including requirements related to energy efficiency (e.g., Title 24 Energy Code energy efficiency requirements, CALGreen) and fuel efficiency. Therefore, project-related impacts regarding excessive energy consumption would be less than cumulatively considerable.

Geology/Soils

Potential effects related to geology and soils are site-specific; therefore, there is no potential for the project to contribute to a cumulatively-considerable impact under this topic. Furthermore, all development proposals would be required to comply with applicable federal, state, and local regulations that are in place to preclude adverse geology and soils effects, including effects related to strong seismic ground shaking, fault rupture, soil erosion, and hazardous soil conditions (e.g., liquefaction, expansive soils, landslides).

Greenhouse Gas Emissions

As discussed in the GHG Emissions Analysis (see Appendix J), global climate change occurs as the result of global emissions of GHGs. An individual development project does not have the potential to result in direct and significant GCC-related effects in the absence of cumulative sources of GHGs. The CEQA Guidelines also emphasize that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis (see CEQA Guidelines Section 15130[f]). Pursuant to CEQA Guidelines Sections 15064(h)(3) and 15130(b), a project's incremental contribution to GHG emissions may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. At project buildout, the project's total annual GHG emissions would potentially exceed the County CAP's annual GHG emissions threshold of 3,000 $MTCO_2E$. However, the project would be consistent with the CAP's requirement to achieve at least 100 points and thus the project is considered to have a less than significant individual and cumulatively considerable impact on GHG emissions. With implementation of project design features and adherence to applicable regulations, the project would not cause a significant impact due to a conflict with the County's CAP and impacts related to GHG emissions would not be cumulatively considerable basis.

Hazards and Hazardous Materials

As impacts and effects related to hazards and hazardous materials are site-specific, there is no potential for the project to contribute to a cumulatively considerable impact.

Hydrology/Water Quality

Construction and operation of the project and other projects in the Santa Ana River watershed would have the potential to result in a cumulatively considerable water quality impact, including erosion and sedimentation. However, in accordance with applicable federal, state, and local regulations, all development projects would be required to implement plans during construction and operation (e.g., SWPPP and WQMP) to minimize adverse effects to water quality, which would avoid a cumulatively considerable impact. The project and other projects in the Santa Ana River Basin would be required to comply with federal, state, and local regulations in order to preclude flood hazards both on- and off-site. Compliance with federal, state, and local regulations would require on-site areas to be protected, at a minimum, from flooding during peak storm events (i.e., 100-year storm) and ensure that proposed development projects would not expose downstream properties to increased flooding risks during peak storm events. Accordingly, a cumulatively-considerable effect related to hydrology and water quality would not occur.

Land Use/Planning

The project would replace an existing industrial use on an infill site and therefore would not physically divide an established community, or conflict with applicable land use/planning documents and the project is consistent with the County's land use designation and zoning classifications for the project site; therefore, there is no potential for the project to contribute to a cumulatively-considerable impact related to land use and planning.

Mineral Resources

The project would have no impact related to mineral resources. Therefore, there is no potential for the project to contribute to a cumulatively-considerable impact related to mineral resources.

Noise

There are no construction projects in the immediate vicinity of the project site that would overlap with project-related construction activities which would result in a cumulative impact. In addition, the project would not produce noticeable levels of vibration; therefore, cumulatively considerable impacts related to these issue areas would not occur. As discussed in the analysis in the Initial Study, industrial and manufacturing uses are "clearly compatible" with noise levels up to 75 CNEL, "normally compatible" with noise levels from 70 to 80 CNEL, and "clearly incompatible" with noise levels above 75 CNEL. There are no land use compatibility standards for fast food restaurants since these are not noise sensitive land uses. As calculated in this analysis, on-site vehicle traffic noise levels would be 70 CNEL or less and would be considered "clearly compatible". As calculated in the analysis, operational noise levels are not anticipated to exceed the applicable limits as specified in Chapter 9.52 Noise Regulations Section 9.52.040 of the Code of Ordinances regarding on-site generated noise would not generate a substantial permanent increase in ambient noise levels in excess of limits established in the Code of Ordinances, and impacts would be less than significant. Therefore, operational noise levels would be less than significant and not contribute to cumulatively considerable impacts.

Paleontological Resources

No paleontological resources are identified on or near the project site; however, grading and excavation activities on the project site that occur deeper than 35 feet in depth in areas of the project site that are composed of old alluvial fan deposits (Qof) of middle to late Pleistocene Age have the potential to unearth paleontological resources that may exist below the ground surface as they are mapped by the County as high paleontological sensitivity. Similarly, cumulative development in this same geologic formation has the potential to unearth paleontological resources. With implementation of mitigation (**PALEO-1 through PALEO-3**) to properly identify and treat resources that may be uncovered during

the project's earth-moving activities, the project's impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Population and Housing

The project does not implement residential land uses that would generate new residential populations and would not require the construction of replacement housing. Therefore, there is no potential for the project to result in an adverse, cumulatively-considerable environmental effect related to population and housing.

Public Services

All development projects in the County, including the project, would be subject to payment of Development Impact Fees, a portion of which would be used by the County for the provision of public services to offset the incremental increase in demand for public services which is caused, in part by cumulative development projects. As the project does not include residential development, it would not directly result in the introduction of substantial numbers of new residents to the County and, therefore, would have no potential to result in cumulatively considerable impacts to resident-serving public facilities such as schools, parks, libraries, and other public facilities or services.

Recreation

The project would have no impact to recreation facilities as the project does not include residential development that would induce new population growth that would result in increased use of these facilities. Therefore, there is no potential for the project to contribute to a cumulatively-considerable impact to recreational facilities.

Transportation

The VMT Analysis (see Appendix P) noted that according to the screening criteria as contained in the County of Riverside Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (County of Riverside 2020b), it can be presumed that a land development project would not have a significant impact under Cumulative conditions if it is determined not to have one under baseline conditions unless there are known circumstances, as determined by the Transportation Department, that might alter this outcome. Unless specifically required by the Transportation Department, project analysis for cumulative conditions is only required if there is a finding of a significant impact under the Baseline Plus Project conditions. As detailed under the analysis for Transportation, results of the TIA (see Appendix C) indicated that four of the seven key study intersection are forecast to operate at an adverse level of service during the AM and PM peak hours when compared to the target LOS. However, implementation of the recommended improvements as defined in the TIA and under the Transportation analysis above would improve these intersections to acceptable service levels. Therefore, there would be less than significant impacts related to LOS.

As noted in the VMT analysis, the project has been screened out of a VMT analysis under the "Small Projects" criteria and would therefore have a less than significant impact. As no significant impact was determined under Baseline Plus Project conditions (i.e. under implementation of the project), no cumulative impacts analysis was necessitated and there would be less than significant cumulative impacts related to LOS or VMT.

Tribal Cultural Resources

Impacts to tribal cultural resources would be cumulatively considerable as archaeological resources are nonrenewable. Compliance with tribal consultation requirements required under state law is required by all projects subject to CEQA, which ensures that no cumulatively considerable impact to tribal cultural

resources occurs statewide. The County has complied with Tribal consultation requirements for the Project and with implementation of standard conditions of approval, the Project would not contribute to a cumulatively considerable tribal cultural resources impact. With implementation of monitoring and evaluation in the event of discovery as detailed in mitigation measures TCR-1 through TCR-3 , impacts to potential archaeological resources from inadvertent discovery would be reduced to less than significant and would not contribute to cumulative impacts.

Utilities/Service Systems

All development projects in Riverside County are assessed for utility capacity needs and impacts to the existing infrastructure. Extensive infrastructure planning is completed for the County through its various departments and partner agencies and programming is based on County growth projections and land use. The project would require new water lines, recycled water lines, storm water drainage systems, and sewer lines on-site and within the roadway footprint to connect with existing infrastructure (see Figure 14). The project and other planned development projects in the County are subject to connection and service fees to offset increased demand and assist in planned facility expansion and service improvements. Because of the utility planning and coordination activities described above, cumulatively considerable impacts to utilities and service systems would not occur.

Wildfire

The project site is located in a moderate/very high fire hazard severity zone. However, as discussed under the Wildfire analysis, the project would clear vegetation from the existing site that would contribute to wildfire risk and would implement a flame-proof plant palette and construct structures per the California Fire Code (California Code of Regulations, Title 24, Chapter 4, Emergency Planning and Preparedness) which would reduce wildfire risks. The Fire Protection Plan (see Appendix O) also notes that the adjacent vacant parcels would be developed over time and would further reduce cumulative impacts from wildfire. Therefore, there is no potential for the project to contribute to a cumulatively-considerable impact from wildfire risks.

Based on the analysis in this document, the project's contribution to environmental impacts would not be cumulatively considerable in the context of, or in combination with, past, present, and reasonably foreseeable future projects. As such, cumulatively considerable impacts associated with the project would be less than significant with mitigation incorporated.

Findings of Fact: Less than Significant with Mitigation

Mitigation: See above discussion.

Monitoring: See above.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Source(s): All sources are noted in the appropriate threshold as analyzed within this Initial Study.

The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout the analysis of this Initial Study. As discussed, the project would result in less than significant with mitigation incorporated, less than significant impacts, or no impact to all resource topic areas. In instances where the project has the potential to result in direct or indirect adverse effects to human beings (air quality and associated effects on human health from air pollutants, and construction-related noise and potential effects on hearing impairment), project design features would ensure impacts do not rise above a level of significance. For instance, commercial vehicle loading docks were located to the northern portion of the site away from existing sensitive noise receptors and construction would be subject to County regulations to reduce impacts related to construction noise and air quality. In addition, truck traffic would not be allowed on Street A through to Lawson Road which would minimize noise impacts to adjacent residential communities. With required implementation of County regulations and project design features, construction and operation of the project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.
Therefore, the project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, and impacts would be **less than significant.**

Findings of Fact: Less than Significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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:

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Mitigation Measures

Biological

BIO-1 Burrowing Owl Surveys. A pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area. This pre-construction survey shall be conducted following the protocol established by the WRCRCA Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA and CDFW shall be notified within 48 hours and a burrowing owl relocation plan for active or passive relocation would be developed for review and approval by WRCRCA and CDFW.

BIO-2 Migratory and Nesting Birds. To remain in compliance with Migratory Bird Treaty Act and the California Fish and Game Code 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season as mentioned above. If vegetation removal activities must occur during the bird breeding season of February 1 to September 15, then a pre-construction survey would be necessary to confirm the presence or absence of breeding birds within the grasses and trees existing on-site. If nests or breeding activities are located on the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no buffer would be required.

BIO-3 Oak Tree Replacement. The removal of the single native oak tree onsite shall be mitigated at a 2:1 ratio in accordance with the County's Oak Tree Management Guidelines. The project's landscape plans shall include at least two oak trees to mitigate for the one native tree that will be impacted as a result of the project implementation. The two replacement oak trees shall be no smaller than one gallon.

Paleontological Resources

PALEO-1 Paleontological Resource Impact Mitigation Program. Prior to the issuance of grading permits**,** a project-specific plan for monitoring site grading/earthmoving activities shall be prepared and implemented by a qualified paleontologist approved by the County (project paleontologist). The project paleontologist 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 and document these requirements in a Paleontological Resource Impact Mitigation Program (PRIMP) to reduce any potential impacts to significant paleontological resources. The PRIMP shall outline where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring (below a depth of 10 feet below the original ground surface) and discoveries treatment, and paleontological methods, reporting, and collections management. This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

b. PRIMP must be accompanied by the final grading plan for the subject project.

c. Description of the proposed site and planned grading operations.

d. Description of the level of monitoring required for all earth-moving activities in the project area.

e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

g. 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.

h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

j. Procedures and protocol for collecting and processing of samples and specimens.

k. Fossil identification and curation procedures to be employed.

l. 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.

m. All pertinent exhibits, maps, and references.

n. Procedures for reporting of findings.

o. 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.

p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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.

PALEO-2 Paleontological Monitoring. If excavations below a depth of 10 feet below the original ground surface (i.e., 10 feet below the depth of documented artificial fill) are planned for the project, a qualified paleontologist or a qualified paleontological monitor meeting the Society of Vertebrate Paleontology standards must be present to monitor the excavations for paleontological resources. The qualified paleontologist shall determine if the sediments are old enough and fine-grained enough to warrant continued monitoring. If the qualified paleontologist determines paleontological monitoring is not necessary at the 10-foot depth due to subsurface geological conditions, then paleontological spot-checking shall occur at 5-foot increments below 10 feet to determine the suitability for fossil preservation. The qualified paleontologist must produce a final paleontological monitoring report that discusses the paleontological monitoring program, any paleontological discoveries, and the preparation, curation, and accessioning of any fossils into a suitable paleontological repository.

PALEO-3 Worker Environmental Awareness Program. Prior to construction-related excavations, a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP 2010) standards should

be retained, attend the pre-construction meeting, and present a worker environmental awareness program (WEAP) to the construction crew. The WEAP should discuss the types of fossils that may potentially be uncovered during project excavations, regulations protecting paleontological resources, and appropriate actions to be taken when fossils are discovered.

Tribal Cultural Resources

TCR-1 Human Remains. 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. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

TCR-2 Unanticipated Tribal Cultural 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 Riverside County Planning Department, 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(s) (or other appropriate ethnic/cultural group representative), the County Archaeologist or appropriate representative from the Riverside County Planning Department 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 or appropriate representative from the Riverside County Planning Department, as to the appropriate treatment (avoidance, relocation, documentation, recovery, etc.) for the Tribal Cultural Resource. All proposed evaluations shall be limited to nondestructive analysis, and subject to approval by the consulting tribe(s).

- Further ground disturbance shall not resume within the area of the discovery until the appropriate 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 and a Native American Monitor(s) from the consulting tribe(s) 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.

TCR-3 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s)

shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in 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) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of Tribal Cultural Resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Report to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representative from Riverside County Planning Department to ensure compliance with this mitigation measure and associated condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Monitoring shall include a representative(s) from the consulting tribe(s) retained under contract to provide monitoring during construction deemed necessary as identified during the AB 52 Tribal Consultation. Unanticipated finds will be handled in a timely and culturally appropriate manner.

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Mitigation Monitoring and Reporting Program
Temescal Commercial Project
Riverside County, California

Prepared for
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

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I. INTRODUCTION

The Temescal Commercial Project (project), proposed by MCP Industries (applicant) proposes a 188,000-square-foot (SF) light industrial/commercial, concrete, tilt-up structure on one 10.83-acre parcel and sheet-grading for three future retail/restaurant drive-through buildings on 3.52 acres fronting Temescal Canyon Road. The project proposes the subdivision of the three existing parcels (APNs 283-180-020, 283-180-021, and 283-180-002) to create four new lots to accommodate light industrial and commercial uses on-site (Tentative Tract Map [TTM] #38895, Plot Plan [PPT] #230049). The project is currently zoned Scenic Highway Commercial (C-P-S) under a Commercial Tourist (CT) land use designation which allows a wide range of commercial and retail uses. To facilitate the concrete tilt-up building, a General Plan Amendment ([GPA] #230009) and Rezone (Change of Zone [CZ] #2300031) are proposed to revise the land use to Light Industrial (LI) and the zoning to Manufacturing-Service Commercial (M-SC). The three sheet-graded parcels for future ground leases (Lots 1 through 3) at the Temescal Canyon Road frontage would retain the current land use and zoning. The project would also construct a public street with associated street infrastructure, a private cul-de-sac, landscaping, surface parking, and bioretention basins.

Construction is anticipated to be completed within 29 months.

II. MITIGATION MONITORING AND REPORTING PROGRAM

A monitoring tracking table has been compiled to verify implementation of adopted mitigation measures. The following table provides a summary format, including identification of the various mitigation measures, applicable implementation stage, identification of the responsible monitoring party, and verification of implementation of each mitigation measure. The verification column is to be signed and dated by the County of Riverside upon receipt of written verification of each mitigation measure.

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
BIOLOGICAL				
BIO-1 Burrowing Owl Surveys. A pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area. This pre-construction survey shall be conducted following the protocol established by the Western Riverside County Regional Conservation Authority (WRCRCA) Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA and California Department of Fish and Wildlife (CDFW) shall be notified within 48 hours and a burrowing owl relocation plan for active or passive relocation would be developed for review and approval by WRCRCA and CDFW.	Prior to initiation of ground-disturbance	Qualified biologist WRCRCA, as needed. CDFW, as needed.	Survey report to County Burrowing owl relocation plan, as needed.	
BIO-2 Migratory and Nesting Birds. To remain in compliance with Migratory Bird Treaty Act and the California Fish and Game Code 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season as mentioned above. If vegetation removal activities must occur during the bird breeding season of February 1 to September 15, then a pre-construction survey would be necessary to confirm the presence or absence of breeding birds within the grasses and trees existing on-site. If nests or breeding activities are located on the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no buffer would be required.	Prior to initiation of ground-disturbance	Qualified biologist	Survey Report to County, Field verification	
BIO-3 Oak Tree Replacement. The removal of the single native oak tree onsite shall be mitigated at a 2:1 ratio in accordance with the County's Oak Tree Management Guidelines. The project's landscape plans shall include at least two oak trees to mitigate for the one native tree that will be impacted as a result of the project implementation. The two replacement oak trees shall be no smaller than one gallon.	Prior to issuance of certificate of occupancy	Landscape architect, Contractor	Landscape Plan approval, field verification/contractor logs	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
PALEONTOLOGICAL				
PALEO-1 Paleontological Resource Impact Mitigation Program. Prior to the issuance of grading permits**,** a project-specific plan for monitoring site grading/earthmoving activities shall be prepared and implemented by a qualified paleontologist approved by the County (project paleontologist). The project paleontologist 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 and document these requirements in a Paleontological Resource Impact Mitigation Program (PRIMP) to reduce any potential impacts to significant paleontological resources. The PRIMP shall outline where monitoring is required within the project site based on construction plans and/or geotechnical reports, procedures for adequate paleontological monitoring (below a depth of 10 feet below the original ground surface) and discoveries treatment, and paleontological methods, reporting, and collections management. This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed. b. PRIMP must be accompanied by the final grading plan for the subject project. c. Description of the proposed site and planned grading operations. d. Description of the level of monitoring required for all earth-moving activities in the project area.	Prior to the issuance of grading permits	Qualified paleontologist approved by the County, County Geologist	Paleontological Resource Impact Mitigation Program (PRIMP)	

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. g. 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. h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. j. Procedures and protocol for collecting and processing of samples and specimens. k. Fossil identification and curation procedures to be employed. l. 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. m. All pertinent exhibits, maps, and references. n. Procedures for reporting of findings. o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and				

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
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. p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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.				
PALEO-2 Paleontological Monitoring. If excavations below a depth of 10 feet below the original ground surface (i.e., 10 feet below the depth of documented artificial fill) are planned for the project, a qualified paleontologist or a qualified paleontological monitor meeting the Society of Vertebrate Paleontology standards must be present to monitor the excavations for paleontological resources. The qualified paleontologist shall determine if the sediments are old enough and fine-grained enough to warrant continued monitoring. If the qualified paleontologist determines paleontological monitoring is not necessary at the 10-foot depth due to subsurface geological conditions, then paleontological spot-checking shall occur at 5-foot increments below 10 feet to determine the suitability for fossil preservation. The qualified paleontologist must produce a final paleontological monitoring report that discusses the paleontological monitoring program, any paleontological discoveries, and the preparation, curation, and accessioning of any fossils into a suitable paleontological repository.	During ground disturbance	Qualified paleontologist or a Qualified paleontological monitor	Final paleontological monitoring report, contractor logs	

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
PALEO-3 Worker Environmental Awareness Program. Prior to construction-related excavations, a qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP 2010) standards should be retained, attend the pre-construction meeting, and present a worker environmental awareness program (WEAP) to the construction crew. The WEAP should discuss the types of fossils that may potentially be uncovered during project excavations, regulations protecting paleontological resources, and appropriate actions to be taken when fossils are discovered.	Prior to ground disturbance	Qualified paleontologist	Contract for the qualified paleontologist, pre-construction meeting attendance sheet, WEAP presentation and attendance sheet	
TRIBAL CULTURAL RESOURCES				
TCR-1 Human Remains. 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. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.	During ground disturbance	Developer/permit holder, Riverside County Coroner, Native American Heritage Commission	Riverside County Coroner necessary findings	
TCR-2 Unanticipated Tribal Cultural 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	During ground disturbance	Developer/permit holder, Riverside County Planning Department, County Archaeologist, Native American tribal	Resource treatment plan	

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
the applicant shall call the Riverside County Planning Department, 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(s) (or other appropriate ethnic/cultural group representative), the County Archaeologist or appropriate representative from the Riverside County Planning Department 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 or appropriate representative from the Riverside County Planning Department, as to the appropriate treatment (avoidance, relocation, documentation, recovery, etc.) for the Tribal Cultural Resource. All proposed evaluations shall be limited to nondestructive analysis, and subject to approval by the consulting tribe(s). • Further ground disturbance shall not resume within the area of the discovery until the appropriate 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 and a Native American Monitor(s) from the consulting tribe(s) 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.		representative(s) (or other appropriate ethnic/ cultural group representative)		

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method	Verification
TCR-3 Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into agreement(s) with the consulting tribe(s) for the appropriate number of Native American Monitor(s). In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, an adequate number of Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of soils in 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) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of Tribal Cultural Resources. Activities will be documented in Tribal Monitoring Notes which will be provided to the applicant on a regular basis and required to be submitted as part of the Phase IV Report to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement(s) to the County Archaeologist or appropriate representative from Riverside County Planning Department to ensure compliance with this mitigation measure and associated condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. Monitoring shall include a representative(s) from the consulting tribe(s) retained under contract to provide monitoring during construction deemed necessary as identified during the AB 52 Tribal Consultation. Unanticipated finds will be handled in a timely and culturally appropriate manner.	Prior to issuance of grading permits	Developer/permit applicant, Native American Monitor(s), Archaeological Monitor(s)	Contract/agreement, Cultural Sensitivity Training presentation and attendance log, Tribal Monitoring Notes	

Attachment A
PPT 230049
Conditions of Approval

Plan: PPT230049 Parcel: 283180002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include a six-inch-wide curb with a twelve (12) inch wide walkway and 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.

060 - BS-Grade. 2 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. 3 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. 4 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.

060 - BS-Grade. 5 STOCKPILE PERMIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall obtain a Stockpile Permit for the proposed stockpile shown on PPT230049.

E Health

060 - E Health. 1 DEH – Destroy existing OWTS and well Not Satisfied

Prior to any grading permits, existing onsite wastewater treatment systems (OWTS)/septic systems and well(s) on property must be destroyed. Obtain destruction permits from DEH. Phase I ESA identified a well and OWTS in use. Call 951-955-8980 for additional questions.

060 - E Health. 2 ECP Clearance Satisfied

The Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) has reviewed “Phase I Environmental Site Assessment, Temescal Canyon, 23835 Temescal Canyon Road, Corona, California 92883 by Partner Engineering and Science, Inc. dated May 26, 2017,” will require a subsurface investigation at the clay pipe manufacturing facility. RCDEH-ECP has approved “Workplan for Phase II Environmental Assessment” by Universal Engineering Services, dated August 12, 2024.
Investigation must be completed and reviewed by RCDEH-ECP. Any mitigation and remediation must be approved prior to any disturbance/grading/development at the site to

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60. Prior To Grading Permit Issuance

E Health

060 - E Health. 2 ECP Clearance (cont.) Satisfied

ensure public health and safety. Review and approval of a Soil Management Plan (SMP) is also required. Please call 951-955-8980 for additional details.

Fire

060 - Fire. 1 Prior to Grading - Hazardous Vegetation and Fuel Manag Not Satisfied

Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Final Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. Contact our office for submittal instructions.

060 - Fire. 2 Prior to Grading - Water Plans Not Satisfied

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

Planning

060 - Planning. 1 Construction Noise Not Satisfied

Grading Plans shall note that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Grading Plans shall note that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Grading Plans shall note that the use of amplified music or sound is prohibited on the Project site during construction.

060 - Planning. 2 Fee Status Not Satisfied

Prior to grading permit issuance, the Planning Department shall determine if the deposit based fees for PPT230049 are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

060 - Planning. 3 Required Applications Not Satisfied

No grading permits shall be issued until PPT230049, TTM38895, GPA 230009 and CZ2300031 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 SKR Fee Condition (cont.) Not Satisfied

which is anticipated to be 10.80 acres (gross) in accordance with approved exhibits.

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.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) 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 has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.
The CRMP shall contain at a minimum the following:
Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite 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 sand directed by the Project Archaeologist.
Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

previous investigations and/or Phase III data recovery.
The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 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. 3 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 (CRMP). 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.

060 - Planning-CUL. 4 Resource Relocation Area (if needed) Not Satisfied

Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This area will be protected and not disturbed in the future. This is confidential information and the exact nature of this area will not be called out on the grading plans.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Clearance Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Clearance (cont.) Not Satisfied

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.
All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

060 - Planning-EPD. 2 MBTA Clearance 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 (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird 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. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 Temporary Fencing Not Satisfied

Prior to the issuance of a grading permit a temporary fence must be installed around the area identified as “MSHCP Riverine Feature” in Figure 6 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis written by RECON Environmental Inc. dated July 31, 2024. The purpose of the temporary fence will be to avoid impacts during grading and construction activities. Signs must clearly indicate that no impacts will occur within the fenced areas. The fence must be maintained in place and in good repair throughout grading and construction activities.
A Biologist with the Environmental Programs Division of the Riverside County Planning Department must conduct a site visit to determine if the fence has been properly installed and achieves the purpose of temporarily protecting the Riverine feature.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom 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 for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. 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.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

l. 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.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the qualified paleontologist responsible for the report’s content. All reports shall also be signed by all other parties responsible for the report’s content (eg. Professional Geologist), as necessary A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County’s PLUS Online System. Please use the following for this purpose:

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Filing_Instructions_Paleontological_Report_Review_Application.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/PLUS_Online_Upload_Instructions_Paleontology.pdf

https://planning.rctlma.org/sites/g/files/aldnop416/files/users/user91/Supplemental_Information_Form_PALEO.pdf

Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, 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)

Transportation

060 - Transportation. 1 060 - Transportation - Grading - 12” Step-out adjacent to Not Satisfied

Grading - 12” Step-out adjacent to curb at the end of Parking spaces

The developer / permit holder shall verify the final grading plans show the 12” wide maintenance step-out adjacent to curb at the planters at the end of parking spaces.

060 - Transportation. 2 Annexation into a Maintenance District Not Satisfied

In the event that the project requires a grading permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 Annexation into a Maintenance District (cont.) Not Satisfied

within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the 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 as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

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, IID or other electric provider.

or as approved by the Director of Transportation.

060 - Transportation. 3 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 4 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

_Coordinate withTTM38895.

060 - Transportation. 5 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana 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 https://trans.rctlma.org/wqmp-water-quality-management-plans#2392643287-802287277. 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. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.
Per the Preliminary WQMP, the proposed BMPs are in an area that has insufficient infiltration rates, with potentially better soils for infiltration approximately 10-30 ft below the existing grade. The project is proposing to replace the soil that is causing the insufficient infiltration rates at the BMP locations, with either imported fill material or on-site soil that has better infiltration. All imported Rock or Sand being placed in the BMP area shall be clean-washed. The depth of replacement fill material shall be installed so that the subgrade under the BMP areas is sufficient to hold the entire VBMP volume in the subgrade void space as certified by the Geotechnical Engineer with boring and infiltration testing/analysis. New infiltration source testing is required for any replacement fill material, and if the factored infiltration rates are less than 2 inches per hour (rates assumed in the Preliminary WQMP) the project shall update the BMP sizing worksheets in the WQMP and the BMP sizes shall be increased accordingly. The Grading Plan shall have notes that these documents shall be provided to the Transportation Department before the BMPs are installed or replacement fill material is placed under the BMP locations. Recycled concrete and asphalt is expected to be used in the subgrade under the roads, and potentially the on-site areas. Recycled materials are not allowed under the basins or in the Aggregate Base sections for the road

060 - Transportation. 6 Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 7 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) 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. 7 Submit Grading Plans (cont.) Not Satisfied

NOTE:

1. Proposed gates shall be identified on the grading plans. Emergency vehicle access (EVA) gates are to be located a minimum of 35 FT from the flowline of the adjacent street.

or as approved by the Director of Transportation.

060 - Transportation. 8 TS / CREDIT/REIMBURSEMENT Not Satisfied

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH-ECP COMMENT - Prior to Grading Final Not Satisfied

The Soil Management Plan (SMP), approved by RCDEH-ECP on September 9, 2024, should be implemented during grading operations with a summary report of the SMP findings, at Prior to Grading Final, being submitted to the RCDEH-ECP for review and approval.

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

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 Monitoring Report Not Satisfied

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

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) 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 Soils 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 or other means of site stabilization as approved by County Inspector 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.

E Health

080 - E Health. 1 DEH – Hazmat Review Not Satisfied

Prior to building permit issuance, facility must provide a summary of the types and quantities of hazardous materials to be used/stored on-site. Moreover, please indicate whether any equipment vehicles (i.e. forklifts, fuel tanks, etc…) will be maintained on-site. Additional requirements may apply pending review of the aforementioned items. For additional information please contact our Hazardous Material Management Branch at (951)358-5055.

080 - E Health. 2 DEH – SB1383 Approved Solid Waste service Not Satisfied

Prior to building permit issuance, provide documentation that demonstrates that the appropriate waste hauler has evaluated plans to ensure that the proper level of solid waste service (in accordance with SB1383) can be provided. Contact Waste Management Incorporated, or the appropriate solid waste hauler, for additional details.

080 - E Health. 3 DEH – TVWD Water and Sewer Service Not Satisfied

Provide documentation that establishes TVWD water and sewer service (ex: approved water plans).

Fire

080 - Fire. 1 Fire Department Building Construction Permit Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Fire Department Building Construction Permit Review (co Not Satisfied

site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

Special construction requirements identified in the Fire Protection Plan shall be verified prior to permit issuance.

080 - Fire. 2 Prior to permit - Fire Water and Access Verification/impro Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

080 - Fire. 3 Prior to Permit - Hazardous Vegetation and Fuel Manage Not Satisfied

An inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before permit issuance. Contact our office for instructions regarding this inspection.

Planning

080 - Planning. 1 Bike Racks Not Satisfied

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

Commercial, office, service and other similar developments shall provide one (1) employee bicycle space for every twenty-five (25) parking spaces required, and one (1) patron or visitor bicycle space for every thirty-three (33) parking spaces required, with a minimum of four (4) bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities.

OR

Industrial developments shall provide one (1) bicycle space for every twenty-five (25) parking spaces required, with a minimum of two (2) bicycle spaces provided for the development. The bicycle spaces may include either Class I or Class II bicycle parking facilities. Based on the number of parking spaces provided (279) the applicant shall provide 12 bicycle spaces.

080 - Planning. 2 CAP Screening Table Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Initial Study MND. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study (ND/MND)], as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 CC&R Reciprocal Access/Parking/Landscape Maintenan Not Satisfied

The applicant shall notify the Planning Department that the following documents will be submitted to the Office of the County Counsel for approval along with the current fee:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions, and restrictions;

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'landscape area, more particularly described on Exhibit 'A' attached hereto.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Assistant TLMA Director - Community Development of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division. NOTE: This may have already been satisfied by the the condition incorporated in the COA for Parcel Map No. TTM38895 prior to recordation of the Map.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 CC&R Reciprocal Access/Parking/Landscape Maintenan Not Satisfied

080 - Planning. 4 CEQA Filing Not Satisfied

Prior to building permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

080 - Planning. 5 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. 6 Construction Noise Not Satisfied

Building Plans shall note and construction shall comply that during all Project-related excavation and grading, the construction contractor(s) shall equip all construction equipment, fixed and mobile, with properly operating and maintained mufflers consistent with manufacturer standards.

Building Plans shall note and construction shall comply that the contractor(s) shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors (residences) nearest the Project site during all Project construction.

Building Plans shall note and construction shall comply that the use of amplified music or sound is prohibited on the Project site during construction.

080 - Planning. 7 Electrical Hookups Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. Such hookups where loading docks and/or spaces are shown with buildings shall be shown on building/electrical plans. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

080 - Planning. 8 EV Charging Stations Not Satisfied

Based on the parking spaces required 279 the applicant would be required to provide 50 EV Capable Parking Spaces and 12 EVCS 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. If Building Code requirements require more than the parking EVCS or ECSE spaces listed here, the Building Code requirements will prevail in this case.

080 - Planning. 9 Fee Status Not Satisfied

Prior to issuance of building permits for PPT230049, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 10 Lighting Plans Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 Lighting Plans (cont.) Not Satisfied

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

080 - Planning. 11 Renewable Energy Generation R2-CE1 Not Satisfied

In accordance with measure R2-CE1 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.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

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. 12 Required Applications Not Satisfied

No building permits shall be issued until PPT230049, TTM38895, GPA230009 and CZ2300031 has been approved and adopted by the Board of Supervisors and has been made effective.

080 - Planning. 13 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. 14 School Mitigation Not Satisfied

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

080 - Planning. 15 Wall/Fencing Plan Required Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on the approved exhibits where walls and fences are reference.

Survey

080 - Survey. 1 Access Restrictions Not Satisfied

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 Access Restrictions (cont.) Not Satisfied

Access shall be restricted on Temescal Canyon Road and so noted on the final map, with the exception of min. 24 FT WIDE OPENING located approximately 274 FT from the project north boundary. Access shall be restricted on Street B on the project side and so noted on the final map with the exception of min. 24 FT WIDE OPENING located at the on the cul-de-sac for emergency access purposes. Access shall be restricted on the south side of Street A and so noted on the final map, with the exception of 54 FT WIDE OPENING located at the south side of the Street B intersection.

NOTE: The location of the access on Temescal Canyon Road may be modified upon review of the development of Lots 1, 2, and/or 3 as labeled on the tentative map.

or as approved by the Director of Transportation.

080 - Survey. 2 Survey Monumentation Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it 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.

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Red Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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.

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) 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 sheets 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requir Not Satisfied

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. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, 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 and or ALUC;
3) Shading plans for projects that include parking lots/areas;
4) The use of canopy trees (24 inch 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 shall be located outside of the ROW 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 CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

Landscape Project Specific Requirements

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:
a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
b. 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.
c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
d. Landscaping plans shall incorporate the use of specimen (24 inch 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.
e. Project shall prepare water use calculations as outlined in Ord 859.3.
f. Trees shall be hydrozoned separately.
g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
h. 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.
j. 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 lessor water use plant.
k. Project shall use County standard details for which the application is available in County Standard Detail Format regardless of maintenance responsibility.
l. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
m. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
n. Plant species shall meet ALUC requirements, if applicable.
o. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
p. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
q. Project shall use (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
s. 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

site.
t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the 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 as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

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, IID or other electric provider.

080 - Transportation. 5 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's and submitting water improvement plans.

080 - Transportation. 6 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

080 - Transportation. 7 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

080 - Transportation. 8 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. 9 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.

080 - Transportation. 10 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

HALF-WIDTH

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 Road Improvements (Plan) (cont.) Not Satisfied

Temescal Canyon Road shall be improved with 32 FT half-width of AC pavement, within a 44 FT half-width dedicated right-of-way, 6 in curb and gutter, 8 FT sidewalk at curb adjacent to meet the County Standard No. 94. Modify the right of way and sidewalk widths on Standard No 94 to 44 FT half-width right of way and 8 FT sidewalk.

NOTE:
1. Provide sight distance analysis at Street A intersection per the County Standard NO 821.
2. Provide truck turning template at Street A intersection.
3. The existing driveway at Street A intersection may require additional improvement and right of way for the proposed traffic signal. Coordinate with the property owner at APN 283-180-047 to provide permission letter, notarized for the driveway improvements.

Street A shall be improved from Street B to Temescal Canyon Road with 56 FT full-width of AC pavement, within a 78 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent to meet the County Standard No. 111.

NOTE:

1. The westerly driveway shall be constructed for truck usage per commercial driveway width of 45 FT per the County Standard No 207A.
2. Provide sight distance analysis at proposed driveways per County Standard No 821.
3. Provide truck turning templates, both inbound and outbound at the westerly driveway.
1. The easterly driveway shall be constructed for non-truck usage per commercial driveway width of 28 FT per the County Standard No. 207A. Provide signage to restrict truck access on the easterly driveway.
4. Retaining wall and its footing shall be outside of the right of way.
5. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

INTERIM STREET A
Interim Street A (west of Street B) is an emergency vehicle access (EVA) only, shall be improved from Street B to Lawson Road with 24 FT full-width all-weather access road within 32 FT graded section, on 64 FT full-width dedicated right-of-way per Fire Department requirements.

NOTE:
1. Provide gate at both ends of the EVA road and place gate at minimum 35 FT form the street flowline.
2. The all-weather driving surface section shall be designed to support 75,000 LBS fire apparatus, per a geotechnical engineer report and recommendations.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide future access to existing adjacent property to the south.

ULTIMATE STREET A
Street A (west of Street B) shall ultimately be improved from Street B to Lawson Road with 44 FT full-width of AC pavement, within a 64 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent within 15 FT parkway to the north and 5 FT sidewalk

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 Road Improvements (Plan) (cont.) Not Satisfied

within 5 FT parkway to the south, to meet the County Standard No. 103. Modify Standard No 103, section A to reduce the south parkway to 5 FT in width.

NOTE:
1. The ultimate improvements can be deferred to the future development project of Lot 5 of TTM38895.
2. Retaining wall and its footing shall be located outside of the right of way.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

Lawson Road along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 22 FT from centerline, with a part-width pavement section extending an additional 14 FT beyond centerline in accordance with County Standard No. 104, Section A, within an existing 66 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. The ultimate improvements can be deferred to the future development project of Lot 5 per TTM38895.

Pat Point Drive along project boundary is a paved County maintained road and shall be widened with AC pavement to 6 in curb and gutter to be located 20 FT from centerline, with a part-width pavement section extending an additional 12 FT beyond centerline in accordance with County Standard No. 105A, Section A, within a 60 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.
NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. Relocate existing water facility outside of the ultimate pavement and sidewalk.
3. The ultimate improvements can be deferred to the future development project of Lot 5 per TTM38895.

or as approved by the Director of Transportation.

080 - Transportation. 11 TS / Fair Share Not Satisfied

The project traffic study has determined the project causes an indirect operational deficiency to the following intersections:

Temescal Canyon Road (NS) at Lawson Road (EW)

The traffic study has determined the project's fair share of the deficiency is 0.67%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 TS / Fair Share (cont.) Not Satisfied

Temescal Canyon Road (EW) at Maitri Road (NS)

The traffic study has determined the project's fair share of the deficiency is 0.76%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

Temescal Canyon Road (EW) at I-15 Southbound Ramps

The traffic study has determined the project's fair share of the deficiency is 10.44%. The project shall pay its fair share towards the future construction of:
_2nd southbound right turn lane (500 feet of storage)
_2nd westbound departure lane
_Signal modification

Temescal Canyon Road (EW) at I-15 Northbound Ramps

The traffic study has determined the project's fair share of the deficiency is 8.06%. The project shall pay its fair share towards the future construction of:
_Widen to provide a northbound left turn lane (300 feet of storage)
_Signal modification

The traffic study has determined the project's fair share of the deficiency is 4.54%. The project shall pay its fair share towards the future construction of:
_2nd eastbound left turn lane
_2nd northbound departure lane
_Signal modification

Segment on Temescal Canyon Road between Maitri Road and Trilogy parkway

The traffic study has determined the project's fair share of the deficiency is 0.78%. The project shall pay its fair share towards the future construction of:
_Widen to provide a second northbound through lane
_Signal modification at Trilogy Parkway

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

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

080 - Transportation. 12 TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Street A (EW)

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 TS/DESIGN (cont.) Not Satisfied

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 13 TS/Geometrics Not Satisfied

The intersection of Temescal Canyon Road (NS) at Lawson Road (EW) shall be improved to provide the following geometrics:

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

Note: the second northbound through lane to begin approximately 260 feet south of Lawson Road. Provide minimum 250 feet transition taper. The second northbound through lane to join the existing pavement to the north approximately 200 feet north of Lawson Road.

The intersection of Temescal Canyon Road (NS) at Street A (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane (300 feet storage), one through lane, one shared through-right lane
Southbound: one left-turn lane (125 feet storage), one through lane, one right-turn lane (150 feet of storage)
Eastbound: one left-turn lane, one shared left-through lane, one right-turn lane
Westbound: one shared left-through-right lane

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

or as approved by the Transportation Department.

Any off-site widening required to provide these geometrics shall be the responsibility of the

Plan: PPT230049 Parcel: 283180002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 13 TS/Geometrics (cont.) Not Satisfied
landowner/developer.

080 - Transportation. 14 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved.
_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 Waste - 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. 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 3 bins (trash, recyclable materials, and organics) and have 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 building permit issuance, a Waste Recycling Plan (WRP) – Form B shall be submitted to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. A copy of Form B can be found at (https://www.rcwaste.org/Waste-Guide/CandD). 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.

90. Prior to Building Final Inspection

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six-inch-wide 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 - BS-Grade. 2 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 Grading 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.

E Health

090 - E Health. 1 DEH – Hazmat Review Prior to Final/Occupancy Not Satisfied

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Fire

090 - Fire. 1 Adverse Impact Mitigation - DIF and community benefit c Not Satisfied

The Riverside County Fire Department’s Fire Planning Division reviews proposed development projects throughout the county and its partner cities. Our evaluation focuses on ensuring compliance with departmental standards, including response times, existing fire station locations, equipment availability, and the anticipated impact on service requests resulting from these proposed developments. Our department provides cooperative integrated regional fire protection services throughout Riverside County and its partner cities.

This project will contribute to a cumulative adverse impact on the fire department's ability to provide an acceptable level of service. These impacts include an increased number of

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Adverse Impact Mitigation - DIF and community benefit cr Not Satisfied

emergency and public service calls due to the increased number of structures, traffic, and population. The project also exceeds an acceptable response travel time for an aerial apparatus.

The developer will mitigate the overall impact to fire department service through payment of Development Impact Fees in accordance with the County's fee schedule. The developer will mitigate the need for an aerial apparatus through a community benefit of $250,000. The community benefit shall be due and payable prior to the issuance of the certificate of occupancy or temporary certificate of occupancy.
If we can be of further assistance, please feel free to contact the Riverside County Fire Department, Office of the Fire Marshal, Fire Planning Division at (951) 955-4777 or rvcplanningsubmittals@fire.ca.gov.

090 - Fire. 2 Prior to Final - Hazardous Vegetation and Fuel Managem Not Satisfied

Inspection of the requirements of the final Hazardous Vegetation and Fuel Management Plan is required before final Inspection. Contact our office for instructions regarding this inspection.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of 10 accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A1A (Site Plan/Land Use Plan (Plot Plan). 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.

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 CAP Screening Table Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included in Appendix F to the project (MND)]. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study (MND)], as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Curbs Along Planters 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 Electrical Hookups Not Satisfied

Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them. The Project shall install electrical hook-ups at the Project's loading docks and/or spaces that allow trucks that have auxiliary power units (APU) and/or transport refrigeration units (TRUs) with electric standby capabilities to plug in when APU and/or TRUs are in use. The County shall verify electrical hookups have been installed prior to occupancy. The electrical panels will be appropriately sized to allow for future expanded use of electric truck charging.

090 - Planning. 5 Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. 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 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. The Project Area for PPT230049 has been calculated to be 10.80 gross acres.

090 - Planning. 7 Ord. No. 810 (MSHCP) Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for PPT230049 is calculated to be 10.80 gross acres.

090 - Planning. 8 Parking Paving Material Not Satisfied

A minimum of 279 parking spaces shall be provided as shown on the approved exhibit A1A Site Plan, Land Use Plan (Plot Plan), unless otherwise approved by the Planning Department

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Parking Paving Material (cont.) Not Satisfied

and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. 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. 9 Renewable Energy Generation R2-CE1 Installed Not Satisfied

In accordance with measure R2-CE1 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. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

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 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, this condition shall be null and void with respect to that utility.

Planning-EPD

090 - Planning-EPD. 1 Oak Tree Mitigation Not Satisfied

Prior to final building inspections an EPD Biologist will confirm that at least two oak trees of a species native to Southern California have been planted within the projects landscaped areas.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drough Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

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 Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Complete Landscaping Installation (cont.) Not Satisfied

Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-USE - Street B Not Satisfied

The applicant and Corona-Norco Unified School District (District) are in ongoing negotiations to provide the school district property public access. This access is envisioned to be Street B. While the applicant and school district are working in good faith towards establishing public access for the school district property, the County has provided a condition of approval below for Street B as a public local street.

STREET B is a public LOCAL STREET and shall be improved with 40 FT full-width of AC pavement, within a 60 FT full-width publicly dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk adjacent to the right-of-way in accordance with County Standard No. 105A, Section A.

NOTE:

1. The full-width publicly dedicated right-of-way shall extend to the tentative map boundary.

2. The offer of dedication shall include access restriction at end of the right-of-way dedication where it meets the tentative map boundary. This access restriction is to remain in effect until such time the applicant and District have signed and executed a definitive agreement. At that time, the access restriction may be vacated through a separate recorded instrument.

3. The applicant shall file a request with the County Transportation Department to install weight limit signs to restrict trucks with gross vehicle weight rating over 14,000-lb from traveling on Street B north of Street A.

4. Provide a turnaround at the north end of the street per offset cul-de-sac Standard No 800A. The dedication of public right-of-way shall include the area necessary for the cul-de-sac.

5. Provide a minimum 24 FT wide driveway per County Standard No. 207A for emergency vehicles only.

6. Provide an emergency access gate to be placed a minimum 35 FT from the street flowline.

Separate from the No. 2 above, access shall be restricted on the project side of STREET B, except for emergency vehicle access and so noted on the final map.

090 - Transportation. 4 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.

090 - Transportation. 5 Regional Transportation Fees Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 Regional Transportation Fees (cont.) 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:

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 6 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

HALF-WIDTH
Temescal Canyon Road shall be improved with 32 FT half-width of AC pavement, within a 44 FT half-width dedicated right-of-way, 6 in curb and gutter, 8 FT sidewalk at curb adjacent to meet the County Standard No. 94. Modify the right of way and sidewalk widths on Standard No 94 to 44 FT half-width right of way and 8 FT sidewalk.

NOTE:
1. Provide sight distance analysis at Street A intersection per the County Standard NO 821.
2. Provide truck turning template at Street A intersection.
3. The existing driveway at Street A intersection may require additional improvement and right of way for the proposed traffic signal. Coordinate with the property owner at APN 283-180-047 to provide permission letter, notarized for the driveway improvements.

Street A shall be improved from Street B to Temescal Canyon Road with 56 FT full-width of AC pavement, within a 78 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent to meet the County Standard No. 111.

NOTE:

1. The westerly driveway shall be constructed for truck usage per commercial driveway width of 45 FT per the County Standard No 207A.
2. Provide sight distance analysis at proposed driveways per County Standard No 821.
3. Provide truck turning templates, both inbound and outbound at the westerly driveway.
1. The easterly driveway shall be constructed for non-truck usage per commercial driveway width of 28 FT per the County Standard No. 207A. Provide signage to restrict truck access on the easterly driveway.
4. Retaining wall and its footing shall be outside of the right of way.
5. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

INTERIM STREET A
Interim Street A (west of Street B) is an emergency vehicle access (EVA) only, shall be improved from Street B to Lawson Road with 24 FT full-width all-weather access road within 32 FT graded section, on 64 FT full-width dedicated right-of-way per Fire Department requirements.

NOTE:
1. Provide gate at both ends of the EVA road and place gate at minimum 35 FT form the street flowline.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Road Improvements (Installation) (cont.) Not Satisfied

2. The all-weather driving surface section shall be designed to support 75,000 LBS fire apparatus, per a geotechnical engineer report and recommendations.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide future access to existing adjacent property to the south.

ULTIMATE STREET A
Street A (west of Street B) shall ultimately be improved from Street B to Lawson Road with 44 FT full-width of AC pavement, within a 64 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent within 15 FT parkway to the north and 5 FT sidewalk within 5 FT parkway to the south, to meet the County Standard No. 103. Modify Standard No 103, section A to reduce the south parkway to 5 FT in width.

NOTE:
1. The ultimate improvements can be deferred to the future development project of Lot 5 of TTM38895.
2. Retaining wall and its footing shall be located outside of the right of way.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

Lawson Road along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 22 FT from centerline, with a part-width pavement section extending an additional 14 FT beyond centerline in accordance with County Standard No. 104, Section A, within an existing 66 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. The ultimate improvements can be deferred to the future development project of Lot 5 per TTM38895.

Pat Point Drive along project boundary is a paved County maintained road and shall be widened with AC pavement to 6 in curb and gutter to be located 20 FT from centerline, with a part-width pavement section extending an additional 12 FT beyond centerline in accordance with County Standard No. 105A, Section A, within a 60 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.
NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. Relocate existing water facility outside of the ultimate pavement and sidewalk.
3. The ultimate improvements can be deferred to the future development project of Lot 5 per TTM38895.

or as approved by the Director of Transportation.

090 - Transportation. 7 Streetlight Installation Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 Streetlight Installation (cont.) Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

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. 8 TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersection of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Street A (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 9 TS/INTERCONNECT Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Street A (EW) to the signal at Temescal Canyon Road (EW) and I-15 Southbound Ramp and to the signal at Temescal Canyon Road (NS) and Trilogy Parkway (EW).

or as approved by the Transportation Department.

090 - Transportation. 10 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below 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 of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

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

Prior to final building inspection, the applicant shall construct the recyclables collection and

Plan: PPT230049 Parcel: 283180002

90. Prior to Building Final Inspection

Waste Resources

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

loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to building final inspection, a Waste Reporting Form (Form C) and evidence (i.e., receipts or other types of verification) demonstrating project compliance with the approved Waste Recycling Plan (WRP) shall be submitted by the project proponent to the Planning Section of the Riverside County Department of Waste Resources for review and approval at WastePlanning@rivco.org. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled. A copy of Form C can be found at (https://www.rcwaste.org/Waste-Guide/CandD).

Attachment B
PPT230049
Advisory Notification Document

04/21/25, 12:23 pm **PPT230049**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT230049. 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 (PPT230049) 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.

Comments: CHR210001

Advisory Notification. 2 AND - Project Description & Operational Limits

PPT230049 is a proposal to build a 188,000 sq. ft. industrial building on 10.80 net acres (Lot 4 on TTM38895) The industrial building would be divided into separate industrial tenant spaces. Tenant Space A (84,000 sq. ft.) and Tennant Space B (104,000 sq. ft.). The existing clay manufacturing use would be discontinued, and all associated structures (6 total) would be demolished. The new use for the Tenant Space B would consist of the manufacturing, storage, and retail sale of artisan clay products. The Tennant Space A is for the manufacture of plastics parts (thermoplastic elastomer [TEP] by ODI Manufacturing LLC (ODI) for the action sports industry (i.e., mountain bikes, BMX bike, motorcross, watercraft, snowmobile, and ATV).

TTM38895 is a proposal for a Schedule “E” Map to subdivide five (5) parcels into seven (7) numbered lots and two (2) lettered lots totaling 29.23 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres). Lot 3 (1.79 acres), Lot 4 (10.80 acres), Lot 5 (10.18 acres), Lot 6 (.35 acre), Lot 7 (.37 and lettered lots; Lot A (3.24 acres), and Lot B (0.83 acre).

GPA230009 is a request to change the land use designation from Community Development; Commercial Tourist (CD:CT) to Community Development: Light Industrial (CD:LI) for Lot 4 on TTM38895.

CZ2300031 is a request to change the land use classification from Scenic Highway Commercial (C-P-S) to Manufacturing Service Commercial (M-SC) for Lot 4 on TTM38895.

Comments: CHR210001

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Design Guidelines (cont.)

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
   - Bermuda Dunes (Adopted 5/13/2008)
   - Desert Edge (Adopted 12/23/2008)
   - Lakeview Nuevo (Adopted 8/1/2006)
   - Mecca (Adopted 7/21/2009)
   - Temecula Valley Wine Country (Adopted 3/11/2014)
   - Temescal Valley (Adopted 3/20/2007)
   - Thermal (Adopted 7/21/2009)
   - Vista Santa Rosa (Adopted 9/28/2004)

Comments: CHR210001

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
Exhibit A - Tentative Tract Map dated 9/23/24.
Exhibit B - Site Plan, Floor Plan and Elevations dated 8/26/24
Exhibit C (Conceptual Landscape Plan), dated 8/26/24.

Comments: CHR210001

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 al 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}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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}
- 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)

Comments: CHR210001

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 TTM38895, PPT230049,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

CZ2300031 and GPA230009 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 TTM38895, PPT230049, CZ2300031 and GPA230009 , 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 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.

Comments: CHR210001

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the project's [Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

Comments: CHR210001

E Health

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 **DEH - PPT230049 Project Review Scope (cont.)**

E Health. 1 **DEH - PPT230049 Project Review Scope**

Department of Environmental Health (DEH) conducted a review for an industrial building that would be divided into separate industrial tenant spaces. The existing clay manufacturing would be discontinued and associated structures demolished. Tenant Space B would consist of the manufacturing, storage and retail sale of artisan clay products. Other tenant is speculative at the time of entitlement.

E Health. 2 **TVWD Water and Sewer Service**

PPT230049 was reviewed to connect to TVWD Water and Sewer service. Any other proposals will require project to undergo re-evaluation of project which may include going back through the planning process.

Fire

Fire. 1 **Gen - Custom**

We currently have no comments. However, this project may undergo further review to assess potential cumulative impacts on the Fire Department's ability to maintain an acceptable level of service. Fire Planning may impose additional requirements to mitigate these impacts at a later time.

Fire. 1 **Gen - Custom**

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 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 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Custom (cont.)

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 21 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 21 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

5. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet). Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.

6. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

7. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside.

8. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Custom (cont.)

9. Hazardous Vegetation and Fuel Management Plan - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. (A preliminary plan shall be provided to and approved by the Fire Department prior to any new parcel map recordation.) Reference CFC 4906.3

10. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations, Title 14 Fire Safety Regulations. Reference CFC 4905.2.

11. Unlimited Area Building - Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC 507.

12. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

13. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

14. Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC 3206.7.

15. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

16. Emergency Responder Communication Coverage Systems - Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Reference CFC 510.1 and Riverside County Office of the Fire Marshal Guidelines.

17. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Fire. 2 Moderate Fire Hazard SRA

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 Moderate Fire Hazard SRA (cont.)

Project/property is in a Moderate Fire Hazard, State Responsibility Area are required, in addition to County Ordinance, to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A fire mitigation plan or report will be required. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

Fire. 3 Secondary Egress from a High Fire Hazard

To have adequate evacuation times from a project/property that is within High/Very High Fire Hazard area, road(s) further than 660 feet shall have secondary or alternative access to a publicly maintain circulatory road(s) per Ordinance 460.

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:
1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 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.

Comments: CHR210001

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Causes for Revocation (cont.)

Planning. 3 Causes 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.

Comments: CHR210001

Planning. 4 Ceased Operations

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

Comments: CHR210001

Planning. 5 Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors

Comments: CHR210001

Planning. 6 Expiration Date Use Case

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.

Comments: CHR210001

Planning. 7 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Fugitive Dust (cont.)

notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Comments: CHR210001

Planning. 8 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.

Comments: CHR210001

Planning. 9 NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit 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.

Comments: CHR210001

Planning. 10 Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Comments: CHR210001

Planning. 11 Outside Storage

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Outside Storage (cont.)

No outside storage is proposed as a part of this development proposal.

Comments: CHR210001

Planning. 12 Planning - Electric Vehicle Parking

Pursuant to Ordinance No. 348 Section 18.12, "Electric Vehicle Parking and Charging Stations", All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. eight (8) electrical vehicle parking spaces are required. Additionally, the electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station.

Comments: CHR210001

Planning. 13 Planning- 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.

Comments: CHR210001

Planning. 14 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.

Comments: CHR210001

Planning. 15 Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

Comments: CHR210001

Planning. 16 SCAQMD Rule 1113

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 SCAQMD Rule 1113 (cont.)

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

Comments: CHR210001

Planning. 17 SCAQMD Rule 402

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Comments: CHR210001

Planning. 18 Signage

A sign proposal is not a part of this Project proposal and when submitted shall be in compliance with Article XIX of Ordinance No. 348 in regards to commercial signage.

Comments: CHR210001

Planning. 19 Subdivision Prior to Building Sale

Prior to the sale of any individual building, a subdivision shall be recorded.

Comments: CHR210001

Planning-CUL

Planning-CUL. 1 Human Remains

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

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 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 Gen - Custom

County Geologic Report GEO No. 240001, submitted for the project PPT230049, was prepared by Construction Testing & Engineering, South, Inc (CTE), and is titled “Geotechnical Investigation, Proposed Commercial Development, APN 283-280-020, 283-180-001, 283-180-002, 283-180-021, 283-180-020, Temes Canyon Road, County of Riverside, California”, dated November 6, 2018 (REV). In addition, CTE prepared “Fault Hazard Evaluation, Proposed Commercial Development, APN 283-280-020, 283-180-001, Temescal Canyon Road, County of Riverside, California, Riverside County Geologic Report # 18195”, dated February 25, 2019. Further, CTE dba UES prepared “Response to Review Comments; dated March 5, 2024, Riverside County Geologic Report No. 24001”, dated April 6, 2024. These documents are herein incorporated as a part of GEO240001.

GEO240001 concluded:

1. Groundwater is not expected to impact the proposed development.
2. Geologic hazards at the site are primarily limited to those caused by violent shaking from earthquake generated ground motion waves from earthquakes along the GINFZ and distant sources.
3. Active fault traces do not transect the area of the site proposed for development.
4. No evidence of faulting or fissuring was observed in the fault trenches excavated by CTE.
5. The potential for liquefaction of site soils is considered very low.
6. The potential for seismic settlement of these materials is considered low.
7. The potential for landsliding to affect the site is considered very low.

GEO240001 Recommended:

1. Prior to grading, the site should be cleared of existing debris, factory residue and deleterious materials.
2. Foundations and buried utilities from existing structures on the site should be removed and replaced with compacted fill.
3. In areas to receive structures or distress-sensitive improvements, expansive, surficial eroded, desiccated, burrowed, or otherwise loose or disturbed soils should be removed to the depth of competent material.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

4. "Competent Material" refers to material with a minimum in-place density of 86% relative to ASTM D 1557 and confirmation from a CEG with respect to the absence of observed porosity at the bottom of the overexcavation.
5. Organic and other deleterious materials not suitable for use as structural backfill should be disposed of offsite at a legal disposal site.

GEO240001 is hereby approved for Planning purposes associated with PPT230049. It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County.

Transportation

Transportation. 1 General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

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.

The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

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Transportation

Transportation. 1 General Transportation Condition (cont.)

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11

The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Transportation. 2 TS/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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

based on the traffic study assumptions.

Temescal Canyon Road (EW) at:
I-15 NB Ramps
I-15 SB Ramps
Maitri Road (NS)
Campbell Ranch Road (NS)

Temescal Canyon Road (NS) at:
Lawson Road (EW)
Trilogy Parkway (EW)
Street A (EW)
Project Driveway 1 (EW)

Trilogy Parkway / Knabe Road (NS) at:
Hunt Road (EW)

Street A (EW) at:
Project Driveway 1 (NS)
Project Driveway 2 (NS)
Project Driveway 3 (NS)
Street B (NS)
Lawson Road (NS)

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

In order to address potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act) and the California Green Building Standards, through diverting solid waste from landfill disposal, the Riverside County Department of Waste Resources (RCDWR) recommends the following standard conditions be applied to the future project:

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

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

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those 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.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

Attachment C
TTM38895
Conditions of Approval

Plan: TTM38895 Parcel: 283180002

50. Prior To Map Recordation

Planning

050 - Planning. 1 ECS BLASTING IMPACTS Not Satisfied

An environmental constraints sheet (ECS) shall be prepared relative to the potential for blasting at this site for site grading purposes. The ECS shall indicate the areas that may require blasting and shall reference the Blasting Impacts Analysis report prepared for this project.

050 - Planning. 2 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

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

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

050 - Planning. 3 ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 4 FEE BALANCE Not Satisfied

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

050 - Planning. 5 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until GPA230009 has been approved and adopted by the Board of Supervisors and has been made effective and all COAs related to TTM38895 have been satisfied. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey

050 - Survey. 1 Access Restrictions Not Satisfied

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map, with the exception of a min. 24 FT WIDE ACCESS OPENING located at the proposed property line between Lots 2 and 3. Lot 4 access shall be restricted on Street B and so noted on the final map with the exception of a min. 24 FT WIDE OPENING located at the cul-de-sac for emergency access purposes. Access shall be restricted on the south side of Street A and so noted on the final map, with the exception of a 54 FT WIDE ACCESS OPENING located at the south side of the Street B intersection.

NOTE: The location of the access on Temescal Canyon Road may be modified upon review of the development of Lots 1, 2, and/or 3 as labeled on the tentative map.

or as approved by the Director of Transportation.

050 - Survey. 2 Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation

Plan: TTM38895 Parcel: 283180002

50. Prior To Map Recordation

Survey

050 - Survey. 2 Final Map Requirements (cont.) Not Satisfied

Department, to clear this condition:

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

_The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 3 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the 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 as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

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, IID or other electric provider.

or as approved by the Director of Transportation.

050 - Transportation. 2 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled

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50. Prior To Map Recordation

Transportation

050 - Transportation. 2 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 3 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

• Coordinate with PPT230049.

050 - Transportation. 4 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

050 - Transportation. 5 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6 RCTD-MAP - Street B Not Satisfied

The applicant and Corona-Norco Unified School District (District) are in ongoing negotiations to provide the school district property public access. This access is envisioned to be Street B. While the applicant and school district are working in good faith towards establishing public access for the school district property, the County has provided a condition of approval below for Street B as a public local street.

STREET B is a public LOCAL STREET and shall be improved with 40 FT full-width of AC pavement, within a 60 FT full-width publicly dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk adjacent to the right-of-way in accordance with County Standard No. 105A, Section A.

NOTE:

1. The full-width publicly dedicated right-of-way shall extend to the tentative map boundary.

2. The offer of dedication shall include access restriction at end of the right-of-way dedication where it meets the tentative map boundary. This access restriction is to remain in effect until such time the applicant and District have signed and executed a definitive agreement. At that time, the access restriction may be vacated through a separate recorded instrument.

3. The applicant shall file a request with the County Transportation Department to install weight limit signs to restrict trucks with gross vehicle weight rating over 14,000-lb from traveling on Street B north of Street A.

4. Provide a turnaround at the north end of the street per offset cul-de-sac Standard No 800A. The dedication of public right-of-way shall include the area necessary for the cul-de-sac.

5. Provide a minimum 24 FT wide driveway per County Standard No. 207A for emergency vehicles only.

6. Provide an emergency access gate to be placed a minimum 35 FT from the street flowline.

Separate from the No. 2 above, access shall be restricted on the project side of STREET B, except for emergency vehicle access and so noted on the final map.

050 - Transportation. 7 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana 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 https://trans.rctlma.org/wqmp-water-quality-management-plans#2392643287-802287277. 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. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Per the Preliminary WQMP for Lot 4 (PPT230049), the proposed BMPs are in an area that has insufficient infiltration rates, with potentially better soils for infiltration approximately 10-30 ft

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Transportation

050 - Transportation. 7 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

below the existing grade. The project is proposing to replace the soil that is causing the insufficient infiltration rates at the BMP locations, with either imported fill material or on-site soil that has better infiltration. All imported Rock or Sand being placed in the BMP area shall be clean-washed. The depth of replacement fill material shall be installed so that the subgrade under the BMP areas is sufficient to hold the entire VBMP volume in the subgrade void space as certified by the Geotechnical Engineer with boring and infiltration testing/analysis. New infiltration source testing is required for any replacement fill material, and if the factored infiltration rates are less than 2 inches per hour (rates assumed in the Preliminary WQMP) the project shall update the BMP sizing worksheets in the WQMP and the BMP sizes shall be increased accordingly. The Grading Plan shall have notes that these documents shall be provided to the Transportation Department before the BMPs are installed or replacement fill material is placed under the BMP locations. Recycled concrete and asphalt is expected to be used in the subgrade under the roads, and potentially the on-site areas. Recycled materials are not allowed under the basins or in the Aggregate Base sections for the road.

050 - Transportation. 8 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

HALF-WIDTH
Temescal Canyon Road shall be improved with 32 FT half-width of AC pavement, within a 44 FT half-width dedicated right-of-way, 6 in curb and gutter, 8 FT sidewalk at curb adjacent to meet the County Standard No. 94. Modify the right of way and sidewalk widths on Standard No 94 to 44 FT half-width right of way and 8 FT sidewalk.

NOTE:
1. Provide sight distance analysis at Street A intersection per the County Standard No. 821.
2. Provide truck turning template at Street A intersection.
3. The existing driveway at Street A intersection may require additional improvement and right of way for the proposed traffic signal. Coordinate with the property owner at APN 283-180-047 to provide a permission letter, notarized for the driveway improvements.

Street A shall be improved from Street B to Temescal Canyon Road with 56 FT full-width of AC pavement, within a 78 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent to meet the County Standard No. 111.
NOTE:

1. The westerly driveway shall be constructed for truck usage per commercial driveway width of 45 FT per the County Standard No 207A.
2. Provide sight distance analysis at proposed driveways per County Standard No 821.
3. Provide truck turning templates, both inbound and outbound at the westerly driveway.
4. The easterly driveway shall be constructed for non-truck usage per commercial driveway width of 28 FT per the County Standard No. 207A. Provide signage to restrict truck access on the easterly driveway.
5. Retaining wall and its footing shall be outside of the right of way.
6. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

INTERIM STREET A

Plan: TTM38895 Parcel: 283180002

50. Prior To Map Recordation

Transportation

050 - Transportation. 8 Road Improvements (Plan) (cont.) Not Satisfied

Interim Street A (west of Street B) as an emergency vehicle access (EVA) only, shall be improved from Street B to Lawson Road with 24 FT full-width all-weather access road within 32 FT graded section, on 64 FT full-width dedicated right-of-way per Fire Department requirements.

NOTE:
1. Provide gate at both ends of the EVA road and place gate at minimum 35 FT form the street flowline.
2. The all-weather driving surface section shall be designed to support 75,000 LBS fire truck apparatus, per a geotechnical engineer report and recommendations.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide future access to existing adjacent property to the south.

ULTIMATE STREET A
Street A (west of Street B) shall ultimately be improved from Street B to Lawson Road with 44 FT full-width of AC pavement, within a 64 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent within 15 FT parkway to the north and 5 FT sidewalk within 5 FT parkway to the south, to meet the County Standard No. 103. Modify Standard No 103, section A to reduce the south parkway to 5 FT in width.

NOTE:
1. The ultimate improvements can be deferred to the future development project on Lot 5.
2. Retaining wall and its footing shall be outside of the right of way.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

Lawson Road along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 22 FT from centerline, with a part-width pavement section extending an additional 14 FT beyond centerline in accordance with County Standard No. 104, Section A, within an existing 66 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. The ultimate improvements can be deferred to the future development project on Lot 5.

Pat Point Drive along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 20 FT from centerline, with a part-width pavement section extending an additional 12 FT beyond centerline in accordance with County Standard No. 105A, Section A, within a 60 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:

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Transportation

050 - Transportation. 8 Road Improvements (Plan) (cont.) Not Satisfied

1. Provide pavement transition to join existing per 10:1 taper ratio.
2. Relocate existing water facility outside of the ultimate pavement and sidewalk.
3. The ultimate improvements can be deferred to the future development project on Lot 5.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

050 - Transportation. 9 TS/DESIGN Not Satisfied

The project proponent for the Industrial part shall be responsible for the design of traffic signal(s) at the intersection of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Street A (EW)

NOTE: The following exhibit(s) may be required as part of the review of the street improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 10 TS/Fair Share Not Satisfied

*****The project traffic study has determined the INDUSTRIAL component of the project causes an indirect operational deficiency to the following intersections:

Temescal Canyon Road (NS) at Lawson Road (EW)

The traffic study has determined the project's fair share of the deficiency is 0.67%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

Temescal Canyon Road (EW) at Maitri Road (NS)

The traffic study has determined the project's fair share of the deficiency is 0.76%. The project shall pay its fair share towards the future construction of:

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Transportation

050 - Transportation. 10 TS/Fair Share (cont.) Not Satisfied

_Traffic Signal

Temescal Canyon Road (EW) at I-15 Southbound Ramps

The traffic study has determined the project's fair share of the deficiency is 10.44%. The project shall pay its fair share towards the future construction of:
_2nd southbound right turn lane (500 feet of storage)
_2nd westbound departure lane
_Signal modification

Temescal Canyon Road (EW) at I-15 Northbound Ramps

The traffic study has determined the project's fair share of the deficiency is 8.06%. The project shall pay its fair share towards the future construction of:
_Widen to provide a northbound left turn lane (300 feet of storage)
_Signal modification

The traffic study has determined the project's fair share of the deficiency is 4.54%. The project shall pay its fair share towards the future construction of:
_2nd eastbound left turn lane
_2nd northbound departure lane
_Signal modification

Segment on Temescal Canyon Road between Maitri Road and Trilogy Parkway

The traffic study has determined the project's fair share of the deficiency is 0.78%. The project shall pay its fair share towards the future construction of:
_Widen to provide a second northbound through lane
_Signal modification at Trilogy Parkway

*****The project traffic study has determined the RETAIL component of the project causes an indirect operational deficiency to the following intersections:

The project traffic study has determined the project causes an indirect operational deficiency to the following intersections:

Temescal Canyon Road (NS) at Lawson Road (EW)

The traffic study has determined the project's fair share of the deficiency is 12.00%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

Temescal Canyon Road (EW) at Maitri Road (NS)

The traffic study has determined the project's fair share of the deficiency is 10.68%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 TS/Fair Share (cont.) Not Satisfied

Temescal Canyon Road (EW) at I-15 Southbound Ramps

The traffic study has determined the project's fair share of the deficiency is 11.87%. The project shall pay its fair share towards the future construction of:
_2nd southbound right turn lane (500 feet of storage)
_2nd westbound departure lane
_Signal modification

Temescal Canyon Road (EW) at I-15 Northbound Ramps

The traffic study has determined the project's fair share of the deficiency is 5.89%. The project shall pay its fair share towards the future construction of:
_Widen to provide a northbound left turn lane (300 feet of storage)
_Signal modification

The traffic study has determined the project's fair share of the deficiency is 6.21%. The project shall pay its fair share towards the future construction of:
_2nd eastbound left turn lane
_2nd northbound departure lane
_Signal modification

Segment on Temescal Canyon Road between Maitri Road and Trilogy Parkway

The traffic study has determined the project's fair share of the deficiency is 10.98%. The project shall pay its fair share towards the future construction of:
_Widen to provide a second northbound through lane
_Signal modification at Trilogy Parkway

*****The project traffic study has determined the RESIDENTIAL component of the project causes an indirect operational deficiency to the following intersections:

Temescal Canyon Road (EW) at Maitri Road (NS)

The traffic study has determined the project's fair share of the deficiency is 0.72%. The project shall pay its fair share towards the future construction of:
_Traffic Signal

Segment on Temescal Canyon Road between Maitri Road and Trilogy Parkway

The traffic study has determined the project's fair share of the deficiency is 0.74%. The project shall pay its fair share towards the future construction of:
_Widen to provide a second northbound through lane
_Signal modification at Trilogy Parkway
All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 TS/Fair Share (cont.) Not Satisfied
landowner/developer.

050 - Transportation. 11 TS/Geometrics Not Satisfied

Industrial Part

The intersection of Temescal Canyon Road (NS) at Lawson Road (EW) shall be improved to provide the following geometrics:

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

Note: the second northbound through lane to begin approximately 260 feet south of Lawson Road. Provide minimum 250 feet transition taper. The second northbound through lane to join the existing pavement to the north approximately 200 feet north of Lawson Road.

The intersection of Temescal Canyon Road (NS) at Street A (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane (300 feet storage), one through lane, one shared through-right lane
Southbound: one left-turn lane (125 feet storage), one through lane, one right-turn lane (150 feet of storage)
Eastbound: one left-turn lane, one shared left-through lane, one right-turn lane
Westbound: one shared left-through-right lane

Retail Part

The intersection of Temescal Canyon Road (NS) at Project Driveway 1 (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane (100 feet storage), two through lanes
Southbound: one through lane, one right-turn lane (100 feet of storage)
Eastbound: one left-turn lane, one right-turn lane (stop-control)

Residential Part

The intersection of Temescal Canyon Road (EW) at I-15 Freeway Southbound Ramps shall be improved to provide the following geometrics:

Southbound: one shared through-left lane, two right-turn lanes (500 feet of storage)
Eastbound: two through lanes, one right-turn lane
Westbound: one left-turn lane, one through lane

Note: a second departure lane in the westbound direction and any necessary signal modification is also required.

NOTE: The following exhibit(s) may be required as part of the review of the street

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 TS/Geometrics (cont.) Not Satisfied

improvements plans.

- Truck turning template, sight distance, curb ramp and accessibility, and/or trail. The design of the street and intersection(s) shall address any conflicts that may arise from these exhibits, including those issues related to safety.

or as approved by the Transportation Department.

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

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

050 - Transportation. 12 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved.
_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

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.
All lot-to-lot drainage shall be placed within a recorded easement.

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.

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60. Prior To Grading Permit Issuance

BS-Grade

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.

060 - BS-Grade. 4 STOCKPILE PERMIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall obtain a Stockpile Permit for the proposed stockpile shown on PPT230049.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 FEE BALANCE Not Satisfied

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

060 - Planning. 3 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 4 REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until TTM38895 has been approved and adopted by the Board of Supervisors, has been made effective and conditions of approval have been cleared.

060 - Planning. 5 SKR FEE CONDITION Not Satisfied

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

060 - Planning. 6 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 SLOPE GRADING TECHNIQUES (cont.) Not Satisfied

slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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 (CRMP). 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.

060 - Planning-CUL. 3 Resource Relocation Area (if needed) Not Satisfied

Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate an area that will be used, if needed, for reburial of any artifacts that have been identified during grading and cannot be avoided. This

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Resource Relocation Area (if needed) (cont.) Not Satisfied

area will be protected and not disturbed in the future. This is confidential information and the exact nature of this area will not be called out on the grading plans.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Clearance 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, including permits for clearing, grubbing, and/or stockpiling, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Division (EPD). The pre-construction survey shall cover the project site and any offsite improvements. If ground disturbance activities do not begin within 30 days of the survey a second survey must be conducted.
If it is determined that the project site is occupied by Burrowing Owls, take shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Relocation of burrowing owls may only be approved outside of the nesting season (February 1 through August 31). A qualified biologist who holds an MOU with the County of Riverside must submit a relocation plan to EPD, California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for review and approval prior to any relocation.
All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

060 - Planning-EPD. 2 MBTA Clearance 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 (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird 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. If nesting birds are discovered within the project site, the project's biologist shall mark a buffer around the nest. At a minimum, construction activities will stay outside of a 300-foot buffer around the active nests. For raptor species, the buffer is to be expanded to 500 feet. The approved buffer zone shall be marked in the field with construction fencing, with no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County Environmental Programs Division of the Planning Department verify that the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Once the young have fledged and the left the nest, or the nest otherwise becomes inactive under natural conditions, normal construction activities may occur. The project's biologist shall monitor the nest during construction activity to ensure no disturbance to the birds are occurring and shall have the authority to halt ground disturbing activities if they are impacting the nesting birds.

Prior to issuance of a permit for grading, including permits for clearing, grubbing, and/or

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Clearance (cont.) Not Satisfied

stockpiling, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

All reports submitted to EPD must be submitted directly by the project's Consulting Biologist or Biological monitor through the Riverside County PLUS Online Portal.

060 - Planning-EPD. 3 Temporary Fencing Not Satisfied

Prior to the issuance of a grading permit a temporary fence must be installed around the area identified as "MSHCP Riverine Feature" in Figure 6 of the Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis written by RECON Environmental Inc. dated July 31, 2024. The purpose of the temporary fence will be to avoid impacts during grading and construction activities. Signs must clearly indicate that no impacts will occur within the fenced areas. The fence must be maintained in place and in good repair throughout grading and construction activities.
A Biologist with the Environmental Programs Division of the Riverside County Planning Department must conduct a site visit to determine if the fence has been properly installed and achieves the purpose of temporarily protecting the Riverine feature.

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom 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 for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

grading equipment to allow for recovery of large specimens.
g. 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.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. 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.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. 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.
p. All reports shall be signed by the qualified paleontologist responsible for the report’s content. All reports shall also be signed by all other parties responsible for the report’s content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, project plans, and all required review applications shall be uploaded to the County’s PLUS Online System:
(https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, 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)

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer’s certification for square footage calculations and

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 2 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana 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 https://trans.rctlma.org/wqmp-water-quality-management-plans#2392643287-802287277. 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. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Per the Preliminary WQMP for Lot 4 (PPT230049), the proposed BMPs are in an area that has insufficient infiltration rates, with potentially better soils for infiltration approximately 10-30 ft below the existing grade. The project is proposing to replace the soil that is causing the insufficient infiltration rates at the BMP locations, with either imported fill material or on-site soil that has better infiltration. All imported Rock or Sand being placed in the BMP area shall be clean-washed. The depth of replacement fill material shall be installed so that the subgrade under the BMP areas is sufficient to hold the entire VBMP volume in the subgrade void space as certified by the Geotechnical Engineer with boring and infiltration testing/analysis. New infiltration source testing is required for any replacement fill material, and if the factored infiltration rates are less than 2 inches per hour (rates assumed in the Preliminary WQMP) the project shall update the BMP sizing worksheets in the WQMP and the BMP sizes shall be increased accordingly. The Grading Plan shall have notes that these documents shall be provided to the Transportation Department before the BMPs are installed or replacement fill material is placed under the BMP locations. Recycled concrete and asphalt is expected to be used in the subgrade under the roads, and potentially the on-site areas. Recycled materials are not allowed under the basins or in the Aggregate Base sections for the road.

060 - Transportation. 3 Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 Sight Distance Analysis (cont.) Not Satisfied

No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 4 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) 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.

NOTE:

1. Proposed gates shall be identified on the grading plans. Gates are to be located 35 FT from the flowline of the adjacent street.

2. Sight distance shall be provided per Standard No. 821, Ordinance No. 461.11.

or as approved by the Director of Transportation.

060 - Transportation. 5 TS / CREDIT/REIMBURSEMENT Not Satisfied

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL Not Satisfied

Prior to rough grade final, the applicant shall obtain rough grade approval from the Building and Safety Department. 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.

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70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 ROUGH GRADE FINAL (cont.) Not Satisfied

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County Transportation Department 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 or other means of site stabilization as approved by County Inspector prior to receiving a rough grade permit final.

Prior to rough grade final, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

070 - E Health. 1 Gen - Custom Not Satisfied

The Soil Management Plan (SMP), approved by RCDEH-ECP on September 9, 2024, should be implemented during grading operations with a summary report of the SMP findings, at Prior to Grading Final, being submitted to the RCDEH-ECP for review and approval.

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.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

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

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

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BP's W/O LAND USE PERMIT Not Satisfied

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

Planning

080 - Planning. 1 CAP MEASURES Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

Plan: TTM38895 Parcel: 283180002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on the approved Site Plan.

080 - Planning. 3 FEE BALANCE Not Satisfied

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

080 - Planning. 4 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. 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.

080 - Planning. 5 ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 6 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 7 UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 0080-Transportation-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. 2 RCTD-MAP-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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

Plan: TTM38895 Parcel: 283180002

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL (cont.) Not Satisfied

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

Planning

090 - Planning. 1 BLOCK WALL ANTIGRAFFITI Not Satisfied

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

090 - Planning. 2 CAP MEASURES - INSTALLED Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 3 LANDSCAPE SIGNAGE Not Satisfied

Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:
Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Planning. 4 RENEWABLE ENERGY Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 5 WALL/FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Planning-EPD

090 - Planning-EPD. 1 Oak Tree Mitigation Not Satisfied

Prior to final building inspections an EPD Biologist will confirm that at least two oak trees of a species native to Southern California have been planted within the projects landscaped areas.

Transportation

090 - Transportation. 1 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 Annexation into a Maintenance District (cont.) Not Satisfied

maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the 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 as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) Traffic signal(s).
(6) WQMP BMP(s) or catch basin inserts.

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, IID or other electric provider.

or as approved by the Director of Transportation.

090 - Transportation. 2 Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-MAP-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.

090 - Transportation. 4 Regional 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:

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 5 Road Improvements (Install) Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 Road Improvements (Install) (cont.) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

HALF-WIDTH
Temescal Canyon Road shall be improved with 32 FT half-width of AC pavement, within a 44 FT half-width dedicated right-of-way, 6 in curb and gutter, 8 FT sidewalk at curb adjacent to meet the County Standard No. 94. Modify the right of way and sidewalk widths on Standard No 94 to 44 FT half-width right of way and 8 FT sidewalk.

NOTE:
1. Provide sight distance analysis at Street A intersection per the County Standard No. 821.
2. Provide truck turning template at Street A intersection.
3. The existing driveway at Street A intersection may require additional improvement and right of way for the proposed traffic signal. Coordinate with the property owner at APN 283-180-047 to provide a permission letter, notarized for the driveway improvements.

Street A shall be improved from Street B to Temescal Canyon Road with 56 FT full-width of AC pavement, within a 78 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent to meet the County Standard No. 111.
NOTE:

1. The westerly driveway shall be constructed for truck usage per commercial driveway width of 45 FT per the County Standard No 207A.
2. Provide sight distance analysis at proposed driveways per County Standard No 821.
3. Provide truck turning templates, both inbound and outbound at the westerly driveway.
4. The easterly driveway shall be constructed for non-truck usage per commercial driveway width of 28 FT per the County Standard No. 207A. Provide signage to restrict truck access on the easterly driveway.
5. Retaining wall and its footing shall be outside of the right of way.
6. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

INTERIM STREET A
Interim Street A (west of Street B) as an emergency vehicle access (EVA) only, shall be improved from Street B to Lawson Road with 24 FT full-width all-weather access road within 32 FT graded section, on 64 FT full-width dedicated right-of-way per Fire Department requirements.

NOTE:
1. Provide gate at both ends of the EVA road and place gate at minimum 35 FT form the street flowline.
2. The all-weather driving surface section shall be designed to support 75,000 LBS fire truck apparatus, per a geotechnical engineer report and recommendations.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide future access to existing adjacent property to the south.

ULTIMATE STREET A
Street A (west of Street B) shall ultimately be improved from Street B to Lawson Road with 44

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 Road Improvements (Install) (cont.) Not Satisfied

FT full-width of AC pavement, within a 64 FT full-width dedicated right-of-way, 6 in curb and gutter, 6 FT sidewalk at curb adjacent within 15 FT parkway to the north and 5 FT sidewalk within 5 FT parkway to the south, to meet the County Standard No. 103. Modify Standard No 103, section A to reduce the south parkway to 5 FT in width.

NOTE:
1. The ultimate improvements can be deferred to the future development project on Lot 5.
2. Retaining wall and its footing shall be outside of the right of way.
3. At Street B intersection, provide 54 FT wide access easement between the south RW line and the project south boundary, to provide access to existing adjacent property to the south.

Lawson Road along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 22 FT from centerline, with a part-width pavement section extending an additional 14 FT beyond centerline in accordance with County Standard No. 104, Section A, within an existing 66 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. The ultimate improvements can be deferred to the future development project on Lot 5.

Pat Point Drive along project boundary is a paved County maintained road and shall ultimately be widened with AC pavement to 6 in curb and gutter to be located 20 FT from centerline, with a part-width pavement section extending an additional 12 FT beyond centerline in accordance with County Standard No. 105A, Section A, within a 60 FT full-width dedicated right-of-way. The existing pavement shall be reconstructed; or resurfaced as determined by the Transportation Department. In addition, a 5 FT sidewalk at right of way adjacent per Standard No. 401 shall be provided.

NOTE:
1. Provide pavement transition to join existing per 10:1 taper ratio.
2. Relocate existing water facility outside of the ultimate pavement and sidewalk.
3. The ultimate improvements can be deferred to the future development project on Lot 5.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 6 Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance No. 461.11.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Streetlight Installation (cont.) Not Satisfied

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. 7 TS/INSTALLATION Not Satisfied

The project proponent for the Industrial part shall be responsible for the design and construction of traffic signal(s) at the intersection of:

Signals not eligible for fee credit:
Temescal Canyon Road (NS) at Street A (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 8 TS/INTERCONNECT Not Satisfied

The project proponent for the Industrial part shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Street A (EW) to the signal at Temescal Canyon Road (EW) and I-15 Southbound Ramp and to the signal at Temescal Canyon Road (NS) and Trilogy Parkway (EW).

or as approved by the Transportation Department.

090 - Transportation. 9 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance No. 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below 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 of those lots where the Project is seeking Building Final Inspection (Occupancy).

Attachment D
TTM38895
Advisory Notification Document

04/21/25, 12:25 pm **TTM38895**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38895. 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 PPT230049, TTM38895, GPA230009 and CZ2300031 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

Tentative Tract Map No. 38895 is a Schedule E subdivision of 29.22 acres, 5 parcels into 7 numbered lots and 2 lettered lots.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards
2. District 2 Design Guidelines

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S). Approved Exhibits can be found on PLUS as Final Exhibits.

Exhibit A - Tentative Tract Map dated 9/23/24.
Exhibit B - Site Plan, Floor Plan and Elevations dated 8/26/24
Exhibit C (Conceptual Landscape Plan), dated 8/26/24.

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:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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 al 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}
   - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- 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 TTM38895, PPT230049, CZ2300031 and GPA230009 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decisior made by the COUNTY concerning TTM38895, PPT230049, CZ2300031 and GPA230009 , including, but no 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 full 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 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Mitigation Measures (cont.)

Advisory Notification. 7 AND - Mitigation Measures

Mitigation Measures from the project's [Initial Study-Mitigated Negative Declaration / Environmental Impact Report] have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project [Initial Study-Mitigated Negative Declaration / Environmental Impact Report].

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 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 4” x 2 ½” x 2 ½” (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. (For developments within the SRA and within the LRA VHFHSZ, the minimum required turning radius of a fire apparatus access road is 74 feet outside radius and 50 feet inside radius. See California Code of Regulations Title 14 Section 1273.04.) The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. (For development within the SRA and within the LRA VHFHSZ, the bulb turnaround at the terminus shall be 40 feet outside radius and 16 feet inside radius). Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

5. Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed (660 feet for Very High Fire Hazard Severity Zone and High Fire Hazard Severity Zone areas. 800 feet for Moderate Fire Hazard Severity Zone. 1,320 feet). Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Technical Policy #TP22-002.

6. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

7. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside.

8. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.

9. Hazardous Vegetation and Fuel Management Plan - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate Fire Hazard Severity Zones shall provide a Hazardous Vegetation and Fuel Management Plan to be reviewed and approved by the Fire Department. (A preliminary plan shall be provided to and approved by the Fire Department prior to any new parcel map recordation.) Reference CFC 4906.3

10. Materials and Construction Methods for Exterior Wildfire Exposure - Projects in the Local Responsibility Area Very High Fire Hazard Severity Zone and the State Responsibility Area Very High, High and Moderate

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

Fire Hazard Severity Zones shall comply with Chapter 7A of the California Building Code and California Code of Regulations, Title 14 Fire Safety Regulations. Reference CFC 4905.2.

11. Unlimited Area Building - Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC 507.

12. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

13. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

14. Fire Department Access Doors – If high piled storage will be utilized in the building, Fire Department Access Doors may be required every 150 feet along all portions of the interior of the building that are along the fire apparatus access road. Reference CFC 3206.7.

15. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

16. Emergency Responder Communication Coverage Systems - Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Reference CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002.
Use the above statement only if the project does not meet the exceptions (two most common below):

17. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Fire. 2 Moderate Fire Hazard SRA

Project/property is in a Moderate Fire Hazard, State Responsibility Area are required, in addition to County Ordinance, to comply with all provisions of the State Board of Forestry, California Code of Regulations, Title 14. A fire mitigation plan or report will be required. Any habitat conservation issue affecting the Fire Department Fuel Modification requirements, shall have concurrence with the responsible wildlife and/or other conservation agency.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report

DAC Date: 01/25/2024 and Updated 9/25/2024
Tentative Tract Map (TTM) 38895 is a proposal to subdivide five (5) parcels into six (6) numbered lots and two (2) lettered lots totaling 29.22 gross acres. The subdivision is comprised of the following: Lot 1 (0.74 acres), Lot 2 (0.93 acres), Lot 3 (1.82 acres), Lot 4 (10.80 acres), Lot 5 (10.31 acres), Lot 6 (.60 acre) and letter lots; Lot A (3.81 acres), and Lot B (0.21 acre). The site is located on 23835 Temescal Canyon Road northeast c Lawson Road, west of Temescal Canyon Road. This case is being processed concurrently with Plot Plan No. 230049, General Plan Amendment No. 230009, And Change of Zone No. 2300031.

The topography of the project site slopes northeast and includes one natural low adjacent to the hills. The low starts near the intersection of Pats Point Drive and Lawson Road, crosses Lot 5 (APN 283-260-020 and 283-180-001), and heads northeast offsite to a culvert under I-15. This low and the entire site receives minimal storm runoff from the south and west. Therefore, except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

Tract Map 38895 is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP) if required.

Any questions pertaining to this project may be directed to Amy McNeill at 951-955-1214 or ammcneil@rivco.org

Planning

Planning. 1 90 Days to Protest

The land divider 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 the approval or conditional approval of this project.

Planning. 2 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 Fees for Review (cont.)

Planning. 3 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County 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. 4 LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 5 Offsite Signs ORD 679.4

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning-CUL

Planning-CUL. 1 Human Remains

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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

** 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 Gen - Custom

County Geologic Report GEO No. 240001, submitted for the project PPT230049, was prepared by Construction Testing & Engineering, South, Inc (CTE), and is titled "Geotechnical Investigation, Proposed Commercial Development, APN 283-280-020, 283-180-001, 283-180-002, 283-180-021, 283-180-020, Temes Canyon Road, County of Riverside, California", dated November 6, 2018 (REV). In addition, CTE prepared "Fault Hazard Evaluation, Proposed Commercial Development, APN 283-280-020, 283-180-001, Temescal Canyon Road, County of Riverside, California, Riverside County Geologic Report # 18195", dated February 25, 2019. Further, CTE dba UES prepared "Response to Review Comments; dated March 5, 2024, Riverside County Geologic Report No. 24001", dated April 6, 2024. These documents are herein incorporated as a part of GEO240001.

GEO240001 concluded:

1. Groundwater is not expected to impact the proposed development.
2. Geologic hazards at the site are primarily limited to those caused by violent shaking from earthquake generated ground motion waves from earthquakes along the GINFZ and distant sources.
3. Active fault traces do not transect the area of the site proposed for development.
4. No evidence of faulting or fissuring was observed in the fault trenches excavated by CTE.
5. The potential for liquefaction of site soils is considered very low.
6. The potential for seismic settlement of these materials is considered low.
7. The potential for landsliding to affect the site is considered very low.

GEO240001 Recommended:

1. Prior to grading, the site should be cleared of existing debris, factory residue and deleterious materials.
2. Foundations and buried utilities from existing structures on the site should be removed and replaced with compacted fill.
3. In areas to receive structures or distress-sensitive improvements, expansive, surficial eroded, desiccated, burrowed, or otherwise loose or disturbed soils should be removed to the depth of competent material.
4. "Competent Material" refers to material with a minimum in-place density of 86% relative to ASTM D 1557 and confirmation from a CEG with respect to the absence of observed porosity at the bottom of the overexcavation.
5. Organic and other deleterious materials not suitable for use as structural backfill should be disposed of offsite at a legal disposal site.

GEO240001 is hereby approved for Planning purposes associated with PPT230049. It should be noted that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and code data will be made by the County of Riverside, as

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

appropriate, at the time of grading and/or building permit submittal to the County.

Transportation

Transportation. 1 General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

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.

The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

All corner cutbacks shall be applied per Standard No. 805, Ordinance No. 461.11, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit C of the Countywide Design Guidelines.

All centerline intersections shall be at 90-degrees, plus or minus 5-degrees.

At intersections, local streets (below County Collector Road Standard) shall have a minimum 50 FT tangent, measured from flowline/curb-face to the end of the 50 FT tangent section.

Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Condition (cont.)

of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.11

The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.

If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance Nos. 460, 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

Transportation. 2 TS/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.

Temescal Canyon Road (EW) at:
- I-15 NB Ramps
- I-15 SB Ramps
- Maitri Road (NS)
- Campbell Ranch Road (NS)

Temescal Canyon Road (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 TS/CONDITIONS (cont.)

Lawson Road (EW)
Trilogy Parkway (EW)
Street A (EW)
Project Driveway 1 (EW)

Trilogy Parkway / Knabe Road (NS) at:
Hunt Road (EW)

Street A (EW) at:
Project Driveway 1 (NS)
Project Driveway 2 (NS)
Project Driveway 3 (NS)
Street B (NS)
Lawson Road (NS)

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.

Planning Commission **County of Riverside**

RESOLUTION 2024-010

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 230009

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on October 2, 2024, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on October 2, 2024, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Adoption of the Mitigated Negative Declaration for Environmental Assessment; and
2. Adoption of General Plan Amendment No. 230009.

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO.38895
SCHEDULE "E"

NOTE: PROJECT SITE PARCEL BOUNDARIES AFTER LOT LINE ADJUSTMENT ARE SHOWN.

EARTHWORK ESTIMATE:

CUT = 261,000 CY

FILL = 261,000 CY

NET = 0 CY

NOTE:
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

WATER:
TEMESCAL VALLEY WATER DISTRICT
(951)-277-1414

SEWER:
TEMESCAL VALLEY WATER DISTRICT
(951)-277-1414

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)-655-4555

GAS:
SOUTHERN CALIFORNIA GAS
(800)-427-2000

CABLE/PHONE: AT&T
(800)-288-2020

STORM DRAIN:
R.C.F.C.D.
1995 MARKET STREET
RIVERSIDE, CA 92501
(+62)955-1200

GENERAL NOTE:

1. TOTAL NUMBER OF PARCEL: 7
2. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE.
3. APPLICANT REQUESTS THE RIGHT TO FILE MULTIPLE MAPS UNDER SECTION 66456-1 OR THE MAP ACT.
4. ALL SLOPES ARE 2:1 EXCEPT WHERE NOTED ON PLANS.
5. TEMPORARY INDUSTRIAL USE ARE LOCATED ON THE PROPERTY.
6. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
7. PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
8. THE PROJECT IS LOCATED WITHIN FEMA COMMUNITY PANEL #06065C1390G. PROJECT SHALL COMPLY WITH COUNTY'S WQMP.
9. THE PROJECT WILL COMPLY WITH SOLID WASTE COLLECTION REQUIREMENTS OF SB1383.

BENCHMARK:

NATIONAL GEODETIC SURVEY BENCHMARK PID "DX5558"
DESIGNATION: 71-A-77
ELEVATION: 1058.40 FEET [DATUM: NAVD 88]
DESCRIPTION: BENCH MARK IS A 2 INCH BRASS DISK CEMENTED IN A 2 INCH IRON PIPE IN CONCRETE BURIED 0.4 FEET.
LOCATION: TO REACH THE BENCH MARK 71-A-77 FROM THE INTERSECTION OF INTERSTATE
15 AND ONTARIO AVENUE IN THE CITY OF CORONA, GO SOUTH ON INTERSTATE 15 FOR 5.9 MILES TO THE BENCH MARK ON RIGHT, 170 FEET SOUTH OF THE SOUTHWEST CORNER OF COLDWATER WASH BRIDGE, 97 FEET WEST OF THE WEST EDGE OF CONCRETE PAVEMENT AND 2 FEET EAST OF THE RIGHT OF WAY FENCE. THE BENCH MARK IS A CALIFORNIA DIVISION OF HIGHWAYS BRASS DISK IN 2 INCH IRON PIPE AND CONCRETE STAMPED—BM-71-A-77—.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (2011.0), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE STARNET SPATIAL REFERENCE NETWORK.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 283–180–001

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 00°27' EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 658.60 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 00°27' EAST, A DISTANCE OF 658.60 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°46'30"EAST ON SAID NORTH LINE, 674 FEET; THENCE SOUTH 00°27' WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 656.33 FEET TO THE NORTH LINE OF THE PARCEL OF LAND CONVEYED TO WILBUR L. MANROW, BY DEED RECORDED JUNE 03, 1957 IN BOOK 2097, PAGE 279 OF OFFICIAL RECORDS; THENCE SOUTH 89°35' WEST ON SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, 674 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 15 FEET 2 INCHES OF THE WESTERLY 500 FEET THEREOF.

PARCEL 2: APN: 283–180–002, 283–180–020–2, 283–180–021

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXCEPTING THAT PORTION THEREOF LYING EAST OF THE WESTERLY LINE OF THE LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 22, 1968 AS INSTRUMENT NO. 47970 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THAT PORTION THEREOF LYING EAST AND NORTH OF THE WESTERLY AND

SOUTHERLY LINE OF THE LAND CONVEYED TO TEMESCAL WATER COMPANY, A CORPORATION, BY DEED RECORDED FEBRUARY 25, 1965 AS INSTRUMENT NO. 21490 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 00°27' EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 658.60 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 00°27' EAST, A DISTANCE OF 658.60 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°46'30"EAST ON SAID NORTH LINE, 674 FEET; THENCE SOUTH 00°27' WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 656.33 FEET TO THE NORTH LINE OF THE PARCEL OF LAND CONVEYED TO WILBUR L. MANROW, BY DEED RECORDED JUNE 03, 1957 IN BOOK 2097, PAGE 279 OF OFFICIAL RECORDS; THENCE SOUTH 89°35' WEST ON SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, 674 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED MARCH 04, 1975 AS INSTRUMENT NO. 25291 OF OFFICIAL RECORDS.

PARCEL 3: APN: 283–260–020

PARCEL 2 AS SHOWN ON PARCEL MAP 13386, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 76, PAGES 53 AND 54 IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, MARCH 19, 1980.

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE TPM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY THE COUNTY OF RIVERSIDE THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND THE CITY OF MORENO VALLEY DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY THE CITY OF MORENO VALLEY AND THE PARKS AND RECREATION DEPARTMENT.
4. PERMISSION IS REQUESTED FOR UNIT PHASING.
5. PERMISSION IS REQUESTED TO COMBINE LOTS.
6. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
7. PERMISSION IS REQUESTED TO MASS/BULK GRADE.

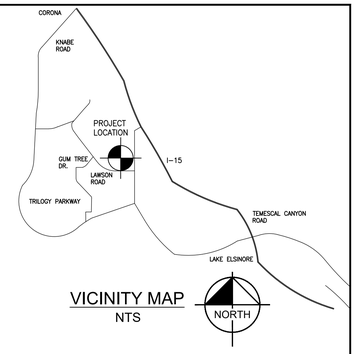
LOT ACREAGE TABLE:

LOT	AREA (AC)
1	0.74
2	0.93
3	1.79
4	10.8
5	10.18
6	0.35
7	0.37
A (OFFER FOR DEDICATION)	3.24
B	0.83
TOTAL	29.23
VACATION	0.32
DEDICATION	0.02

PROJECT DESCRIPTION:	LIGHT INDUSTRIAL/OFFICE
OWNER:	MCP INDUSTRIES, INC. 4350 VON KARMAN AVENUE NEWPORT BEACH, CA 92660 PHONE: 619-838-9963 EMAIL: MFREED99@COX.NET
APPLICANT:	MCP INDUSTRIES, INC. 4350 VON KARMAN AVENUE NEWPORT BEACH, CA 92660 PHONE: 619-838-9963 EMAIL: MFREED99@COX.NET
PREPARER:	KIMLEY-HORN ASSOCIATES 1100 TOWN & COUNTRY ROAD, SUITE 700 ORANGE, CA 92868 PHONE: 714-939-1031 EMAIL: NIKKI.KERRY@KIMLEY-HORN.COM
PROJECT INFORMATION	
ASSESSORS PARCEL NUMBER:	283-260-020, 283-180-001, 283-180-002, 283-180-020,283-180-021
GROSS PROJECT ACREAGE:	INDUSTRIAL: 10.80 ACRES COMMERCIAL: 3.49 ACRES
NET PROJECT ACREAGE:	29.22 ACRES (SEE LOT ACREAGE TABLE)
VACATION/DEDICATION ACREAGE:	0.32 ACRES (VACATION) AND 0.02 ACRES (DEDICATION)
PROJECT DIMENSIONS (APROX.):	810' x 570'
EXISTING STRUCTURE DEMO DIM.:	STRUCTURE 1: 121' X 302' STRUCTURE 2: 63' X 288'
FEMA FLOODPLAIN DESIGNATION:	ZONE X, MAP 06065C1390G

EASEMENTS

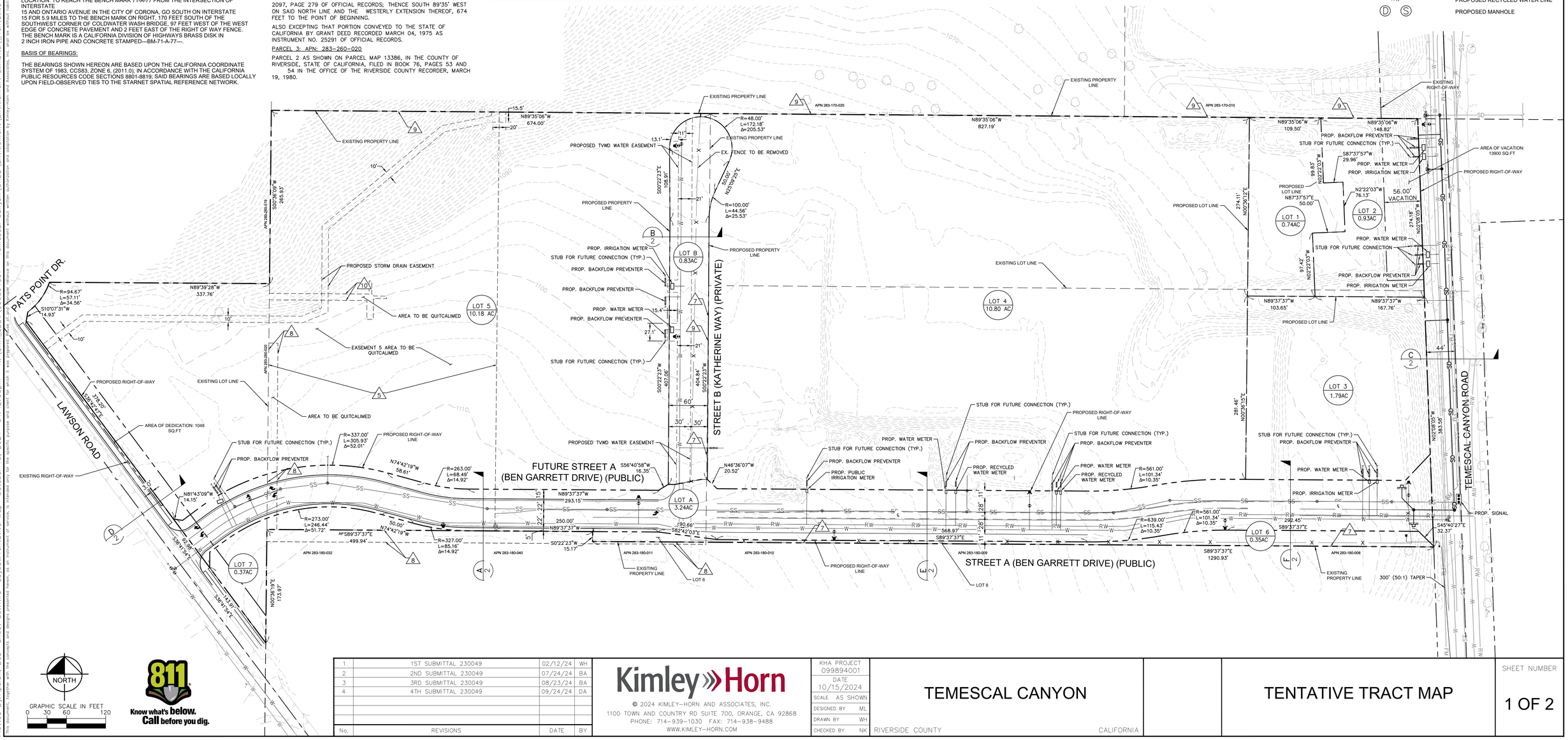
	EASEMENT DESCRIPTION	EASEMENT DISPOSITION
1	WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS	TO REMAIN
2	EASEMENT FOR WATER PIPES, PIPELINES AND APPURTENANCES IN FAVOR OF SOUTH RIVERSIDE LAND AND WATER COMPANY PER SAN BERNARDINO COUNTY RECORDS BK 144, PG 260 OF DEEDS RECORDED ON 1/9/1892. (NOT PLOTTABLE)	TO REMAIN
3	EASEMENT FOR PIPELINES, DITCHES AND FLUMES GRANTED TO TEMESCAL WATER COMPANY PER SAN BERNARDINO COUNTY RECORDS BK 28, PG 385 OF DEEDS RECORDED ON 12/30/1895. (NOT PLOTTABLE)	TO REMAIN
5	EASEMENT FOR POLES, WIRES AND FIXTURES GRANTED TO CORONA DEVELOPMENT COMPANY PER RIVERSIDE COUNTY RECORDS BK 121, PG 172 OF DEEDS RECORDED ON 5/4/1901. (PLOTTED)	TO BE QUITCLAIMED
6	EASEMENT FOR A TUNNEL FOR THE DEVELOPMENT OF WATER AND FOR CONVEYING WATER ACROSS SAID LAND GRANTED TO SOUTHERN SIERRAS POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 433, PG 322 OF DEEDS RECORDED 8/16/1917. (OFFSITE, NOT PLOTTED)	TO REMAIN
7	EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 2380, PG 290 OF OFFICIAL RECORDS RECORDED ON 12/12/1958. (ESMT CL PLOTTED, WIDTH UNDISCLOSED)	TO BE QUITCLAIMED
8	EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY RECORDS BK 2380, PG 302 OF OFFICIAL RECORDS RECORDED ON 12/12/1958. (PLOTTED)	TO BE QUITCLAIMED INTERIOR TO PROPERTY LINES
9	EASEMENT FOR ELECTRIC LINES AND TELEPHONE LINES GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY PER RIVERSIDE COUNTY OFFICIAL RECORDS 63095 RECORDED ON 7/15/1960. (ESMT CL PLOTTED, WIDTH UNDISCLOSED)	TO BE QUITCLAIMED
10	EASEMENT FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY PER RIVERSIDE COUNTY OFFICIAL RECORDS 5831 RECORDED ON 1/20/1970. (PLOTTED)	TO BE QUITCLAIMED



VICINITY MAP
NTS

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN LINE
- RW — PROPOSED RECYCLED WATER LINE
- Ⓓ Ⓢ — PROPOSED MANHOLE



Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	1ST SUBMITTAL 230049	02/12/24	WH
2	2ND SUBMITTAL 230049	07/24/24	BA
3	3RD SUBMITTAL 230049	08/23/24	BA
4	4TH SUBMITTAL 230049	09/24/24	DA

Kimley»Horn

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1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92868
PHONE: 714–939–1030 FAX: 714–938–9488
WWW.KIMLEY–HORN.COM

KHA PROJECT 099894001
DATE 10/15/2024
SCALE AS SHOWN
DESIGNED BY ML
DRAWN BY WH
CHECKED BY NK

TEMESCAL CANYON
RIVERSIDE COUNTY CALIFORNIA

TENTATIVE TRACT MAP

SHEET NUMBER
1 OF 2

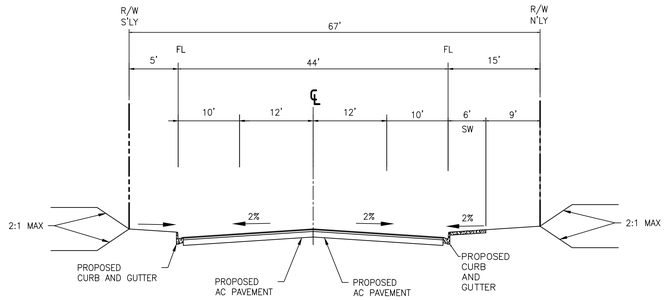
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
Plotted By: Apolon, Bob Sheet Set: Kha Layout: Tentative Tract Map October 15, 2024 04:42:36pm K:\ORA_LDEV\099894001 - Temescal Canyon\CADD\Entitlement\Exhibits_Tentative Tract Map — Overall\Tentative Tract Map.dwg

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

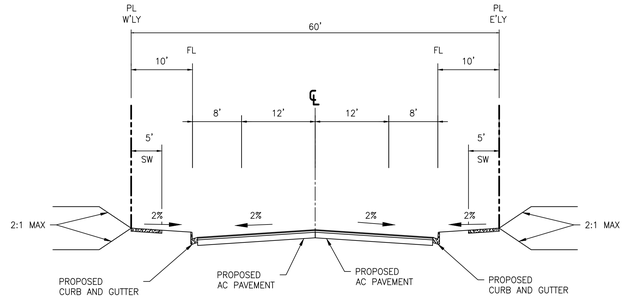
TENTATIVE TRACT MAP NO.38895

LEGEND

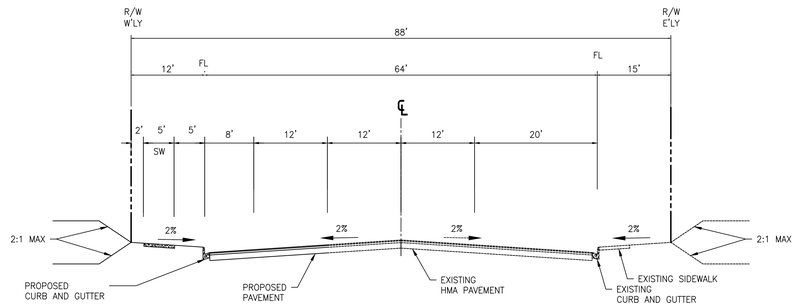
- PROPERTY LINE
- LOT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE



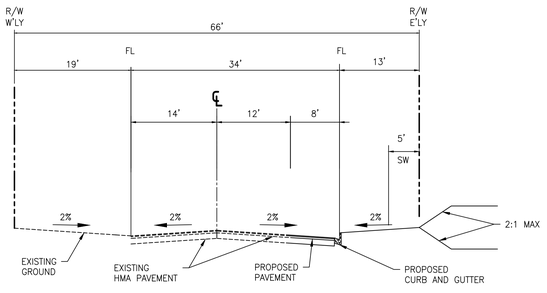
A STREET A (WEST) — STD. 104 PER RIVERSIDE COUNTY STANDARDS — N.T.S.



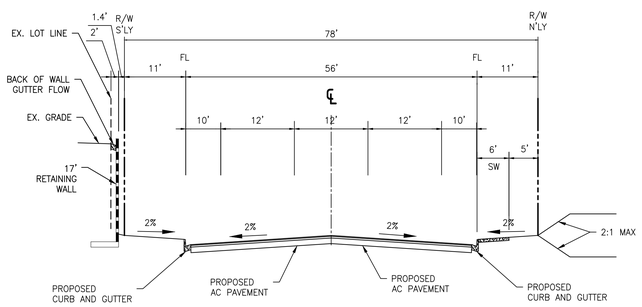
B PRIVATE B STREET — STD. 105A PER RIVERSIDE COUNTY STANDARDS — N.T.S.



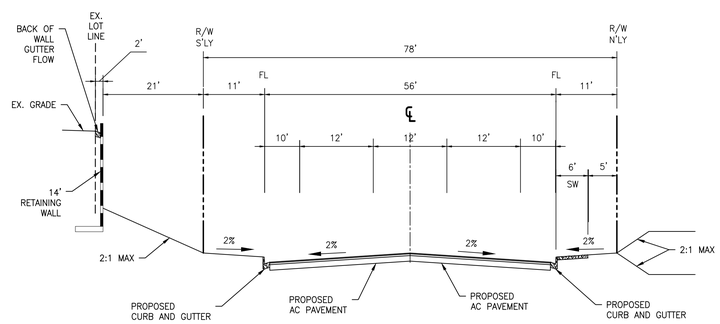
C TEMESCAL CANYON ROAD — N.T.S.



D LAWSON ROAD — STD. 104 PER RIVERSIDE COUNTY STANDARDS — N.T.S.



E STREET A (EAST) — STD. 111 PER RIVERSIDE COUNTY STANDARDS — N.T.S.



F STREET A (EAST) — STD. 111 PER RIVERSIDE COUNTY STANDARDS — N.T.S.

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	1ST SUBMITTAL 230049	02/12/24	WH
2	2ND SUBMITTAL 230049	07/24/24	BA
3	3RD SUBMITTAL 230049	08/23/24	BA
4	4TH SUBMITTAL 230049	09/24/24	DA

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1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT	098894001
DATE	10/15/2024
SCALE	AS SHOWN
DESIGNED BY	ML
DRAWN BY	WH
CHECKED BY	NK

TEMESCAL CANYON

RIVERSIDE COUNTY CALIFORNIA

CROSS SECTIONS

SHEET NUMBER 2 OF 2

Plotted By:Arpian, Bob Sheet Set:Kha Layout:CROSS SECTIONS October 15, 2024 04:42:38pm K:\ORA_LDEV\098894001 — Temescal Canyon\CADD\Entitlement\Entitlement Exhibits_Tentative Tract Map — Overall\Tentative Tract Map.dwg
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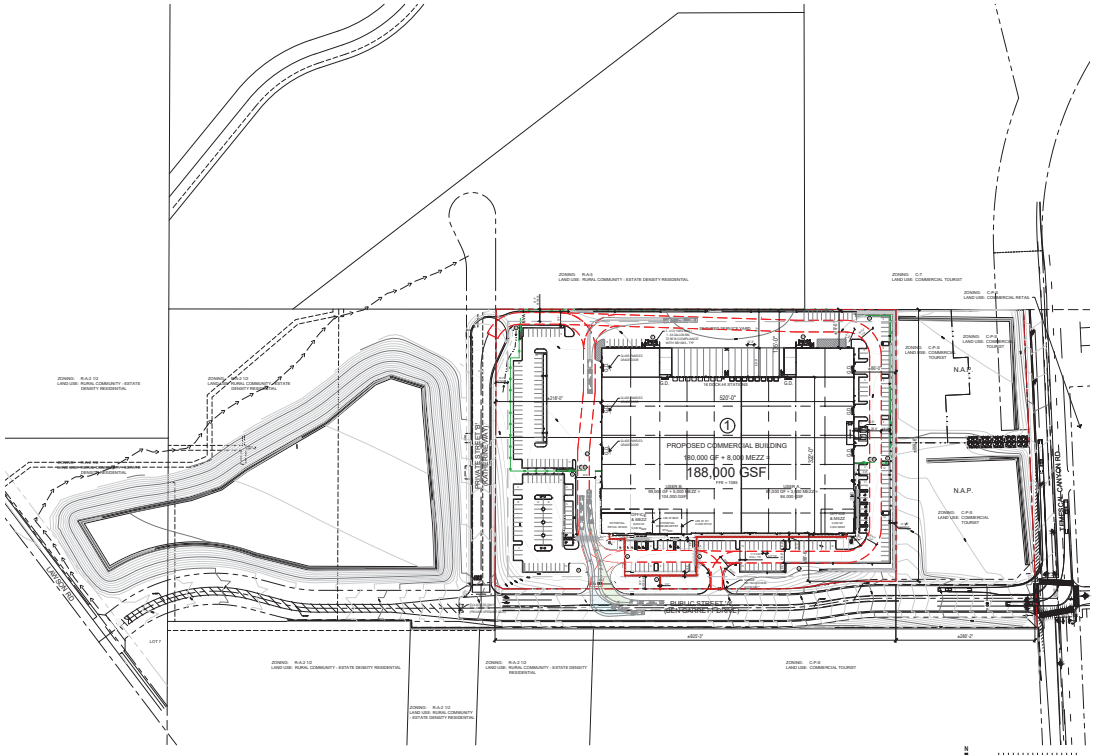


LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 1° 05' 27" EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 698.60 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 01°05'27" EAST, A DISTANCE OF 698.60 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°46'30" EAST ON THE SAID NORTH LINE, 674 FEET; THENCE SOUTH 89°27' WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 698.33 FEET TO THE NORTH LINE OF THE PARCEL OF LAND CONVEYED TO WILBUR L. MARROW, BY DEED RECORDED JUNE 03, 1957 ON BOOK 2097, PAGE 279 OF OFFICIAL RECORDS; THENCE SOUTH 89°30' WEST ON SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, 674 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTHERLY 15 FEET 2 INCHES OF THE WESTERLY 300 FEET THEREOF.
APN: 280-180-001-9

PARCEL 2:
THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, EXCEPTING THAT PORTION THEREOF LYING EAST OF THE WESTERLY LINE OF THE LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 22, 1968 AS INSTRUMENT NO. 47870 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO EXCEPTING THAT PORTION THEREOF LYING EAST AND NORTH OF THE WESTERLY AND SOUTHERLY LINE OF THE LAND CONVEYED TO TEMESCAL WATER COMPANY, A CORPORATION, BY DEED RECORDED FEBRUARY 25, 1965 AS INSTRUMENT NO. 21446 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
ALSO EXCEPTING THAT PORTION THEREOF DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 01°05'27" EAST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 698.60 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER SECTION LINE, NORTH 01°05'27" EAST, A DISTANCE OF 698.60 FEET, TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°46'30" EAST ON SAID NORTH LINE, 674 FEET; THENCE SOUTH 01°27' WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 698.33 FEET TO THE NORTH LINE OF THE PARCEL OF LAND CONVEYED TO WILBUR L. MARROW, BY DEED RECORDED JUNE 03, 1957 IN BOOK 2097, PAGE 279 OF OFFICIAL RECORDS; THENCE SOUTH 89°30' WEST ON SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF, 674 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY GRANT DEED RECORDED MARCH 16, 1973 AS INSTRUMENT NO. 35291 OF OFFICIAL RECORDS.
APN: 280-180-002-0 & 280-180-020-2 & 280-180-021-3

SITE DATA TABLE

BUILDING	USER	LAND AREA AC	LAND AREA SF	FAR %	BLDG FOOT PRINT	BLDG MEZZ	TOTAL BLDG SF	OFFICE SF	FABRICATION SF	STORAGE SF	WAREHOUSE SF	OFFICE PRKG.	FAB. PRKG.	STORAGE PRKG.	WHSE PRKG.	PRKG REQ.	PRKG PROV.	EV CAPABLE PRKG. REQ.	EVCS PRKG REQ.	ADA REQ	CLASS I BIKE PRKG REQ.	LANDSCAPE PROV.
1	A	-	-	-	81,000	3,000	84,000	6,000	46,000	-	32,000	24	92	-	16	132	134	25	6	5	6	-
	B	-	-	-	99,000	5,000	104,000	13,000	30,000	-	61,000	52	60	-	31	143	145	25	6	5	6	-
TOTAL	-	±10.80	±470,448	40.0%	180,000	8,000	188,000	19,000	76,000	-	93,000	76	152	-	47	275	279	50	12	10	12	17%
												(1/250)	(1/500)	(1/1000)	(1/2000)		(1.48/1000)	EV CAPABLE SPACE	EV SUPPLY EQUIP.		(1/25)	

GRAPHIC LEGEND:

- ▫ GRADE DOOR (14'X14')
- ▫ A.D.A. ACCESSIBLE PRKG.
- ▫ PROPERTY LINE (SEE CIVIL)
- ▫ DOCK DOOR & LEVELER
- ▫ CANOPY OR OVERHANG
- ▫ CENTERLINE OR GRID LINE
- ▫ EASEMENT (SEE CIVIL)
- ▫ TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- ▫ WB-62 TRACTOR TRAILER
- ▫ ADA PATH OF TRAVEL
- ▫ 12' X 55' TRAILER PARKING
- ▫ SCREEN WALL
- ▫ TUBULAR FENCE
- ▫ FIRE LANE
- ▫ FIRE HYDRANT

KEY NOTES:

1. PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
2. CONCRETE VEHICULAR PAVING (SEE CIVIL)
3. LANDSCAPE AREA (SEE LANDSCAPE)
4. STEEL TUBULAR FENCE (8' HEIGHT)
5. AUTOMATIC ROLLING GATE (8' HEIGHT)
6. NOT USED
7. TRASH ENCLOSURE (ADA COMPLIANT). TO BE IN COMPLIANCE WITH SB1383 - SOLID WASTE HAULING PROVIDED BY WM - WASTE MANAGEMENT
8. ADA PATH OF TRAVEL
9. PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)

UTILITY PROVIDERS:

WATER:
TEMESCAL VALLEY WATER DISTRICT
(951)-277-1414

SEWER:
TEMESCAL VALLEY WATER DISTRICT
(951)-277-1414

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)-655-4555

SOLID WASTE:
WASTE MANAGEMENT
(951)-682-2175

GAS:
SOUTHERN CALIFORNIA GAS
(800)-427-2200

CABLE/ PHONE:
AT&T
(800)-288-2020

STORM DRAIN:
R.C.F.C.D.
1995 MARKET STREET
RIVERSIDE, CA 92501
(951)-955-1200

SCHOOL DISTRICT:

CORONA-NORCO UNIFIED SCHOOL DISTRICT

PROJECT DATA:

SITE AREA:

INDUSTRIAL:	±470,448 SF	±10.80 ACRES
FUTURE RETAIL:	±152,024 SF	± 3.49 ACRES
TOTAL:	±622,472 SF	±14.29 ACRES

DEVELOPMENT STANDARDS:

ZONING:
CURRENT: C-P-S (SCENIC HIGHWAY COMMERCIAL)
PROPOSED: M-SC (MANUFACTURING-SERVICE COMMERCIAL)
FUTURE RETAIL: NO CHANGE TO C-P-S ZONING

MAX. F.A.R.: 25% - 60%

MAX HEIGHT: 40' (47' HVAC SCREEN ONLY)
*BUILDINGS SHALL NOT EXCEED 50' UNLESS A HEIGHT UP TO 75' IS APPROVED PURSUANT TO SECTION 17.172.230.

BUILDING SETBACKS:
FRONT (STREET): 25'
ADJOINS R-A ZONE: 25'
ADJOINS C-P-S OR CT ZONE: 0'

LANDSCAPE REQUIRED:
FRONT (STREET): 10%
PARKING LOT LANDSCAPE: 10%

OFF-STREET PARKING:
STANDARD: 9'x18'
END STALLS: 11'x18'
DRIVE AISLE: 24'
FIRE LANE: 24'

REQ'D PARKING RATIOS (INDUSTRIAL):
OFFICE: 1/250
FABRICATION: 1/500
WAREHOUSE: 1/2000
UNCOMMITTED: 1/500

SHEET DESCRIPTION:

ARCHITECTURAL

- A1A SITE PLAN / LAND USE PLAN (PLOT PLAN)
- A1B SITE PLAN / LAND USE PLAN (STANDARD CHANGE OF ZONE)
- A1C SITE PLAN / LAND USE PLAN (GENERAL PLAN AMENDMENT) GENERAL GPA (WITHOUT A SPECIFIC PLAN)
- A2 CONCEPTUAL ENLARGED SITE PLAN
- A3 CONCEPTUAL BUILDING FLOOR PLAN
- A4 CONCEPTUAL BUILDING ELEVATIONS
- A5 CONCEPTUAL COLORED ELEVATIONS
- A6 CONCEPTUAL COLORS AND MATERIALS
- A7 CONCEPTUAL ROOF PLAN

CIVIL

- 1 CONCEPTUAL GRADING AND DRAINAGE PLAN
- 2 CONCEPTUAL UTILITY PLAN

LANDSCAPE

- L1.1 PRELIMINARY OVERALL LANDSCAPE PLAN
- L2.1 PRELIMINARY OVERALL LANDSCAPE PLAN ENLARGEMENT
- L3.1 PLANT MATERIAL IMAGERY
- L4.1 SHADE PLAN
- L5.1 MAWA WATER USE CALCULATION SHEET
- L6.1 TREE DISPOSITION PLAN

TEAM PLAYERS:

APPLICANT/OWNER
MCP INDUSTRIES, INC.
c/o AXXCESS REALTY ADVISORS
4350 VON KARMAN AVE. SUITE 200
NEWPORT BEACH, CA 92660
CONTACTS:
CRAIG MORRIS (TEL) 949-544-3539
cmorris@axxcessra.com
MARK FREED (TEL) 619-838-9983
mark@landmarkdevelopmentservices.com

CIVIL ENGINEER
KIMLEY-HORN
1100 W TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92868
CONTACT: NIKKI KERRY
(TEL) 714-939-1031
Nikki.Kerry@kimley-horn.com

ARCHITECT
AO
144 NORTH ORANGE STREET
ORANGE, CA 92866
CONTACT: DAN MACDAVID
(TEL) 714-639-9860
Dan@aoarchitects.com

LANDSCAPE
RIDGE LANDSCAPE
8841 RESEARCH DR. #200
IRVINE, CA 92618
CONTACT: TRAVIS EBBERT
(TEL) 949-387-1323
Travis@ridgela.com

GENERAL NOTES:

1. THIS PROJECT IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS, OR WITHIN A SPECIAL STUDIES ZONE.
2. PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
3. THE PROJECT IS LOCATED WITHIN FEMA COMMUNITY PANEL #06065C1590G. PROJECT SHALL COMPLY WITH COUNTY'S WQMP.
4. PROJECT IS NOT LOCATED WITHIN A RECREATION AND PARK DISTRICT, OR COUNTY SERVICE AREA.
4. WATER AND SEWER SERVICE IS AVAILABLE ON THE PROJECT SITE.

ASSESSOR'S PARCEL NUMBER:

A.P.N.: 283-180-002; 283-180-020; 283-180-021

PROJECT ADDRESS:

23835 TEMESCAL CANYON RD,
RIVERSIDE COUNTY

PROJECT DESCRIPTION:

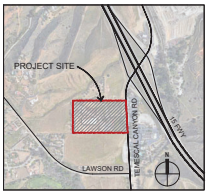
A TWO-USER LIGHT INDUSTRIAL / OFFICE FACILITY CONSISTING OF 188,000 SQUARE FEET ON 10.8 NET ACRES, AND 3 SHEET GRADED PARCELS FOR FUTURE GROUND LEASE BUILDING PADS.

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1
CONSTRUCTION TYPE: IIIB

LAND USE:

EXISTING: COMMERCIAL TOURIST
PROPOSED: LIGHT INDUSTRIAL



VICINITY MAP
NOT TO SCALE

DISCLAIMER:
ALL DIMENSIONS, SQUARE AND LINEAR FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE.

Saving As: W:\Projects\Temescal Canyon\Drawings\Site Plan\A1A Site Plan.dwg
Plotted: 8/26/2024 3:09:56 PM by: Nikki Kerry

TEMESCAL COMMERCIAL

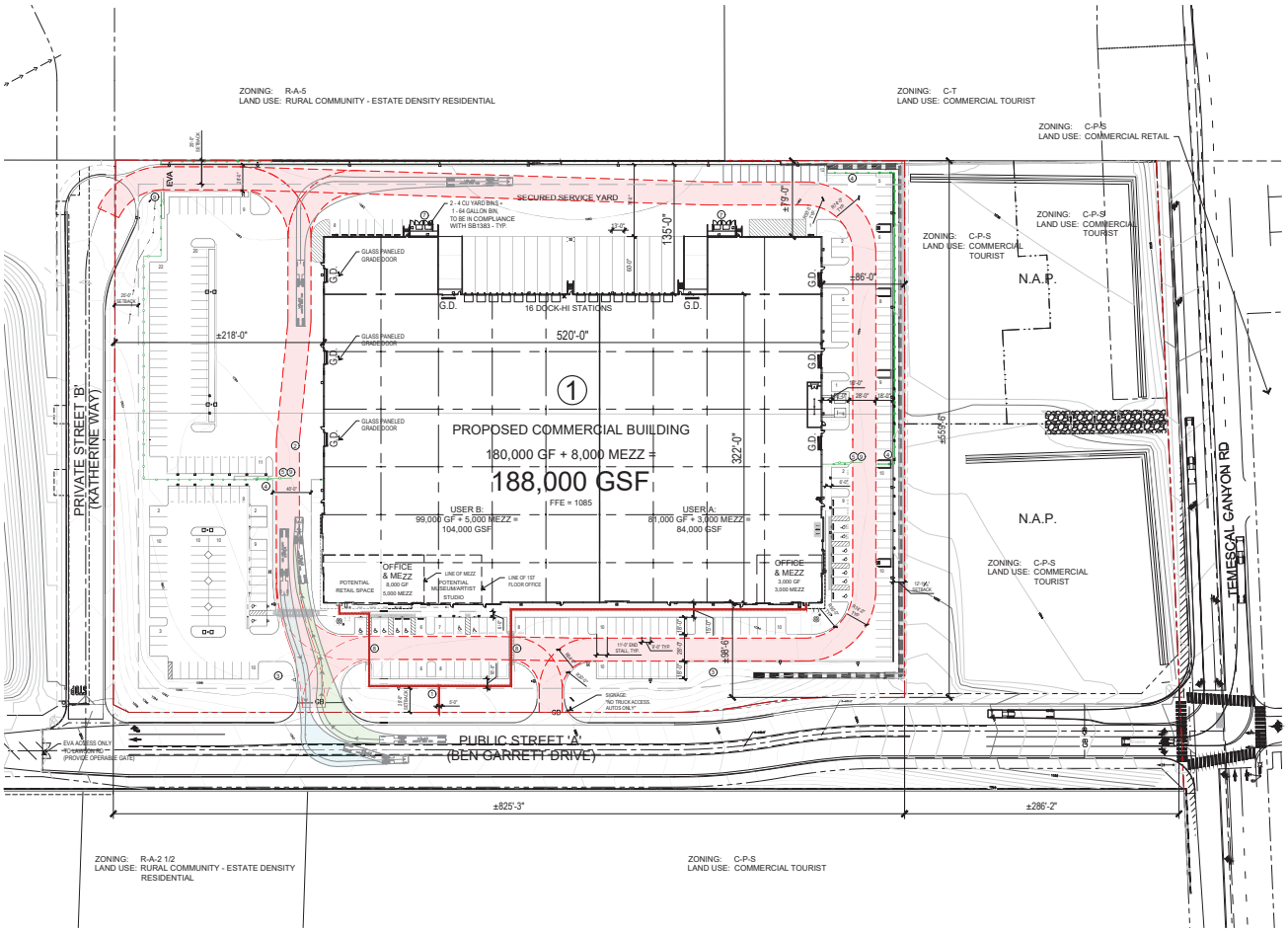
RIVERSIDE COUNTY

SITE PLAN / LAND USE PLAN (PLOT PLAN)

Architecture. Design. Relationships.

A1A

Job No: 2023-0962
Date: 2024-08-26



GRAPHIC LEGEND:

- = GRADE DOOR (14'X14')
- = A.D.A. ACCESSIBLE PRKG.
- = PROPERTY LINE (SEE CIVIL)
- = DOCK DOOR & LEVELER
- = CANOPY OR OVERHANG
- = CENTERLINE OR GRID LINE
- = EASEMENT (SEE CIVIL)
- = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- = WB-62 TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING
- = SCREEN WALL
- = TUBULAR FENCE
- = FIRE LANE
- = FIRE HYDRANT

KEY NOTES:

1. PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
2. CONCRETE VEHICULAR PAVING (SEE CIVIL)
3. LANDSCAPE AREA (SEE LANDSCAPE)
4. STEEL TUBULAR FENCE (8' HEIGHT)
5. AUTOMATIC ROLLING GATE (8' HEIGHT)
6. NOT USED
7. TRASH ENCLOSURE (ADA COMPLIANT) TO BE IN COMPLIANCE WITH SB1383 - SOLID WASTE HAULING PROVIDED BY WM - WASTE MANAGEMENT
8. ADA PATH OF TRAVEL
9. PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)

DISCLAIMER:

TEMESCAL COMMERCIAL

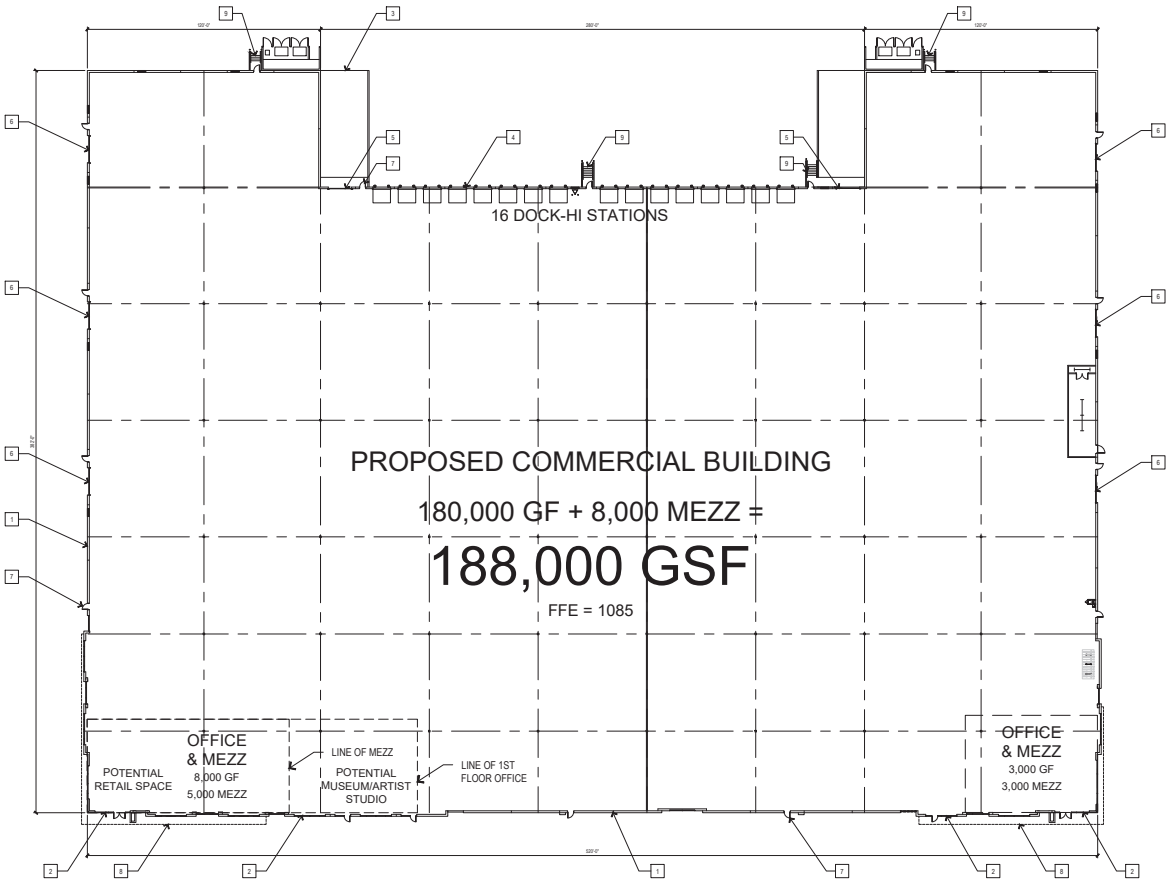
RIVERSIDE COUNTY

CONCEPTUAL ENLARGED SITE PLAN

Architecture. Design. Relationships.

A2

Job No: 2023-0962
Date: 2024-08-26



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NEWPORT BEACH, CA 92660
CONTACTS:
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cmorris@axxicesara.com
MARK FREED (TEL) 619-838-9963
mark@landmarkdevelopmentservices.com

CIVIL ENGINEER
KIMLEY-HORN
1100 W TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92868
CONTACT: NIKKI KERRY
(TEL) 714-939-1031
Nikki.Kerry@kimley-horn.com

ARCHITECT
AO
144 NORTH ORANGE STREET
ORANGE, CA 92866
CONTACT: DAN MACDAVID
(TEL) 714-639-9860
Danm@aoarchitects.com

LANDSCAPE
RIDGE LANDSCAPE
8841 RESEARCH DR. #200
IRVINE, CA 92618
CONTACT: TRAVIS EBBERT
(TEL) 949-387-1323
Travis@ridgela.com

ASSESSOR'S PARCEL NUMBER:

A.P.N.: 283-180-002; 283-180-020; 283-180-021

PROJECT ADDRESS:

23835 TEMESCAL CANYON RD,
RIVERSIDE COUNTY

KEY NOTES:

1. CONCRETE TILT-UP PANEL
2. TYPICAL STOREFRONT SYSTEM WITH GLAZING
3. CONCRETE RAMP
4. 9'X10' DOCK DOOR
5. 12'X14' GRADE DOOR
6. 14'X14' GRADE DOOR
7. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR
8. METAL TRELLIS AWNING ABOVE
9. EXTERIOR STAIR

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TEMESCAL COMMERCIAL

RIVERSIDE COUNTY

CONCEPTUAL BUILDING FLOOR PLAN

Architecture. Design. Relationships.

A3

Job No: 2023-0962
Date: 2024-08-26

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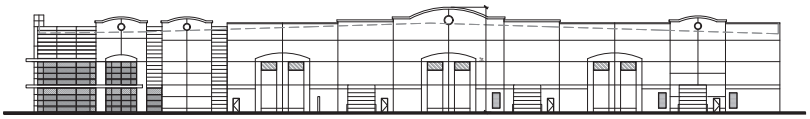
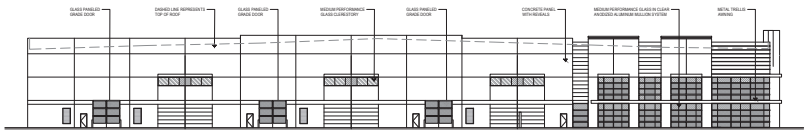
ASSESSOR'S PARCEL NUMBER:
A.P.N.: 283-180-002; 283-180-020; 283-180-021

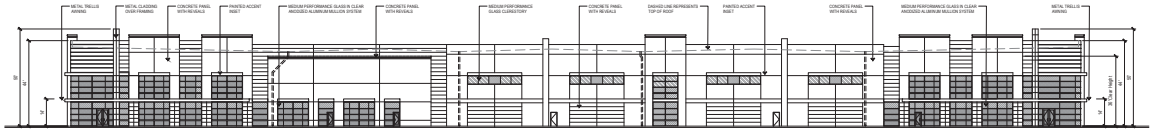
PROJECT ADDRESS:
23835 TEMESCAL CANYON RD,
RIVERSIDE COUNTY



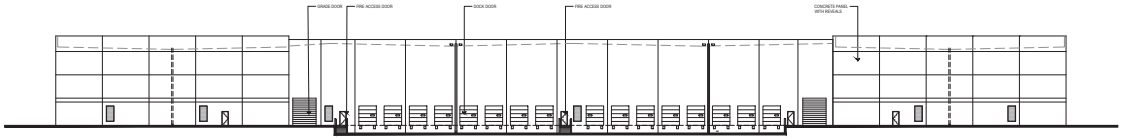
EAST (TEMESCAL CANYON RD.) ELEVATION
36' CLEAR HEIGHT



WEST (PUBLIC STREET "B) ELEVATION
36' CLEAR HEIGHT



SOUTH (PUBLIC STREET "A) ELEVATION
36' CLEAR HEIGHT



NORTH ELEVATION
36' CLEAR HEIGHT

TEMESCAL COMMERCIAL
RIVERSIDE COUNTY

CONCEPTUAL BUILDING ELEVATIONS

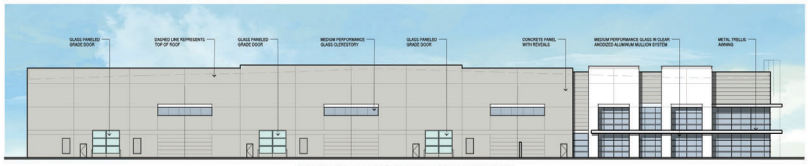
0' 10' 20' 40'

Architecture. Design. Relationships.

A4

Job No: 2023-0962
Date: 2024-08-26

EAST (TEMESCAL CANYON RD.) ELEVATION
36' CLEAR HEIGHT



WEST (PUBLIC STREET "B) ELEVATION
36' CLEAR HEIGHT

SOUTH (PUBLIC STREET "A) ELEVATION
36' CLEAR HEIGHT

NORTH ELEVATION
36' CLEAR HEIGHT

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TEMESCAL COMMERCIAL
RIVERSIDE COUNTY

CONCEPTUAL COLORED ELEVATIONS

0' 10' 20' 40'

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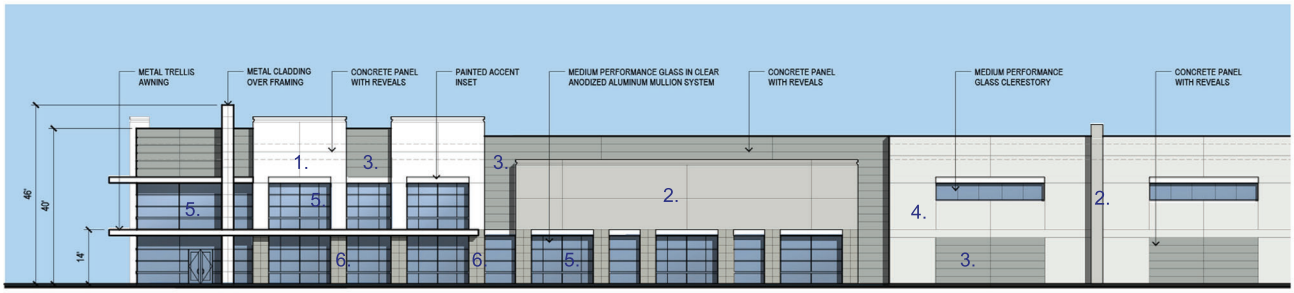
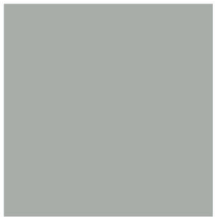
A5

Job No: 2023-0962
Date: 2024-06-26



1. DE6274
FROST BITE

2. DE6276
SILHOUETTE



3. DE6278
STONE CREEK

4. DE6275
SILVER CREEK

5. PPG VISTACOOL
INSULATED GLASS

6. DAL TILE - DIGNITARY
EMINENCE GREY DRIO

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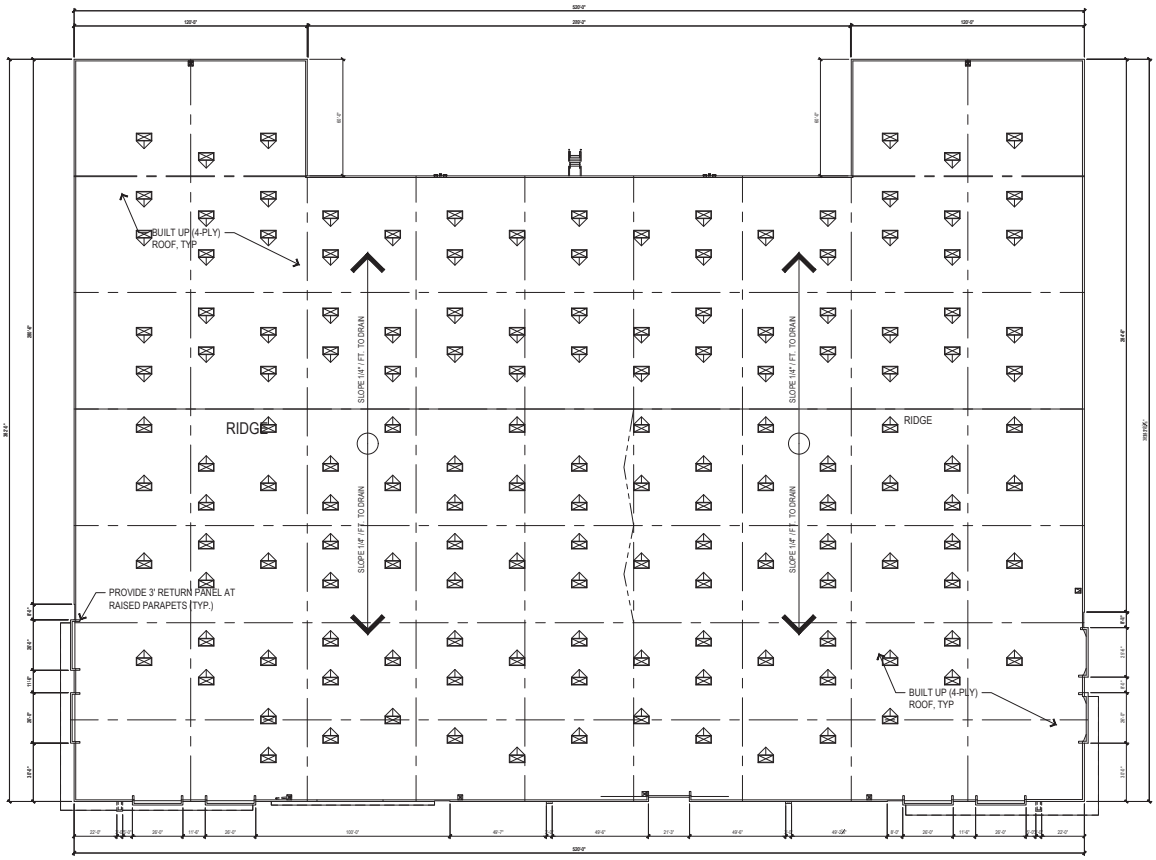
TEMESCAL COMMERCIAL
RIVERSIDE COUNTY

CONCEPTUAL COLORS AND MATERIALS

Architecture. Design. Relationships.

A6

Job No: 2023-0962
Date: 2024-06-26



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TEMESCAL COMMERCIAL

RIVERSIDE COUNTY

CONCEPTUAL ROOF PLAN

N

0' 10' 20' 40'

Architecture. Design. Relationships.

A7

Job No: 2023-0962
Date: 2024-08-26

Letters in Support

From:	Merlan, Jose
To:	Mark Freed
Cc:	"Craig Morris"; Odenbaugh, Rania; Hildebrand, John; Moore, Sarah
Subject:	Letter of Support - Oct. 2, Planning Commission hearing
Date:	Monday, September 30, 2024 9:40:00 AM

Letter of support.

-Jose

From: Ketcham, Thomas <TKetcham@RIVCO.ORG>
Sent: Monday, September 30, 2024 8:40 AM
To: John Butler <heyjb40@att.net>; Merlan, Jose <jmerlan@RIVCO.ORG>
Subject: RE: PPT230049, Oct. 2, Planning Commission hearing

Thank you John for your email.

Thomas C. Ketcham
Deputy Chief of Staff – District#1
Director of Land Development – District#2
Email | tketcham@rivco.org

Supervisor Kevin Jeffries – District #1
Office | 951.955.1010

Supervisor Karen Spiegel – District #2
Office | 951.955.1020

From: John Butler <heyjb40@att.net>
Sent: Monday, September 30, 2024 8:25 AM
To: Ketcham, Thomas <TKetcham@RIVCO.ORG>; Merlan, Jose <jmerlan@RIVCO.ORG>
Subject: PPT230049, Oct. 2, Planning Commission hearing

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September 30, 2024

Tom Ketchum
Jose Merlan

Planning Commission hearing
PPT2300490

I have know the Garrett family and Mission Clay Products Company for 50 years and was employed by Mission Clay for seven years prior to my retirement in 2005. I believe the family and business to be of high integrity and principle.

I am familiar with development plan for the former clay pipe manufacturing plant and believe it to be a visually appealing asset to our community bringing mixed use commercial, industrial and residential units with hundreds of new local job opportunities, and minimal environmental impact.

I am a resident of Trilogy at Glen Ivy in close proximity to the project and a Director on the Board of the Temescal Valley Water District and support this project.

Thank you for your consideration.

John Butler
9086 Wooded Hill Dr.
Corona, CA 92883

CEQA Letters

RESPONSE TO COMMENTS

INTRODUCTION

This section provides responses to comments received during the Draft IS/MND public review period (September 6 through September 26, 2024). Detailed responses to individual comments are provided in the section below titled, Comments and Responses to Comments, which also includes copies of comments submitted on the Draft IS/MND.

LIST OF COMMENT LETTERS RECEIVED

Table P-1 provides an index of the comment letters received from agencies and other interested parties. For this Final IS/MND, comment letters are organized chronologically in the order they were received.

Table P-1
Index of Comments Received on the Draft IS/MND

Letter	Letter Date	Commenter
A	2024-09-23	Richard Drury (Lozeau Drury LLP) on behalf of Supporters Alliance For Environmental Responsibility ("SAFER")
B	2024-09-26	Ruth Brissenden, J.D.
C	2024-09-26	Ruth Brissenden, J.D.

Letter D (attached) was submitted on 9/30/24 after the comment period. A response is attached.

COMMENTS AND RESPONSES TO COMMENTS

This section includes all written comment letters on the Draft IS/MND received by the County. Each comment letter is bracketed to identify individual comments within the letter. Each comment letter is reproduced in its entirety and is followed by responses that correlate to each bracketed comment.

Letter A

COMMENT LETTER A

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

Via Email

September 23, 2024

Jose Merlan, Principal Planner
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502
jmerlan@rivco.org

Re: Comment on Mitigated Negative Declaration, Temescal Commercial Project (SCH 2024090267)

Dear Mr. Merlan:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Temescal Commercial Project (SCH 2024090267), which proposes the development of a 188,000 square-foot warehouse divided into two spaces, one comprising 84,000 square feet and another comprising 104,000 square feet, at the cross streets of Temescal Canyon Road and Lawson Road, on Assessor Parcel Numbers 283-180-020, 283-180-021, 283-180-002, in the County of Riverside ("Project"). A-1

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated. A-2

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997). A-3

Sincerely,

Richard Drury
Lozeau Drury LLP

RESPONSE TO COMMENT LETTER A

Richard Drury (Lozeau Drury LLP) on behalf of Supporters Alliance For Environmental Responsibility ("SAFER")

2024-09-23

A-1 **Comment**: This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Temescal Commercial Project (SCH 2024090267), which proposes the development of a 188,000 square-foot warehouse divided into two spaces, one comprising 84,000 square feet and another comprising 104,000 square feet, at the cross streets of Temescal Canyon Road and Lawson Road, on Assessor Parcel Numbers 283-180- 020, 283-180-021, 283-180-002, in the County of Riverside ("Project").

Response: Comment noted.

A-2 **Comment**: SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated.

Response: SAFER states a concern that the IS/MND failed to adequately assess the project's potentially significant environmental impacts and requests preparation of an Environmental Impact Report (EIR). Given that each of the project's potentially significant environmental impacts can be mitigated to below a level of significance and that there is no substantial evidence of a potentially significant environmental impact, a Mitigated Negative Declaration (MND) is the appropriate CEQA document for the project. The project does not warrant preparation of an EIR pursuant to the CEQA Guidelines, Section 15070.

A-3 **Comment**: SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist*., 60 Cal. App. 4th 1109, 1121 (1997).

Response: Comment noted.

Letter B

COMMENT LETTER B

Ruth Brissenden, J.D.
10215 Wrangler Way, Temescal Valley, CA 92883
Tel: (949) 212-6292 Fax: (949) 743-0020
ruthbrissenden@gmail.com

SENT VIA ELECTRONIC MAIL

September 26, 2024

Riverside County Planning Department
ATTN: Jose Merlan, Project Planner
jmerlan@rivco.org

RE: Temescal Commercial Project - PPT230049
Mitigated Negative Declaration

Dear Jose Merlan,

Thank you for the opportunity to submit comments in response to the above-referenced MND. I live in Temescal Valley, not far from the proposed development site, and oppose the project for the following reasons: B-1

1. Change of Zone or Land Use is Inappropriate

Temescal Valley is becoming inundated with proposals for "light industrial" buildings. "Light industrial" is in quotes because there is a trend lately by developers to relabel warehouse-type buildings as a means of skirting the public's opposition to warehouses.

There is little difference between a warehouse building and a light industrial building. Ostensibly, warehouses are used to store wares while light industrial is used in manufacturing. However, the distinction is trivial: they are both enormous and unsightly buildings that offer low paying jobs and not much value to a community. Moreover, the environmental consequences in manufacturing operations are of great concern, especially when that manufacturing takes place close to areas in which the public resides or frequents - even if that manufacturing process touts itself as being "clean."

The proposed plot plan seeks to build a 188,000 sq. ft. "light industrial" building on approximately 10 acres where 50,605 square feet of of structures currently exist. The proposed building would be approximately 3.7 times the size of the total of existing structures. In fact, 188,000 square feet is the equivalent of 4.3 acres. That is a very huge building to erect for use in manufacturing in an area so close to where people live and recreate. B-2

The applicant has two other related projects in the works: a 350-unit 4-story apartment complex directly adjacent to the west and three drive-thru restaurants adjacent to the east. The applicant proposes to sandwich its enormous industrial building in between these future homes and restaurants, where the manufacturing of plastic parts (thermoplastic elastomer [TPE]) is proposed to take place. The applicant tries to gloss over the business as being "clean manufacturing." However, it nevertheless involves the heating of chemicals to produce product and there is nothing that prevents a different type of manufacturing business to take its place in the future. Manufacturing is not a clean business.

There is a reason that the area's current land use and zoning is commercial: because of its close proximity to residential (not only the proposed new housing, but also existing residential) and existing commercial (Tom's Farms). Light industrial land use and manufacturing zoning are completely inappropriate for this area, especially in light of the proposed future related projects. B-2 cont.

2. Environmental Justice

Ordinarily, we think of Environmental Justice in terms of the building of warehouses or industrial next to disadvantaged communities. In this instance a multifamily 350 unit high density complex, that will likely house a less affluent population than much of Temescal Valley, will be built just steps away from industrial manufacturing. Doesn't this smack of a type of reverse environmental injustice? B-3

3. Aesthetics

The Initial Study for this project (IS) contains a computer simulation of the building from the I-15 freeway. However, the simulation is deceiving: the perspective appears to be from a location more distant than the freeway. In reality, the building site appears much closer from the southbound I-15 than depicted in the IS photos. The applicant should resolve this conflict by supplying simulations as actually and correctly viewed from southbound I-15. B-4

Additionally, in light of the applicant's related projects for this parcel (apartments and restaurants), a simulation depicting all projects at final build-out should be required.

4. Building color

The IS states that "the use of muted colors ... would result in the project blending in to the existing community and not introduce building with a striking contrast to the existing commercial and retail development.." If approved, the building should be painted so as to blend in with the surrounding habitat. Since it would sit in the foreground of the Cleveland National Forest, its color should blend in with the greens, grays, and browns of that backdrop - and not the stark white depicted in Figures 9b, 9c, and 9d of the IS. B-5

Conclusion

In conclusion, the project site an inappropriate area to erect an industrial building of such huge proportions. Moreover, manufacturing has no place beside residential, restaurants, and other recreational facilities. Such a land use is vastly unsuitable for this particular parcel. B-6

Sincerely,

Ruth Brissenden, J.D.

RESPONSE TO COMMENT LETTER B

Ruth Brissenden, J.D.

2024-09-26

B-1 **Comment:** Thank you for the opportunity to submit comments in response to the above-referenced MND. I live in Temescal Valley, not far from the proposed development site, and oppose the project for the following reasons.

Response: Comment noted.

B-2 **Comment**: 1. Change of Zone or Land Use is Inappropriate

Temescal Valley is becoming inundated with proposals for "light industrial" buildings. "Light industrial" is in quotes because there is a trend lately by developers to relabel warehouse-type buildings as a means of skirting the public's opposition to warehouses.

There is little difference between a warehouse building and a light industrial building. Ostensibly, warehouses are used to store wares while light industrial is used in manufacturing. However, the distinction is trivial: they are both enormous and unsightly buildings that offer low paying jobs and not much value to a community. Moreover, the environmental consequences in manufacturing operations are of great concern, especially when that manufacturing takes place close to areas in which the public resides or frequents - even if that manufacturing process touts itself as being "clean."

The proposed plot plan seeks to build a 188,000 sq. ft. "light industrial" building on approximately 10 acres where 50,605 square feet of structures currently exist. The proposed building would be approximately 3.7 times the size of the total of existing structures. In fact, 188,000 square feet is the equivalent of 4.3 acres. That is a very huge building to erect for use in manufacturing in an area so close to where people live and recreate.

The applicant has two other related projects in the works: a 350-unit 4-story apartment complex directly adjacent to the west and three drive-thru restaurants adjacent to the east. The applicant proposes to sandwich its enormous industrial building in between these future homes and restaurants, where the manufacturing of plastic parts (thermoplastic elastomer [TPE]) is proposed to take place. The applicant tries to gloss over the business as being "clean manufacturing." However, it nevertheless involves the heating of chemicals to produce product and there is nothing that prevents a different type of manufacturing business to take its place in the future. Manufacturing is not a clean business.

There is a reason that the area's current land use and zoning is commercial: because of its close proximity to residential (not only the proposed new housing, but also existing residential) and existing commercial (Tom's Farms). Light industrial land use and manufacturing zoning are completely inappropriate for this area, especially in light of the proposed future related projects.

Response:

Comment noted. The project's CEQA analysis was assessed with the California Department of Justice's guidance *Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act* (WP:BPMM) in mind to determine its applicability to the project. Based on this analysis, the project uses are not considered warehouse facilities and will not have "...hundreds and sometimes thousands of daily truck and passenger trips..." (WP:BPMM, Section I Background). Truck traffic for the proposed uses is fractional compared to the hundreds of daily truck trips that is the basis for the WP:BPMM. The proposed uses are the lighter industrial uses that the WP:BPMM, Section II describes as the preferred transition land uses that help minimize conflict between residential and industrial uses. In addition, the proposed use would be a "cleaner" use as compared to the existing use, as all manufacturing would take place within a structure and be issued all applicable air quality permits from the local air quality district prior to operations. The project would additionally bring 200 jobs directly and another 1,800 jobs indirectly to the local area, supporting the County's goals to encourage job growth in the County's boundaries.

B-3 **Comment:** 2. Environmental Justice

Ordinarily, we think of Environmental Justice in terms of the building of warehouses or industrial next to disadvantaged communities. In this instance a multifamily 350 unit high density complex, that will likely house a less affluent population than much of Temescal Valley, will be built just steps away from industrial manufacturing. Doesn't this smack of a type of reverse environmental injustice?

Response: CEQA (Public Resources Code 21000–21189) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387) does not require the assessment of "Environmental Justice" as part of the Appendix G thresholds. However, CEQA requires government agencies in California to consider potentially significant environmental impacts on communities already burdened with pollution when reviewing and permitting new projects. The project site is not located in an identified designated disadvantaged community per the U.S. Environmental Protection Agency's EJScreen: Environmental Justice Screening and Mapping Tool under the Justice40 Initiative criteria. Additionally, the IS/MND reflects an analysis of a light industrial and commercial project and does not propose residential components.

B-4 **Comment:** 3. Aesthetics

The Initial Study for this project (IS) contains a computer simulation of the building from the I-15 freeway. However, the simulation is deceiving: the perspective appears to be from a location more distant than the freeway. In reality, the building site appears much closer from the southbound I-15 than depicted in the IS photos. The applicant should resolve this conflict by supplying simulations as actually and correctly viewed from southbound I-15. Additionally, in light of the applicant's related projects for this parcel (apartments and restaurants), a simulation depicting all projects at final build-out should be required.

Response: Figure 9b of the Draft IS/MND depicts a simulation of the proposed light industrial building from the viewpoint of the southbound Interstate 15 (I-15), as seen by the dirt shoulder visible in the photo. The photograph was taken from Google Earth Pro (2024) and accurately depicts the viewpoint from this perspective. The Final IS/MND was

updated to include an additional simulation perspective from the southbound I-15 (see Figures 9c and Figure 9d) and a key that depicts the location of these photographs (Figure 9e). No residential projects are proposed as part of the project. Figure 9c and 9d of the Draft IS/MND depicted the light industrial and proposed drive-through retail structures of the ground leases at full buildout.

B-5 **Comment:** 4. Building color

The IS states that "the use of muted colors ... would result in the project blending in to the existing community and not introduce building with a striking contrast to the existing commercial and retail development.." If approved, the building should be painted so as to blend in with the surrounding habitat. Since it would sit in the foreground of the Cleveland National Forest, its color should blend in with the greens, grays, and browns of that backdrop - and not the stark white depicted in Figures 9b, 9c, and 9d of the IS.

Response: As noted in the IS/MND, the Mission Style architectural theme of the project's design would serve to blend into the surrounding community and not introduce a development that would contrast substantially from the existing views open to the public. The project site is located in the Design Theme Area of the Temescal Valley Area Plan. The Design Theme Area prescribes several design guidelines (e.g., architectural styles); these policies are intended to build on the theme and character of the area established by the existing retail development west of I-15 at Temescal Canyon Road. The use of muted colors reflects the colors of this existing development and is consistent with the design guidelines of the Design Theme Area.

B-6 **Comment:** Conclusion

In conclusion, the project site an inappropriate area to erect an industrial building of such huge proportions. Moreover, manufacturing has no place beside residential, restaurants, and other recreational facilities. Such a land use is vastly unsuitable for this particular parcel.

Response: Comment noted.

Letter C

COMMENT LETTER C

From: Ruth Brissenden <ruthbrissenden@gmail.com>
Sent: Thursday, September 26, 2024 4:29 PM
To: Merlan, Jose <jmerlan@RIVCO.ORG>
Subject: Re: Temescal Commercial Project - PPT230049 - MND

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Good Afternoon,

I have one additional comment concerning the Temescal Commercial Project:

I started wondering why the applicant was proposing only the industrial building project instead of presenting a tentative tract map and plot plan encompassing all three projects (the 188,000 industrial building, the 350 unit multifamily high density housing complex, and the three drive thru restaurants) on its 28 acre parcel. Then I realized it is probably an attempt to minimize the overall apparent environmental impacts of the industrial building.

I believe that analyzing only the industrial building under CEQA instead of all three projects together amounts to piecemealing. Piecemealing means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA,

C-1

All three projects must be analyzed together. I believe an EIR is required.

Sincerely,

Ruth Brissenden, J.D.

1

RESPONSE TO COMMENT LETTER C

Ruth Brissenden, J.D.

2024-09-26

C-1 **Comment:** I started wondering why the applicant was proposing only the industrial building project instead of presenting a tentative tract map and plot plan encompassing all three projects (the 188,000 industrial building, the 350 unit multifamily high density housing complex, and the three drive thru restaurants) on its 28 acre parcel. Then I realized it is probably an attempt to minimize the overall apparent environmental impacts of the industrial building.

I believe that analyzing only the industrial building under CEQA instead of all three projects together amounts to piecemealing. Piecemealing means dividing a project into two or more pieces and evaluating each piece in a separate environmental document, rather than evaluating the whole of the project in one environmental document. This is explicitly forbidden by CEQA,

All three projects must be analyzed together. I believe an EIR is required.

Response: As an initial clarification, the project analyzed in the IS/MND includes a light industrial/commercial structure and three retail/restaurant drive-through buildings. A residential project adjacent to the project may be pursued, but an application has not yet been submitted and would require a Foundational General Plan Amendment. As such, a residential entitlement is uncertain and speculative at this time.

Analyzing the currently proposed commercial project separately from a future potential residential project does not constitute piecemealing under CEQA. A CEQA document must include an analysis of a future expansion or other foreseeable future project if (1) it is a reasonably foreseeable consequence of the initial project; and (2) the future expansion or action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 396.) If a subsequent project is not a reasonably foreseeable consequence of an initial project, CEQA does not require an analysis of whether the subsequent project will likely change the scope or nature of the initial project's environmental effects.

Banning Ranch Conservancy v. City of Newport Beach (2012) 211 Cal.App.4th 1209 is instructive. In Banning Ranch, the City of Newport Beach issued a Notice of Preparation (NOP) for a project that consisted of residential dwelling units, commercial space, resort accommodations, and a park. (Id. at 1216.) The project included construction of an access road that would be used by all components of the project. (Id.) Two months after issuance of the NOP, the city issued a separate NOP for the park and access road. (Id.) The Banning Ranch Conservancy argued that the City was piecemealing and that the residential, commercial, and resort project and the park project should be reviewed in a single EIR. (Id. at 1217.) The Banning Ranch Conservancy also argued that the development was one project because all components would use one access road. (Id.) The court held that the environmental review was not piecemealed. (Id. at 1124 and 1227.) The park project and the residential, commercial, and resort project served two different purposes – one provided recreational area, while the other built a new neighborhood. (Id at 1226.) The court stated that no piecemealing exists when "projects have different

proponents, serve different purposes, or can be implemented independently." (Id. at 1223; see Aptos Council v. County of Santa Cruz (2017) 10 Cal.App.5th 266, 280.)

In applying the Laurel Heights rule, the court in Banning Ranch stated that while it may be reasonably foreseeable that construction of the residential dwelling units, commercial space, and resort accommodations would change the scope and nature of the park because the development project was already proposed and an NOP was already issued, and the development project would likely change the scope or nature of the park project or its environmental effects, the court's task is to determine whether the park is a reasonably foreseeable consequence of the initial project. (Id. at 1225.) The court found that the park was not being built to induce development of the residential, commercial, and resort project since that project had already been planned. The court found that while the park's access road "eased the way" for the development project, it was at most "only a baby step" toward the development and did not induce the project by, for example, rezoning the development project property. The court further found that the City could and would build the park regardless of the development project. Thus, separate environmental review did not rise to piecemealing. (Id. at 1226.)

Here, the potential future residential project would serve an entirely different purpose than the currently proposed commercial project and the two do not necessitate one another. They are two standalone projects that have "independent utility" – one will provide commercial opportunities to the community and the other, if pursued, would provide housing for individuals – and do not rely on each other from the perspective of engineering, parking, access (the residential project would front Lawson Road and would not require access to the commercial project's Street A for access or utilities), attracting customers, or otherwise. In other words, if the residential project did not move forward, it would have no impact on the feasibility of the currently proposed project. Indeed, because a Foundational General Plan Amendment process would be required for a residential project, entitlement of a residential project is inherently uncertain. The residential project is in no way a consequence of or catalyzed by the currently proposed project. As such, analyzing them separately does not constitute piecemealing under CEQA. If the residential project moves forward, the CEQA document for the residential project will consider the current commercial project as a cumulative project for purposes of analyzing cumulative impacts under CEQA, thus addressing Ms. Brissenden's concern that the overall environmental impacts are adequately addressed.

Letter D
No formal response provided
(submitted after public comment period)

September 30, 2024

Advocates for the Environment

A non-profit public-interest law firm
and environmental advocacy organization

Jose Merlan
Principal Planner
Riverside County
PO Box 1409
Riverside, CA 92502

Via U.S. Mail and email to jmerlan@rivco.org

Re: Comments on Mitigated Negative Declaration for Temescal Commercial Project, SCH No. 2024090267

Dear Mr. Merlan:

Advocates for the Environment submits the comments in this letter regarding the proposed Temescal Commercial Project (**Project**). We are a non-profit public-interest law firm that uses environmental law to fight to improve the environment in California. The Project involves demolishing six existing structures on the site, which include a fabrication/production building, material storage buildings, an office, and a mobile office. The new construction will include a 188,000-square-foot light industrial/commercial concrete tilt-up structure, divided into two tenant spaces: Tenant Space A (84,000 square feet) and Tenant Space B (104,000 square feet). Additionally, the Project will include three retail/restaurant drive-through buildings, totaling approximately 43,909 square feet, all on an 11.82-acre site located at 23835 Temescal Canyon Road in unincorporated Riverside County (**County**).

We have reviewed the Mitigated Negative Declaration released in August 2024 (**MND**) and submit comments regarding the sufficiency of the MND's Greenhouse-Gas (**GHG**) analysis under the California Environmental Quality Act (**CEQA**).

The County Should Require the Project to be Net-Zero

Given the current regulatory context and technological advancements, a net-zero significance threshold is feasible and extensively supportable. GHG emissions from buildings, including indirect emissions from offsite generation of electricity, direct emissions produced onsite, and from construction with cement and steel, amounted to 21% of global GHG emissions in 2019. (IPCC Sixth Assessment Report, Climate Change 2022, WGIII, Mitigation of Climate Change, p. 9-4.) This is a considerable portion of global GHG emissions.

It is much more affordable to construct new building projects to be net-zero than to obtain the same level of GHG reductions by expensively retrofitting older buildings to comply with climate change regulations. Climate damages will keep increasing until we reach net zero

GHG emissions, and there is a California state policy requiring the state to be net-zero by 2045. It therefore is economically unsound to construct new buildings that are not net-zero.

Environmental groups have achieved tremendous outcomes by litigation under CEQA. Two of the largest mixed-use development projects in the history of California, Newhall Ranch (now FivePoint Valencia), and Centennial (part of Tejon Ranch) decided to move forward as net-zero communities after losing CEQA lawsuits to environmental groups. The ability for these large projects to become net-zero indicates that it is achievable, even for large-scale developments. The Applicant for this Project should do the same.

We urge the County to adopt net-zero as the GHG significance threshold for this Project. This threshold is well-supported by plans for the reduction of GHG emissions in California, and particularly the CARB Climate Change Scoping Plans. The CARB 2017 Scoping Plan states that "achieving no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development." (CARB 2017 Scoping Plan, p. 101.) Additionally, the CARB 2022 Scoping Plan reaffirms the necessity of a net zero target by expressing: "it is clear that California must transition away from fossil fuels to zero-emission technologies with all possible speed … in order to meet our GHG and air quality targets." (CARB 2022 Scoping Plan, p. 184.) CARB further encourages a net-zero threshold in its strategies for local actions in Appendix D to the 2022 Scoping Plan. (CARB 2022 Scoping Plan, Appendix D p. 24-26.)

Moving this Project forward as a net-zero project would not only be the right thing for the County to do, but also would also help protect the County and the Applicant from CEQA GHG litigation.

CEQA GHG Significance Analysis

The MND derived its GHG significance thresholds from the CEQA Appendix G Guidelines Thresholds, whether the Project would: 1) "Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;" and 2) "Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 59.) The MND quantifies the Project's emissions using CalEEMod, estimating annual emissions of 6,222 metric tons of carbon dioxide equivalent (**MTCO2e**). Under both thresholds, the County concludes that the Project's GHG emissions would be less than significant, claiming that the Project would be consistent with the County of Riverside's Climate Action Plan (**CAP**).

The Project is Inconsistent with the Identified Applicable Plan

The MND only mentions a singular plan, the CAP as the sole applicable plan adopted for the purpose of reducing GHG emissions and the County failed to acknowledge and analyze all applicable plans for the reduction of GHG. The MND provided no reasoning as to why the CAP was the only plan analyzed. The MND included an analysis claiming consistency with the County's CAP because the Project could achieve 100 points on the Riverside CAP's screening tables (**Screening Tables**). This Project is inconsistent with the CAP and several other applicable plans that were excluded. As a result, this significance analysis violates CEQA by being deficient and misleading in several areas.

Inconsistency with the County's CAP

The Riverside County Climate Action Plan (CAP) aims to reduce GHG emissions within Riverside County by 49% below 2008 levels by 2030. The MND asserts that "[p]rojects that garner at least 100 points from the [CAP's] Screening Tables (equivalent to an approximate 49 percent reduction in GHG emissions) are determined to be consistent with the reduction quantities anticipated in the 2019 CAP Update." (MND, p. 59.) Although the MND asserts that the Project meets the CAP's immediate 100-point threshold of the Screening Tables, it may fall short of achieving the actual reductions that it claims.

However, some of these measures, such as being "solar-ready," do not provide meaningful GHG reductions and violate the CAP. The CAP explicitly requires new commercial buildings exceeding 100,000 square feet to incorporate on-site renewable energy production to generate at least 20% of the project's energy demand (MND, p. 52; CAP, p. 4-11). This Project meets the size threshold, yet the MND only commits to preparing for a future solar photovoltaic system, rather than installing solar panels to generate on-site renewable energy. This apparent delay in meeting the CAP's requirements undermines its commitment to GHG reduction and potentially violates the CAP's mandate for clean energy generation on-site.

The MND should have Analyzed All Applicable Plans

The County chose, as its second GHG threshold, whether the would "[c]onflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases." (MND, p. 61.) This language requires that the MND analyze the Project's consistency with *all* other applicable plans, not just the plans that the County prefers to analyze.

An agency must consider a project's GHG impact over the Project's lifespan to reasonably evaluate the full extent of environmental impact as CEQA requires. The MND did not account for the Project's lifespan, which is presumed to be 30 years due to the construction impact being amortized over a 30-year period. (MND, p. 60.) Therefore, to comply with CEQA, the Project must show consistency with long-term State GHG goals, including Executive Order B-55-18

(**EO B- 55-18**) the 2022 CARB Scoping Plan, and the 2017 CARB Scoping Plan, which the County did not demonstrate here.

EO B-55-18 requires the State of California to achieve carbon neutrality—net zero GHG emissions—by 2045. The Project is inconsistent with EO B-55-18 because it does not prohibit the use of gasoline, diesel, and natural gas. Southern California Edison (**SCE**) has been identified as the electricity provider for the Project. (EIR, p. 103). Nearly a quarter of the 2022 SCE Power Mix is sourced from fossil fuels.[1] The burning of such non-renewable fuels results in considerable GHG emissions, preventing the Project from ever achieving carbon neutrality.

The MND also did not address the 2022 Scoping Plan from the California Air Resources Board (**2022 Scoping Plan**), which is an applicable plan for the reduction of GHGs. The 2022 Scoping Plan sets a goal to reduce statewide GHG emissions to 85% below 1990 levels by 2045. The Project is inconsistent with these goals because it would create an additional large source of emissions from non-renewable sources, contrary to the statewide electrification and decarbonization contemplated by the 2022 Scoping Plan.

The 2017 Scoping Plan was developed to help California comply with SB 32, which mandates a 40% reduction in GHG emissions below 1990 levels by 2030 (Health & Safety Code § 38566). The MND does not explain how the Project aligns with these objectives or the 2050 goal of reducing emissions by 80% below 1990 levels. Moreover, the 2017 Scoping Plan sets statewide per capita GHG emissions targets of 6 MTCO2e by 2030 and 2 MTCO2e by 2050 (CARB Scoping Plan, p. 99).

With the Project's per-service population GHG emissions of over 30 MTCO2e/capita, the Project significantly overshoots the 2050 target.[2] Given that this reduction must be achieved within the Project's operational lifespan, it is evident that the Project will remain inconsistent with the 2017 Scoping Plan's long-term goals. Therefore, the Project's GHG impact is significant under the second threshold because it directly conflicts with established plans for reducing GHG emissions.

Consequently, the Project would have a significant GHG impact under the second threshold because it is inconsistent with applicable plans for the reduction of GHGs.

[1] SCE 2022 Power Content Label. https://www.sce.com/sites/default/files/custom-files/PDF_Files/SCE_2022_Power_Content_Label_B%26W.pdf

[2] $21\ commercial\ employees + 183\ industrial\ employees = 204\ total\ Project\ employees$ (EIR, p. 13.)
$6{,}222\ MTCO2e \div 204\ employees = 30.5\ MTCO2e/service\ population$

Reaching 100 Points on the Screening Table is an Invalid Significance Threshold

The Project reaches the 100-point threshold of the Screening Tables by installing 12 electric vehicle (**EV**) charging stations (8 points per station for a total of 96 points), and setting up EV-capable infrastructure at two locations (2 points per area for a total of 4 points). The Screening Tables were designed to correspond to emissions reductions required for California's and Riverside's climate goals by approximating 49% emissions reductions. (MND, p. 59.) However, the Screening Table and the way that it was applied in this instance may be insufficient to achieve the level of reductions required to be consistent with the purpose of the Screening Tables.

Setting up EV-capable infrastructure should not garner 2 points on the Screening Threshold because it is not a measure that can create any GHG reductions by itself without the actual installation of EV infrastructure.

Additionally, the retail/commercial portion of the Project, which includes 93 parking spaces, does not include a single EV charging station. (MND, p. 8.) The Project concentrates all 12 EV charging stations on the industrial/commercial lot. The effectiveness of these chargers, including how often they will be used and the extent to which they will offset emissions, remains uncertain. According to a recent study, most EV owners have an average household income between $125,000 and $150,000.[3] Yet, the average salary of a warehouse worker is less than half that amount.[4] Thus, there is a likelihood that providing the chargers on the industrial part of the Project would not reduce emissions because all 12 EV chargers are unlikely to be used by the warehouse workers, making it unlikely that this measure will reduce the Project's total GHG impact by 49%.

Overall, these measures are unlikely to actually create the emissions reductions that the Riverside CAP and the Screening Tables were designed to require. Therefore, because the Screening Table provides a loophole to avoid achieving 49% emissions reductions on a project level as intended by the CAP, implementing 100 points on the Screening Threshold is not a valid threshold for determining a less-than-significant GHG impact based on these chosen measures alone.

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[3] Electric Vehicle Council EV Consumer Behavior June 2021 Report, p. 10 ["The average household annual income of most EV owners is found to be between $125,000 and $150,000, according to the same survey."] Available at https://www.transportationenergy.org/Research/Reports/EV-Consumer-Behavior/.
[4] Warehouse workers in California make an average salary of $50, 071 per year. Economic Research Institute, https://www.erieri.com/salary/job/warehouse-worker/united-states/california.

The County Should Have Drafted an EIR and Mitigated to the Fair Share Level

No mitigation measures were considered for GHGs due to the erroneous determination of less-than-significant impact. However, because the County should have found significant impact for GHG emissions, it must update its findings accordingly and would therefore be required to prepare a full Environmental Impact Report (**EIR**) and mitigate to the extent required by CEQA.

The County Must Prepare an EIR to Comply with CEQA

If the County had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant. Inconsistency with applicable plans for the reduction of GHG emissions supports a fair argument that the Project would have a significant environmental effect. Because the above discussion provides a fair argument that the Project may have significant GHG impacts, the County must prepare an EIR. Therefore, the County was mistaken in its decision to prepare an MND for a Project that would likely result in considerable GHG impacts.

Feasible Mitigation

Several feasible mitigation measures could be adopted to further reduce the Project's GHG emissions. In addition to complying with Title 24 energy efficiency standards—which the Project has already committed to—the County could enhance emissions reductions by incorporating additional energy-generating features. For example, the Project could install rooftop solar panels to offset the building's energy demands.

Approximately 82%[5] of the Project's GHG impact originates from mobile emissions, so increasing the number of EV charging stations would help to further mitigate the Project's GHG impact. Although the MND incorporates 12 EV charging stations, it does not demonstrate that adding more chargers would be infeasible. (MND, p. 8.) Therefore, the applicant should be required to install additional EV chargers on the industrial and retail lot to the extent feasible.

As identified in the MND, 16 docking stations for truck loading and unloading will be built and used. (MND, P. 8.) To mitigate the impact of truck-related emissions, additional measures are necessary. For example, the County could require future tenants to enroll in the U.S. Environmental Protection Agency's SmartWay program,[6], which helps reduce the GHG

[5] $\left(\frac{5{,}104\ \text{MTCO2e}}{6{,}222\ \text{MTCO2e}}\right) \times 100 = 82\%$ (EIR, p. 60.)
[6] Learn About Smart Way, https://www.epa.gov/smartway/learn-about-smartway

impact of trucking and deliveries. Strict prohibitions on idling could also be implemented to further reduce emissions on-site.

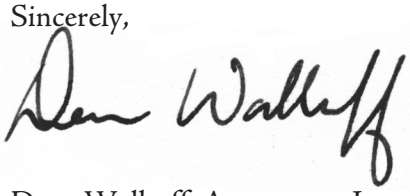
Lastly, the Project could use exclusively electric-powered equipment during the construction period and for indoor material handling equipment in daily operations.

Conclusion

In conclusion, the County should not have prepared an MND for this Project. Instead, it should have concluded that there is a likelihood of significant GHG emissions impacts, which would necessitate the preparation of a full EIR in accordance with CEQA guidelines. The Project was not consistent with applicable plans, policies, and regulations for the reduction of GHGs. Thus, an MND was not appropriate for this case, as there is a fair argument that the Project may have significant GHG impacts.

Please put Advocates for the Environment on the list of interested parties to receive updates about the progress of this potential project approval.

Sincerely,



Dean Wallraff, Attorney at Law
Executive Director, Advocates for the Environment

Response to Letter D - Advocates for the Environment Letter Dated September 20, 2024

The County Should Require the Project to be Net Zero

The comment states that a net-zero significance threshold is feasible and extensively supportable and that the County should adopt net-zero as the GHG significance threshold for this project. The MND correctly analyzed the significance of the project's GHG impacts through consistency with the County's CAP which is consistent with CEQA Guidelines. The County's CAP qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines §15183.5(b). Pursuant to State CEQA Guidelines §§15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program.

CEQA GHG Significance Analysis

This paragraph restates the conclusions of the GHG analysis.

The Project is Inconsistent with the Identified Applicable Plan

Comment states the MND only mentions a singular plan, the CAP as the sole applicable plan adopted for the purpose of reducing GHG emissions and the County failed to acknowledge and analyze all applicable plans for the reduction of GHG.

The County disagrees with the commenter's assertion that the project evaluated in the MND was inconsistent with applicable plans and policies designed to reduce GHG emissions. The County's CAP demonstrates how the County will achieve the GHG reduction goals established by EO B-30-15 and SB 32 which established the interim 2030 reduction goal of 40 percent below 1990 levels and the year 2050 goal of 80 percent below 1990 levels. The County's CAP qualifies as a "Plan for the Reduction of Greenhouse Gas Emissions," pursuant to State CEQA Guidelines §15183.5(b). Pursuant to State CEQA Guidelines §§15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program. Based on CEQA Guidelines and guidance from the South Coast Air Quality Management District (SCAQMD), projects that are consistent with a locally-adopted GHG reduction plan that has gone through public hearing and CEQA review (such as the County's CAP) are considered to have less than-significant impacts due to GHG emissions. Because the project would be consistent with the CAP, it would not conflict with the Scoping Plan or SB 32. As such, the project is consistent with applicable GHG reduction plans. The project was also evaluated for consistency with the Sustainable Communities Strategies (SCS) contained in Connect SoCal.

Inconsistency with the County's CAP

As discussed in the MND, the project would garner 100 points from the CAP Screening Tables. As discussed, the CAP is considered a qualified GHG-Reduction Plan pursuant to CEQA Guidelines

§15183.5(b). The Screening Table methodology is described in more detail in the Riverside County GHG Screening Tables document, presented in Appendix F of the CAP Update and is consistent with the analysis and quantification methodology used in the CAP Update. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. As such, projects that achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions.

Regarding on-site renewable energy, the project is conditioned to install solar to off-set 20 percent of the project's electrical use.

The MND should have Analyzed All Applicable Plans

The comment incorrectly states that the project was not evaluated for consistency with SB 32 and the 2017 Scoping Plan. The County's CAP demonstrates how the project would achieve these goals and, for the reasons outlined above, the project would be consistent with the County's CAP. Because the project evaluated in the MND would be consistent with the CAP, and because the CAP demonstrates that the County would achieve the reduction mandates of SB 32, impacts due to a conflict with SB 32 and the 2017 CARB Scoping Plan would be less than significant.

The comment refers to consistency with EO B-55-18 and the 2022 Scoping Plan. The project would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. The project would be required to comply with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan. Achieving carbon neutrality by 2045 depends greatly on the transition to zero-emission vehicles and decarbonizing the grid, all of which are outside the control of the project. However, some of the current transportation sector policies the project would comply with (through vehicle manufacturer compliance) include: Advanced Clean Cars II, Advanced Clean Trucks, and the Low Carbon Fuel Standard. Additionally, the project would be served by Southern California Edison (SCE) which is required to increase its renewable energy sources in accordance with the Renewables Portfolio Standard (RPS). The 2022 Scoping Plan also notes that local government efforts to reduce GHG emissions within their jurisdiction are critical to achieving the State's long-term climate goals and recommends developing local CAPs and strategies consistent with the State's GHG reduction goals. As noted, the project would be consistent with the County's CAP. The County's CAP was adopted prior to preparation of the 2022 Scoping Plan. Future CAP Updates would be prepared to align with updated state-wide reduction goals. As the project would be consistent with the CAP and current transportation and energy sector policies, the project would not be inconsistent with the 2022 Scoping Plan.

Reaching 100 Points on the Screening Table is an Invalid Significance Threshold

The comment states that the application of the CAP Screening Table measures would not create the emission reductions the CAP is designed to require. Refer to "Inconsistency with the County's CAP" above. The Screening Table methodology is described in more detail in the Riverside County GHG Screening Tables document, presented in Appendix D of the CAP Update (Methodology for

the Development and Application of the Screening Tables) and is consistent with the analysis and quantification methodology used in the CAP Update. Projects that yield at least 100 points are considered to be consistent with the GHG emissions reduction quantities anticipated in the County's GHG Technical Report and support the GHG emissions reduction targets established under the CAP Update. The reductions anticipated by the CAP cannot be achieved by one project alone, rather, when implemented County-wide, the identified GHG reductions can be achieved. By obtaining 100 points from the Screening Tables, the project would be consistent with the County's CAP.

The County Should Have Drafted an EIR and Mitigated to the Fair Share Level

The comment states that GHG impacts should have been found to be significant and an EIR should have been prepared identifying GHG reduction mitigation measures. Because the project would be consistent with the County's CAP which is considered a qualified GHG reduction plan per CEQA Guidelines §15183.5(b), the project's GHG impacts would be less than significant and no mitigation is required.

The County Must Prepare an EIR to Comply with CEQA

The comment states that "If the County had used appropriate significant thresholds and accurate analysis, it would have concluded that the Project's GHG emissions are significant." See response above.

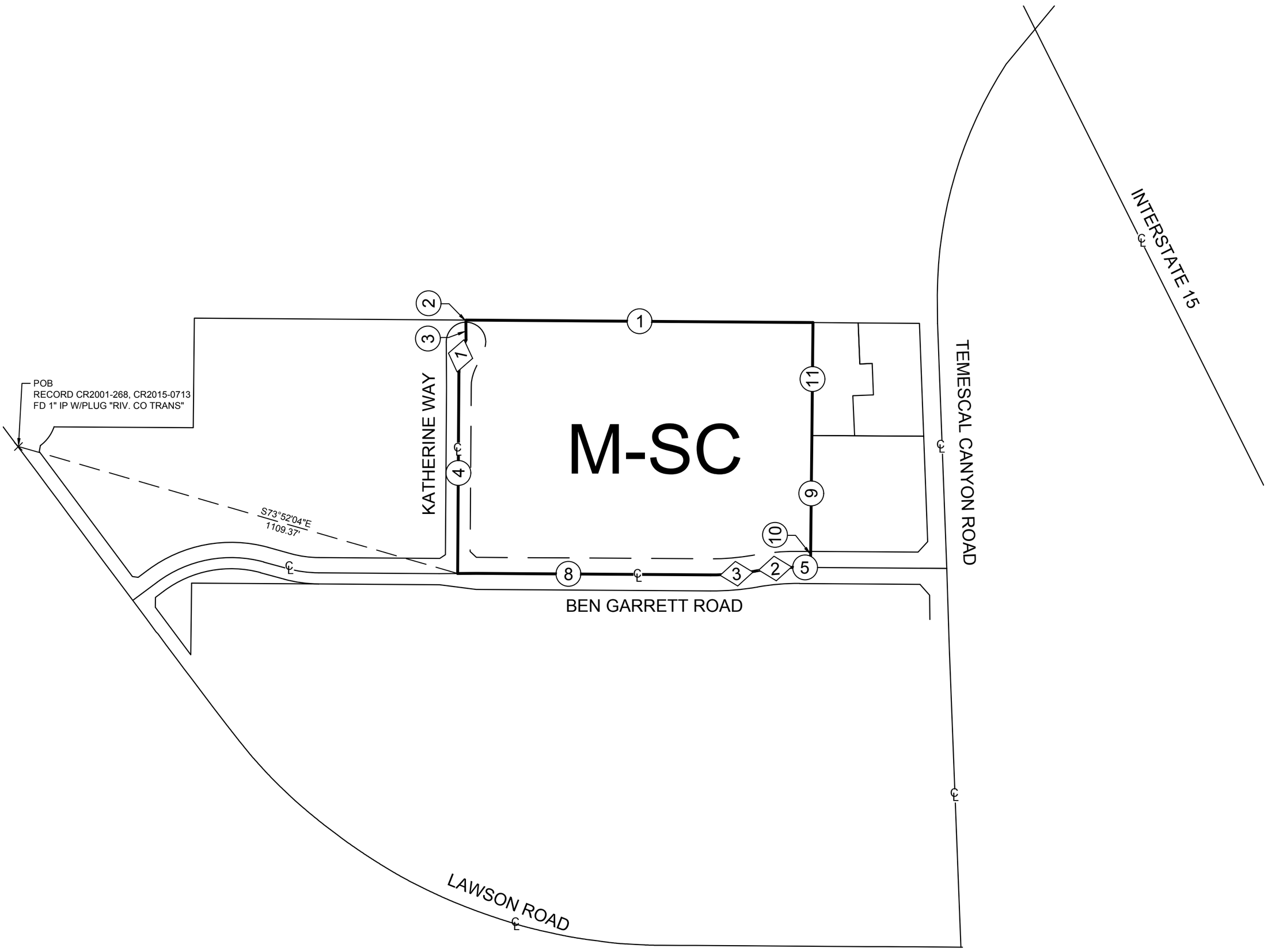
Feasible Mitigation

The comment identifies possible mitigation measures:

- Install solar panels to off-set the building's energy demands – The project is conditioned to install solar to off-set 20 percent of the project's electrical use.
- Install additional EV charging to the extent feasible – The project would achieve 100 points through Reduction Measure R2-T4: Electrify the Fleet. The project would implement measure T4.B.1: Electric Vehicle Recharging by providing 38 parking spaces in two areas with circuit and capacity in parking areas for installation of vehicle charging stations (2 points per area for 4 points) and installing 12 electric vehicle charging stations (8 points per station for 96 points). The installation of additional EV charging stations is not required because the project has achieved 100 points from the CAP Screening Tables and would therefore be consistent with the CAP.
- U.S. EPA SmartWay program – Although not required to mitigate GHG impacts, future tenants of the project may choose to enroll in the SmartWay program.
- Prohibitions on truck idling - Per CARB's Airborne Toxic Control Measure 13 (California Code of Regulations Chapter 10 Section 2485), the applicant shall not allow idling time to exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons.

- Use exclusively electric powered construction equipment – Given current technologies, the use of exclusively electric powered construction fleets is not feasible. Not is it required because the project would result in less than significant GHG impacts.

SEC. 34, T.4S., R.6W. S.B.M



M-SC MANUFACTURING - SERVICE COMMERCIAL

LINE AND CURVE TABLE			
NO.	DELTA OR BRG	RADIUS	LENGTH
(1)	S 89°35'06" E		842.08'
◇1	Δ=26° 40' 29"	175.54'	81.72'
◇2	Δ=10° 21' 00"	600.00'	108.39'
(2)	S 0°24'54" W		5.13'
◇3	Δ=10° 21' 00"	600.00'	108.39'
(3)	S 0°02'58" E		43.00'
(4)	S 0°22'23" W		487.83'
(5)	N 89°37'37" W		26.65'
(8)	N 89°37'37" W		568.97'
(9)	S 0°36'14" W		281.45'
(10)	S 0°07'55" W		39.00'
(11)	S 0°36'14" W		274.11'

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN

GLEN IVY AREA
DISTRICT 2

CHANGE OF ZONE CASE NO. 2300031

ADOPTED BY ORDINANCE NO. 348._____

DATE:_____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

NORTH

0 200 400 SCALE IN FEET

ASSESSORS PARCEL NO. 283-180-021

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **October 1, 2024**

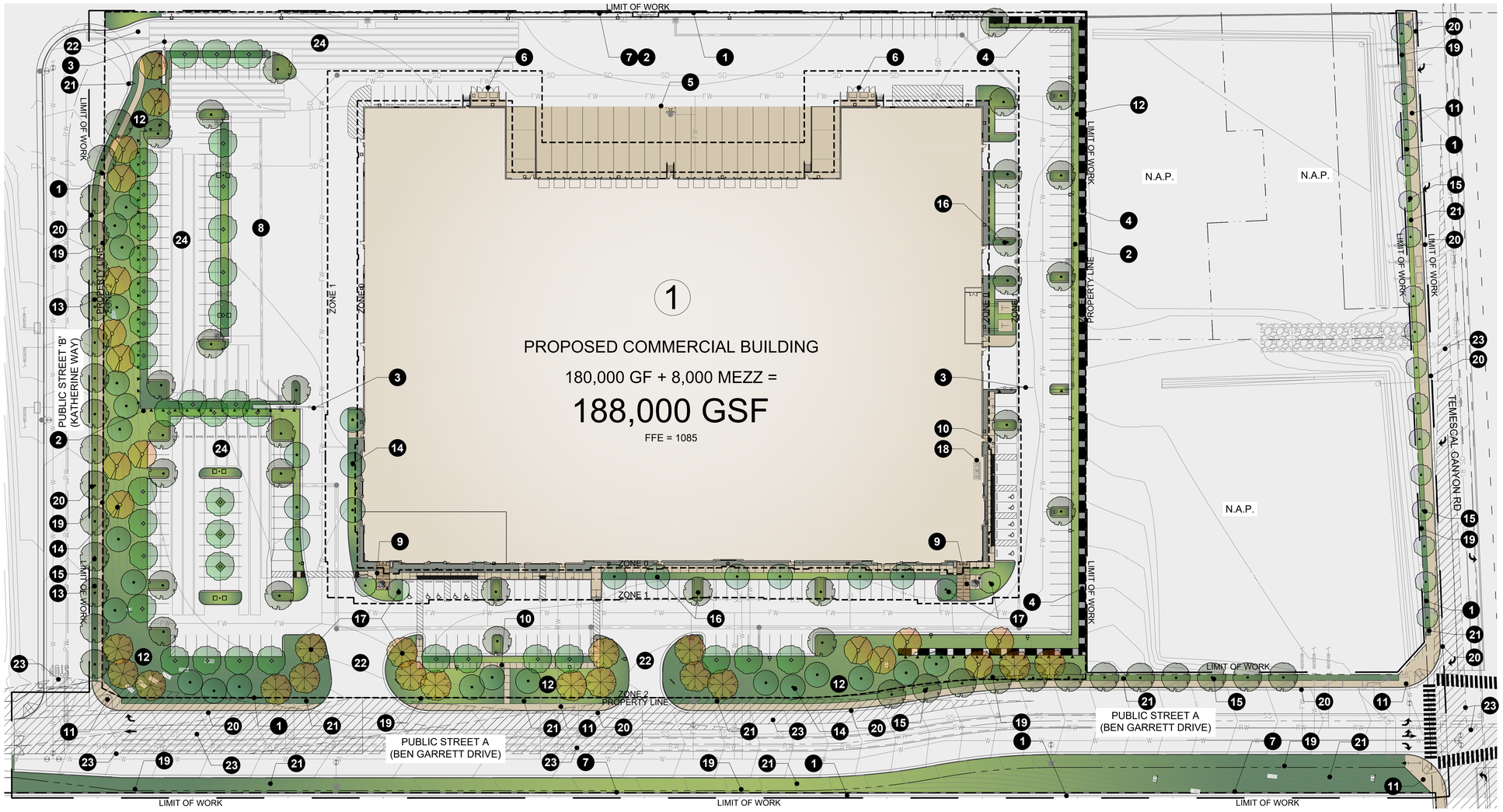
TO: **Riverside County Planning Commission**

FROM: **Jose Merlan, Principal Planner**

RE: **All Comment Letters Received on Mission Clay Commercial/Industrial Project**

The project – Plot Plan No. 230049, Tentative Tract Map No. 38895, General Plan Amendment No. 230009, Change of Zone No. 2300031 was noticed to the public with a date for public comment (9/6/24 to 9/26/24) on the Mitigated Negative Declaration (Environmental Document) and to notify the public of the public hearing date (October 2, 2024). This memo is to provide all comment letters including letters that came in after the project was routed to appear on the agenda for October 2, 2024.

Name	Date of Letter	In favor or opposed
Lozeau Drury LLP	September 23, 2024	Opposed (CEQA)
Ruth Brissenden J.D.	September 26, 2024	Opposed (CEQA)
Advocates of the Environment	September 30, 2024	Opposed (CEQA)
John Butler	September 30, 2024	General Support



LEGEND

1. PROPERTY LINE
2. 8' HT TUBULAR STEEL FENCE
3. VEHICULAR GATE
4. PLANTED GEOGRID WALLS
5. TRUCK LOADING AREA
6. TRASH ENCLOSURE
7. RETAINING WALL
8. STORAGE YARD
9. ENHANCED CONCRETE PAVING AT BUILDING ENTRY
10. NATURAL GRAY CONCRETE PAVING
11. PUBLIC SIDEWALK
12. DROUGHT TOLERANT PLANTING
13. PARKWAY LANDSCAPE
14. SCREEN TREE
15. STREET TREE
16. PARKING SHADE TREE
17. ACCENT TREE
18. INTERIOR BIKE PARKING
19. RIGHT OF WAY
20. STREET CURB
21. RIGHT-OF-WAY LANDSCAPE
22. DRIVEWAY ENTRY
23. SIGHT LINE
24. PROPOSED CMP INFILTRATION / DETENTION SYSTEM

COUNTY NOTES

1. SHRUBS ADJACENT TO PARKING SPACES SHALL BE MIN. 5 GALLON (SOME APPROPRIATE PLANTINGS MAY BE 1 GALLON, SUCH AS COLOR, GROUNDCOVER, ETC).
2. ONSITE MAINTENANCE ENTITY: OWNER / OFFSITE MAINTENANCE ENTITY: OWNER
3. SLOPE PLANTING CONCEPT IS COMPLIANT WITH MINIMUM STANDARD FOR BUILDING & SAFETY EROSION CONTROL STANDARDS (ORDINANCE 457, SECTION 3316.1).
   -OVER 3 FEET VERTICAL- GROUNDCOVER PLANT MATERIAL MAXIMUM 12" ON CENTER
   -OVER 15 FEET VERTICAL- SHRUBS MAXIMUM 10' ON CENTER, TREES 20' MAXIMUM ON CENTER, OR A COMBINATION THEREOF.

STATEMENT OF COMPLIANCE

PRIOR TO CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE NO. 859.2; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

08-26-2024

TRAVIS EBBERT, LANDSCAPE ARCHITECT RLA #4624 DATE

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION	DEFENSIBLE LANDSCAPE KEY	MSHCP INVASIVE PLANT LIST
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX STD.	8'H X 3'W	L	PERIMETER TREE	N.A.	NO
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX STD.	11' H X 5'W	M	VEHICULAR ENTRY FLOWERING ACCENT	N.A.	NO
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX STD.	9'H X 3'W	M	PEDESTRIAN ENTRY SMALL FLOWERING ACCENT	W	NO
	PLATANUS ACERIFOLIA 'MEXICANA'	MEXICAN SYCAMORE	24" BOX STD.	10'H X 4'W	M	DECIDUOUS CANOPY	W	NO
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	8'H X 3'W	L	NATIVE EVERGREEN CANOPY	–	NO
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	9'H X 3'W	L	SPREADING PARKING AREA SHADE CANOPY	N	NO

No.	REVISIONS	DATE	BY

PROPOSED PLANT PALETTE

BACKGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DEFENSIBLE LANDSCAPE KEY	MSHCP INVASIVE PLANT LIST
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	60" O.C.	L	LARGE FLOWERING	W	NO
	WESTRINGIA FRUITICOSA 'WYNABEE GEM'	COAST ROSEMARY	5 GAL.	48" O.C.	L	LARGE FLOWERING	W	NO

MIDGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DEFENSIBLE LANDSCAPE KEY	MSHCP INVASIVE PLANT LIST
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BUSH	5 GAL.	48" O.C.	L	NATIVE MASS	X	NO
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLE BRUSH	5 GAL.	36" O.C.	L	MIDGROUND SHRUB	N.A.	NO
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS	N.A.	NO

FOREGROUND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DEFENSIBLE LANDSCAPE KEY	MSHCP INVASIVE PLANT LIST
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	1 GAL.	8' O.C.	L	GROUND COVER	W	NO
	ALOE STRIATA	CORAL ALOE	1 GAL.	24" O.C.	L	SUCCULENT ACCENT	N	NO
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	30" O.C.	L	STRAPPY ACCENT	W	NO
	WESTRINGIA 'LOW HORIZON'	LOW HORIZONS COAST ROSEMARY	FLATS	12" O.C.	L	FOREGROUND SHRUB	W	NO
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	FLATS	12" O.C.	L	SUCCULENT GROUNDCOVER	N.A.	NO

PROPOSED PLANT PALETTE

VINES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION	DEFENSIBLE LANDSCAPE KEY	MSHCP INVASIVE PLANT LIST
▼	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL./ STAKED	10' O.C.	L	FLOWERING VINE	N	NO

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF CORONA, CALIFORNIA.

LANDSCAPE CONCEPTUAL PLAN APPROVAL_YC_ 09-11-24
DISCLAIMER: THE RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT HAS COMPLETED THE LANDSCAPE REVIEW OF THE ABOVE-MENTIONED PROJECT. THIS IS A CONCEPTUAL LEVEL REVIEW, AND DOES NOT COMPRISE FULL APPROVAL OF THE FINAL DESIGN DETAILS. HOWEVER, IF THE SITE LAYOUT CHANGES SIGNIFICANTLY A RESUBMITTAL AT THE CONCEPT LEVEL WHICH ADDRESSES ALL COMMENTS ON THE DRAWINGS WILL BE REQUIRED.

OWNER:
MCP INDUSTRIES, INC
4350 VON KARMAN AVENUE,
NEWPORT BEACH, CA 92660
(619) 838-9963
MFREED99@AXXCESSRA.COM

TEMESCAL COMMERCE BUILDING

COUNTY OF RIVERSIDE, CA

PRELIMINARY OVERALL LANDSCAPE PLAN

SCHEMATIC DESIGN

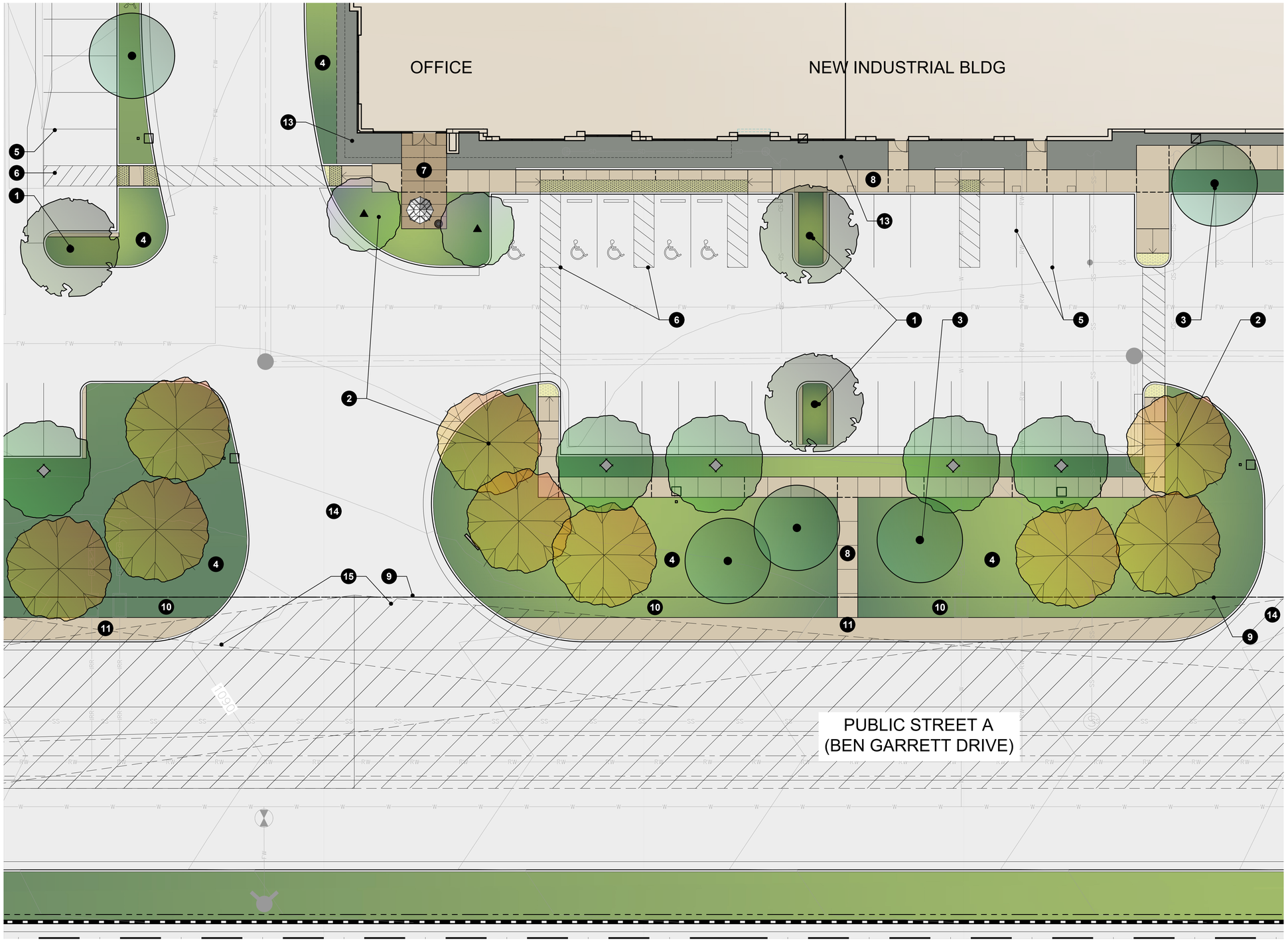
L1.1

JOB # 23087
08.26.2024

0 20 40 80 120 160

LICENSED LANDSCAPE ARCHITECT TRAVIS EBBERT 5624 07/31/25 Renewal Date 08/26/24 Date STATE OF CALIFORNIA

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM



LEGEND

1. PARKING SHADE TREE
2. ACCENT TREE
3. SCREEN TREE
4. DROUGHT TOLERANT PLANTING
5. PARKING STRIPPING
6. ADA PARKING STRIPPING
7. ENHANCED CONCRETE PAVING AT BUILDING ENTRY
8. NATURAL GRAY CONCRETE WALKWAY
9. PROPERTY LINE
10. RIGHT-OF-WAY LANDSCAPE
11. PUBLIC SIDEWALK
12. STREET TREE
13. 3/8" GRAVEL MULCH
14. DRIVEWAY ENTRY
15. SIGHT LINE

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	BRACHYCHITON POPULNEUS	BOTTLE TREE
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	PLATANUS ACERIFOLIA 'MEXICANA'	MEXICAN SYCAMORE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	RHUS LANCEA	AFRICAN SUMAC

No.	REVISIONS	DATE	BY

OWNER:
MCP INDUSTRIES, INC
4350 VON KARMAN AVENUE,
NEWPORT BEACH, CA 92660
(619) 838-9963
MFREED99@AXXCESSRA.COM

TEMESCAL COMMERCE BUILDING
COUNTY OF RIVERSIDE, CA

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT
SCHEMATIC DESIGN

L2.1
JOB # 23087
08.26.2024

0 5 10 20 30

LICENSED LANDSCAPE ARCHITECT
DAVID EBBERT
07/31/26
Renewal Date
08/26/24
STATE OF CALIFORNIA

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

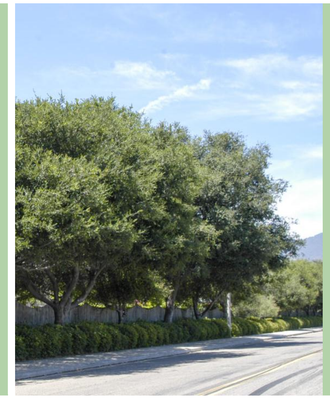
TREES

BRACHYCHITON POPULNEUS / BOTTLE TREE

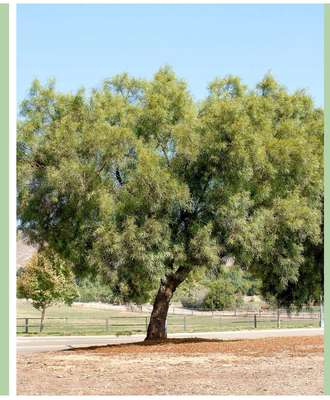
CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE

LAGERSTROEMIA INDICA / CRAPE MYRTLE

PLATANUS A. 'MEXICANA' / MEXICAN SYCAMORE



QUERCUS AGRIFOLIA / COAST LIVE OAK



RHUS LANCEA / AFRICAN SUMMAC

SHRUBS

LEUCOPHYLLUM F. 'GREEN CLOUD' / TEXAS RANGER

WESTRINGIA F. 'WYNABEE GEM' / COAST ROSEMARY

BACCHARIS P. 'TWIN PEAKS' / T.P. COYOTE BUSH

CALLISTEMON 'LITTLE JOHN' / L.J. BOTTLE BRUSH

MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

ACACIA R. 'DESERT CARPET' / TRAILING ACACIA

ALOE STRIATA / CORAL ALOE

HESPERALOE PARVIFOLIA / RED YUCCA

WESTRINGIA 'LOW HORIZONS' /L.H. C. ROSEMARY

SENECIO MANDRALISCAE / BLUE CHALK STICKS

MACFADYENA UNGUIS-CATI / CAT'S CLAW VINE

OWNER:
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NEWPORT BEACH, CA 92660
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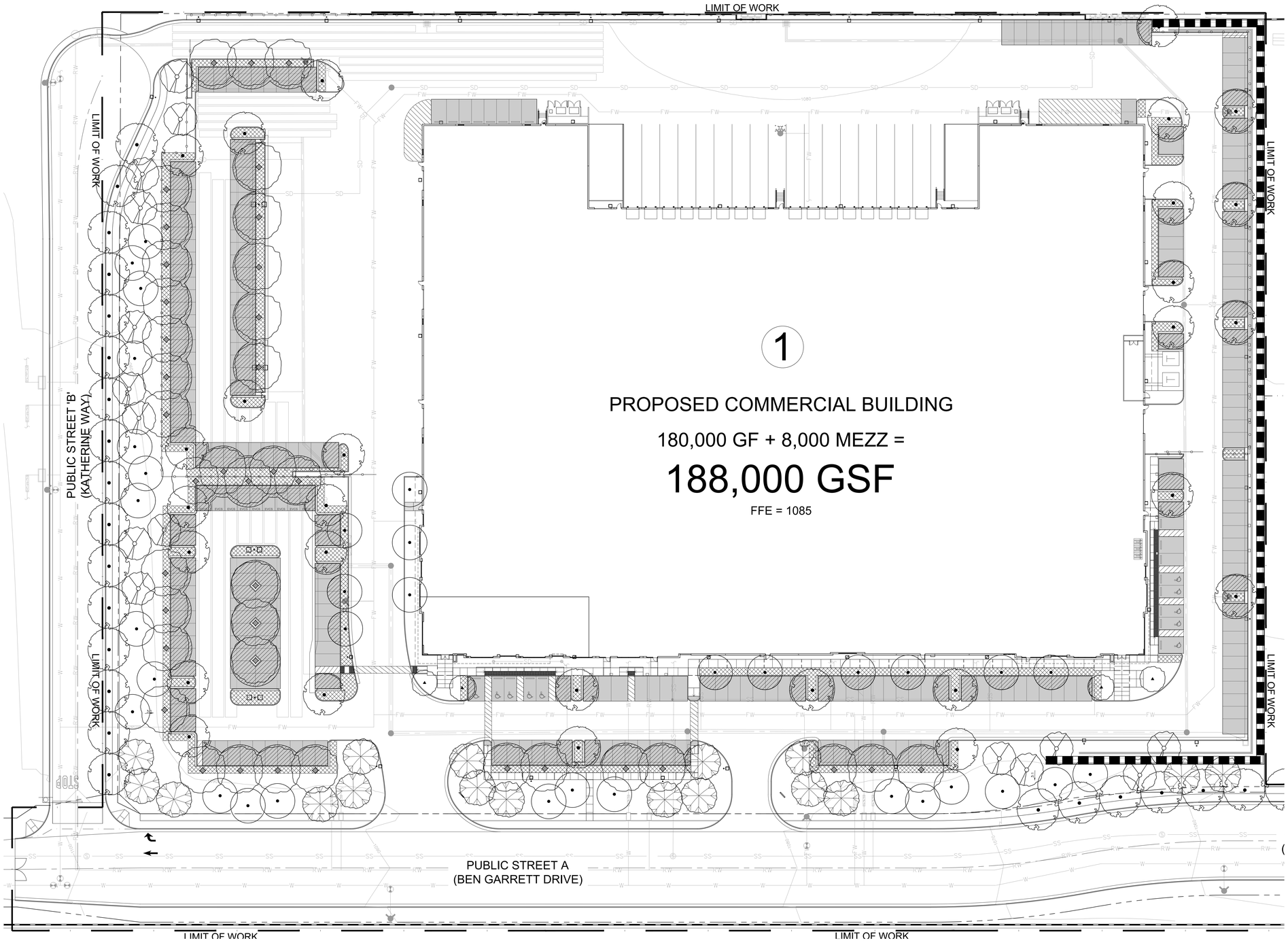
TEMESCAL COMMERCE BUILDING
COUNTY OF RIVERSIDE, CA

PLANT MATERIAL IMAGERY L3.1
SCHEMATIC DESIGN
JOB # 23087
08.26.2024

LICENSED LANDSCAPE ARCHITECT
1784 STS. EBBERT
07/31/26
Renewal Date
08/26/24
Date
STATE OF CALIFORNIA
RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM



PARKING SHADE CALCULATION

AREA OF PARKING STALLS	= 47,597 S.F.
TOTAL REQUIRED SHADE AREA (50%)	= 23,799 S.F.
TOTAL AREA OF SHADE FROM TREES (TREES AT 15 YEARS MATURITY)	= 24,342 S.F.
TOTAL SHADED AREA	**= 24,342** S.F. (51%)

SHADE AND PAVING LEGEND

AREA OF PARKING STALLS

SHADE PROVIDED BY TREES AT 15 YEARS GROWTH

LANDSCAPE PARKING CALCULATION

TOTAL PARKING STALLS	= 278
PARKING AREA	= 47,597 S.F.
TOTAL REQUIRED LANDSCAPE AREA ASSOCIATED WITH PARKING	= 4,760 S.F. (10%)
TOTAL PROVIDED LANDSCAPE AREA ASSOCIATED WITH PARKING	= **14,089 S.F.** (30%)

LANDSCAPE PARKING LEGEND

LANDSCAPE ASSOCIATED WITH PARKING AREA

No.	REVISIONS	DATE	BY

OWNER:
MCP INDUSTRIES, INC
4350 VON KARMAN AVENUE,
NEWPORT BEACH, CA 92660
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MFREED99@AXXCESSRA.COM

TEMESCAL COMMERCE BUILDING

COUNTY OF RIVERSIDE, CA

SHADE PLAN

SCHEMATIC DESIGN

L4.1

JOB # 23087
08.26.2024

0 20 40 80 120

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
Registration Number
07/31/26
Renewal Date
08/26/24
Date
STATE OF CALIFORNIA

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
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Please note that project can have one meter and calculation for on-site and off-site irrigation as both must be maintained by the owner. This can be reflected in the landscape construction documents of the project.

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Recycled

Temescal Canyon "On-Site" Meter #1

0.70 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.

Where "INPUT" is shown, applicant to enter project specific information.

Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 64,885 S.F.

INPUT the Hist. ETo for the area = 55.77

MAWA = **209,958** cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT Square Foot Area of Hydrozone =	63,977			
Hydrozone Irrigation Efficiency = 0.85		*In-line Drip-Densely Planted*		
EAWU =	69,587 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5		*Shrubs / Groundcover*	*Moderate*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.85		*In-line Drip-Densely Planted*		
EAWU =	0 cu ft / yr			
Hydrozone # 3	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.75		*Rotator / Precision Spray Nozzle*		
EAWU =	0 cu ft / yr			
Hydrozone # 4	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.75		*Rotor*		
EAWU =	0 cu ft / yr			
Hydrozone # 5	Plant Factor = 0.2		*Trees / Mulch*	*Low*
INPUT square footage of hydrozone =	284			
Hydrozone Irrigation Efficiency = 0.90		*Point Source Drip*		
EAWU =	292 cu ft / yr			
Hydrozone # 6	Plant Factor = 0.5		*Trees / Mulch*	*Moderate*
INPUT square footage of hydrozone =	624			
Hydrozone Irrigation Efficiency = 0.85		*Bubblers*		
EAWU =	1,697 cu ft / yr			

SubTotal EAWU = 71,576 cu ft / yr

Input Irrigation System Operation Factor 0.85

Total EAWU = **84,207**

MAWA - EAWU = **125,751** cu ft / yr

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 60%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

Please note that project shall use (50) percent point source irrigation type per Condition of Approval 080 - Transportation - Landscape Project Specific Requirements. Please update the calculations in the landscape construction documents of the project as needed.

Riverside County Ordinance 859 Landscape Water Use Calculations

Project Type Recycled

Temescal Canyon "Off-Site" Meter #2

0.70 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.

Where "INPUT" is shown, applicant to enter project specific information.

Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 12,610 S.F.

INPUT the Hist. ETo for the area = 55.77

MAWA = **40,804** cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT Square Foot Area of Hydrozone =	12,385			
Hydrozone Irrigation Efficiency = 0.85		*In-line Drip-Densely Planted*		
EAWU =	13,471 cu ft / yr			
Hydrozone # 2	Plant Factor = 0.5		*Shrubs / Groundcover*	*Moderate*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.85		*In-line Drip-Densely Planted*		
EAWU =	0 cu ft / yr			
Hydrozone # 3	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.75		*Rotator / Precision Spray Nozzle*		
EAWU =	0 cu ft / yr			
Hydrozone # 4	Plant Factor = 0.2		*Shrubs / Groundcover*	*Low*
INPUT square footage of hydrozone =	0			
Hydrozone Irrigation Efficiency = 0.75		*Rotor*		
EAWU =	0 cu ft / yr			
Hydrozone # 5	Plant Factor = 0.2		*Trees / Mulch*	*Low*
INPUT square footage of hydrozone =	161			
Hydrozone Irrigation Efficiency = 0.85		*Bubblers*		
EAWU =	175 cu ft / yr			
Hydrozone # 6	Plant Factor = 0.5		*Trees / Mulch*	*Moderate*
INPUT square footage of hydrozone =	64			
Hydrozone Irrigation Efficiency = 0.85		*Bubblers*		
EAWU =	174 cu ft / yr			

SubTotal EAWU = 13,820 cu ft / yr

Input Irrigation System Operation Factor 0.85

Total EAWU = **16,259**

MAWA - EAWU = **24,545** cu ft / yr

(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 60%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

MAWA REQUIREMENTS PER ORDINANCE 895.3

1. HYDROZONES WILL BE PROPERLY DESIGNATED. APPLICANT MUST INDICATE PROPOSED METHOD(S) OF IRRIGATION
2. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES
3. SUBSURFACE OR LOW-VOLUME IRRIGATION MUST BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

No.	REVISIONS	DATE	BY

OWNER:
MCP INDUSTRIES, INC
4350 VON KARMAN AVENUE,
NEWPORT BEACH, CA 92660
(619) 838-9963
MFREED99@AXXCESSRA.COM

TEMESCAL COMMERCE BUILDING

COUNTY OF RIVERSIDE, CA

MAWA WATER USE CALCULATION SHEET

SCHEMATIC DESIGN

L5.1

JOB # 23087
08.26.2024

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
07/31/26
Renewal Date
08/26/24
Date
STATE OF CALIFORNIA

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
+	EUCALYPTUS ARCHERI	ALPINE CIDER GUM	--
○	EUCALYPTUS SIDEROXYLON	RED IRONBARK	--
•	FRAXINUS DIPETALA	CALIFORNIA ASH	--
✱	FICUS NITIDA	INDIAN LAUREL FIG	--
✳	JACARANDA MIMOSIFOLIA	JACARANDA	--
⊕	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	--
✱	PINUS HALEPENSIS	ALEPPO PINE	--
•	QUERCUS AGRIFOLIA	COAST LIVE OAK	--
❖	RHUS OVATA	SUGAR BUSH	--
○	SAMBUCUS CANADENSIS	COMMON ELDERBERRY	--
⁘	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	--

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	DESCRIPTION	COMMENTS
	EXISTING SHRUB MASSES	TO BE REMOVED

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

No.	REVISIONS	DATE	BY

OWNER:
MCP INDUSTRIES, INC
4350 VON KARMAN AVENUE,
NEWPORT BEACH, CA 92660
(619) 838-9963
MFREED99@AXXCESSRA.COM

TEMESCAL COMMERCE BUILDING
COUNTY OF RIVERSIDE, CA

TREE DISPOSITION PLAN
SCHEMATIC DESIGN

L6.1
JOB # 23087
08.26.2024

0 20 40 80 120

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
07/31/26
Renewal Date
08/26/24
Date
STATE OF CALIFORNIA

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

PROJECT DESCRIPTION:	LIGHT INDUSTRIAL/OFFICE
OWNER:	MCP INDUSTRIES, INC. 4350 VON KARMAN AVENUE, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: 949-544-3539 EMAIL: MFREED99@COX.NET
APPLICANT:	MCP INDUSTRIES, INC. 4350 VON KARMAN AVENUE, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: 949-544-3539 EMAIL: MFREED99@COX.NET
PREPARED FOR:	MCP INDUSTRIES, INC. 4350 VON KARMAN AVENUE, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: 949-544-3539 EMAIL: MFREED99@COX.NET
PREPARER:	KIMLEY-HORN ASSOCIATES 1100 TOWN & COUNTRY ROAD, SUITE 700 ORANGE, CA 92868 PHONE: 714-939-1031 EMAIL: NIKKI.KERRY@KIMLEY-HORN.COM
	PROJECT INFORMATION
ASSESSORS PARCEL NUMBER:	283-180-002, 283-180-020,283-180-021
GROSS PROJECT ACREAGE:	INDUSTRIAL: 10.80 ACRES COMMERCIAL: 3.49 ACRES
NET PROJECT ACREAGE:	29.22 ACRES
VACATION/DEDICATION ACREAGE: (DEDICATION)	0.32 ACRES (VACATION) AND 0.02 ACRES
PROJECT DIMENSIONS (APPROX.):	810' x 570'
EXISTING STRUCTURE DEMO DIM.:	STRUCTURE 1: 121' X 302' STRUCTURE 2: 63' X 288'
FEMA FLOODPLAIN DESIGNATION:	ZONE X, MAP 06065C1390G

NOTE: PROJECT SITE PARCEL BOUNDARIES AFTER LOT LINE ADJUSTMENT ARE SHOWN.

EARTHWORK ESTIMATE:

CUT = 261,000 CY

FILL = 261,000 CY

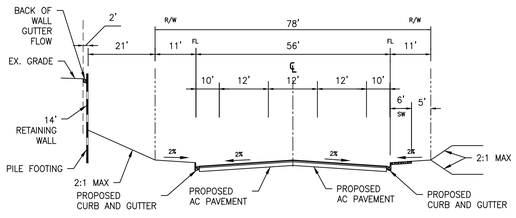
NET = 0 CY

NOTE:
THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

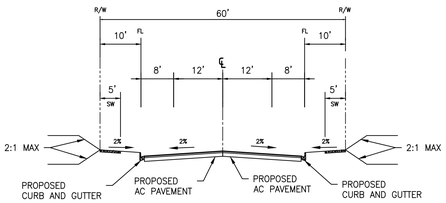
THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

LEGEND

- PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- INTERSECTION SIGHT DISTANCE TRIANGLE
- (XX.XX TC) / (XX.XX FS) — EXISTING CONDITION ELEVATION
- XX.XX TC / XX.XX FS — PROPOSED CONDITION ELEVATION
- PROPOSED PAVEMENT
- DISTURBED AREA
- PROPOSED 16-FEET WIDE EVA
- INTERSECTION SIGHT DISTANCE LIMITED USE AREA
- FLOWLINE
- PROPOSED STORM DRAIN (>12")
- SD — PROPOSED STORM DRAIN (≤12")



A STREET "A" PER COUNTY OF RIVERSIDE STD NO. 103
N.T.S.



B STREET "B" PER COUNTY OF REIVERSIDE STD NO. 105A
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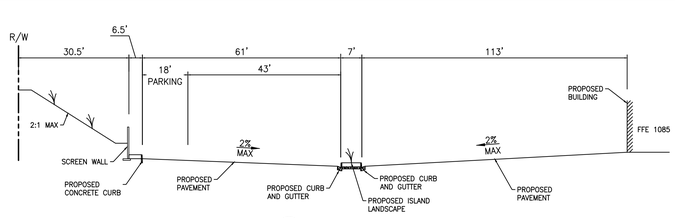

C SECTION C
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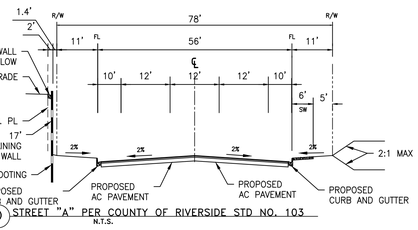

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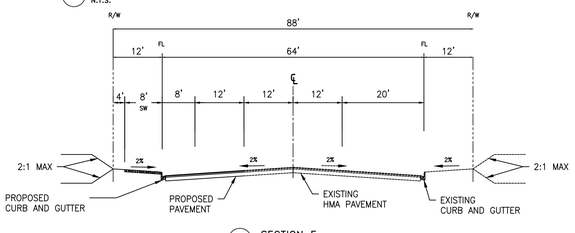

E SECTION E
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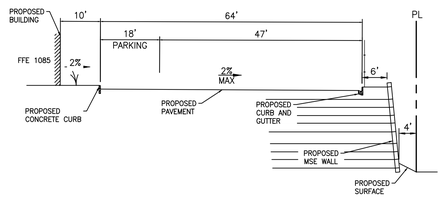

F SECTION F
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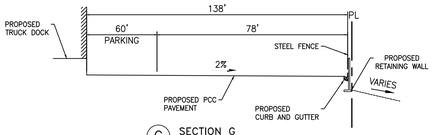
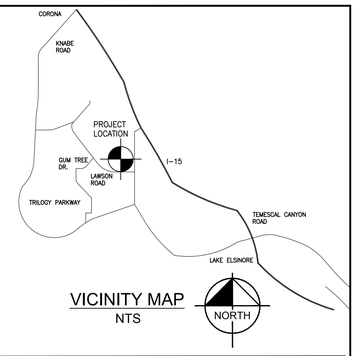


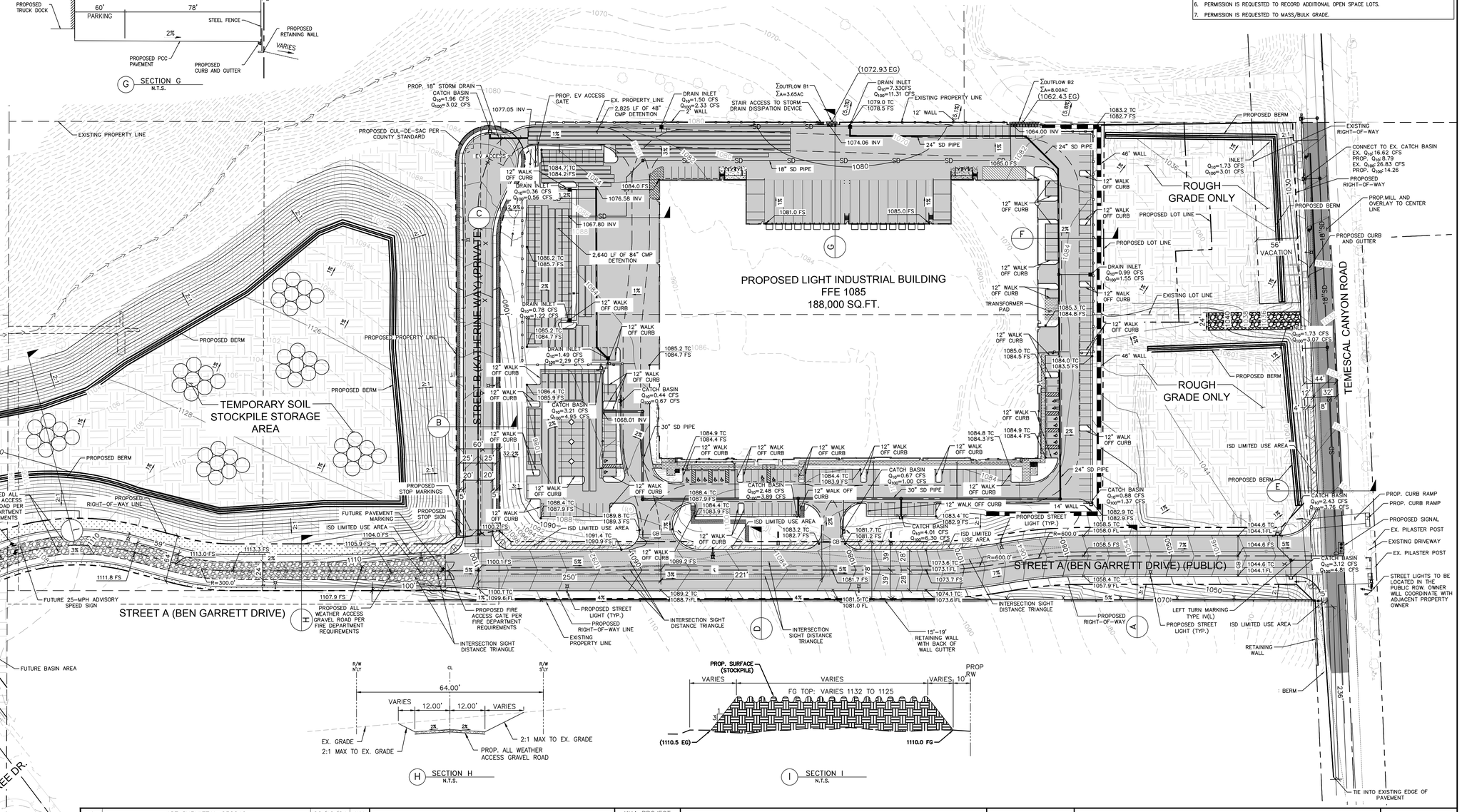
G SECTION G
N.T.S.



VICINITY MAP
NTS

GENERAL NOTES:

1. GRADE ELEVATIONS SHOWN ON THE TPM ARE APPROXIMATE, THE ELEVATIONS MAY CHANGE BY 10 FEET. ELEVATION CHANGES MAY BE GREATER THAN 10 FEET BUT ONLY IF DETERMINED BY THE CITY OF MORENO VALLEY THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO STREETS CAN BE MADE PROVIDED THE DEPARTMENT OF PUBLIC WORKS AND THE CITY OF MORENO VALLEY DETERMINE THAT THE ADJUSTMENTS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION APPROVAL. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY THE CITY OF MORENO VALLEY AND THE PARKS AND RECREATION DEPARTMENT.
4. PERMISSION IS REQUESTED FOR UNIT PHASING.
5. PERMISSION IS REQUESTED TO COMBINE LOTS.
6. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
7. PERMISSION IS REQUESTED TO MASS/BULK GRADE.



H SECTION H
N.T.S.

I SECTION I
N.T.S.

GRAPHIC SCALE IN FEET
0 30 60 120

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	1ST SUBMITTAL 230049	02/12/24	WH
2	2ND SUBMITTAL 230049	07/24/24	BA
3	3RD SUBMITTAL 230049	08/23/24	BA
4	4TH SUBMITTAL 230049	09/24/24	DA

Kimley»Horn

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1100 TOWN AND COUNTRY RD SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT	098894001
DATE	9/24/2024
SCALE	AS SHOWN
DESIGNED BY	ML
DRAWN BY	WH
CHECKED BY	NK

TEMESCAL COMMERCIAL

RIVERSIDE COUNTY CALIFORNIA

CONCEPTUAL GRADING DRAINAGE PLAN

SHEET NUMBER
1 OF 2

Plotted By:Arnold, Damion Sheet Set:Kha Layout:CONCEPTUAL GRADING DRAINAGE PLAN September 24, 2024 04:39:00pm K:\ORA_LDEV\098894001 — Temescal Canyon\CADD\Entitlement\Entitlement Exhibits\Plot Plan — Entitlement 1\Grading Plan — Entitlement 1.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGEND

- PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT
- PROPOSED SETBACK LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED RECYCLED WATER LINE
- EXISTING RECYCLED WATER LINE
- EXISTING GAS LINE
- EXISTING EDGE OF PAVEMENT LINE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED DRYWELL
- PROPOSED BACKFLOW PREVENTER
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- PROPOSED PARKWAY DRAIN
- PROPOSED STORM CAPTURE DETENTION SYSTEM

UTILITY PURVEYORS

WATER/SEWER TEMESCAL VALLEY WATER DISTRICT TEMESCALVWP.COM (951) 277-1414	ELECTRICAL SOUTHERN CALIFORNIA EDISON SCE.COM (800) 655-4555	CABLE/PHONE AT&T 2690 TUSCANY ST. #102 BLDG. D-4, CORONA, CA 92881 (800) 288-2020
STORM DRAIN R.C.F.C.D. RCFLOOD.ORG (951) 955-1200	GAS SOUTHERN CALIFORNIA GAS SOCALGAS.COM (800) 427-2000	SCHOOL DISTRICT CORONA-NORCO UNIFIED SCHOOL DISTRICT CNUSD.K12.CA.US (951) 736-5000

NOTE

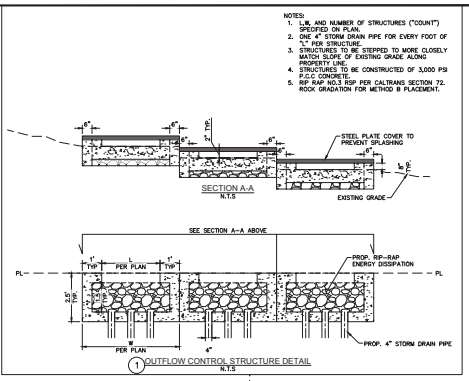
1. ALL UTILITY SIZES & MATERIALS ARE PRELIMINARY. FINAL PIPE SIZING TO BE DETERMINED PER JURISDICTIONAL STANDARDS OR AS A RESULT OF A CAPACITY STUDY AS DEEMED NECESSARY BY THE AGENCY HAVING JURISDICTION.
2. TO COMPLY WITH THE COUNTY'S WATER QUALITY MANAGEMENT PLAN, BIOFILTRATION, IN THE FORM OF BIOFILTRATION BASINS, WILL BE IMPLEMENTED TO TREAT THE 85TH PERCENTILE STORM EVENT UPSTREAM OF THE PROPOSED DETENTION TANKS.

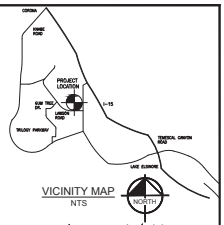
FLOOD ZONE

THIS PROPERTY LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C1390G.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

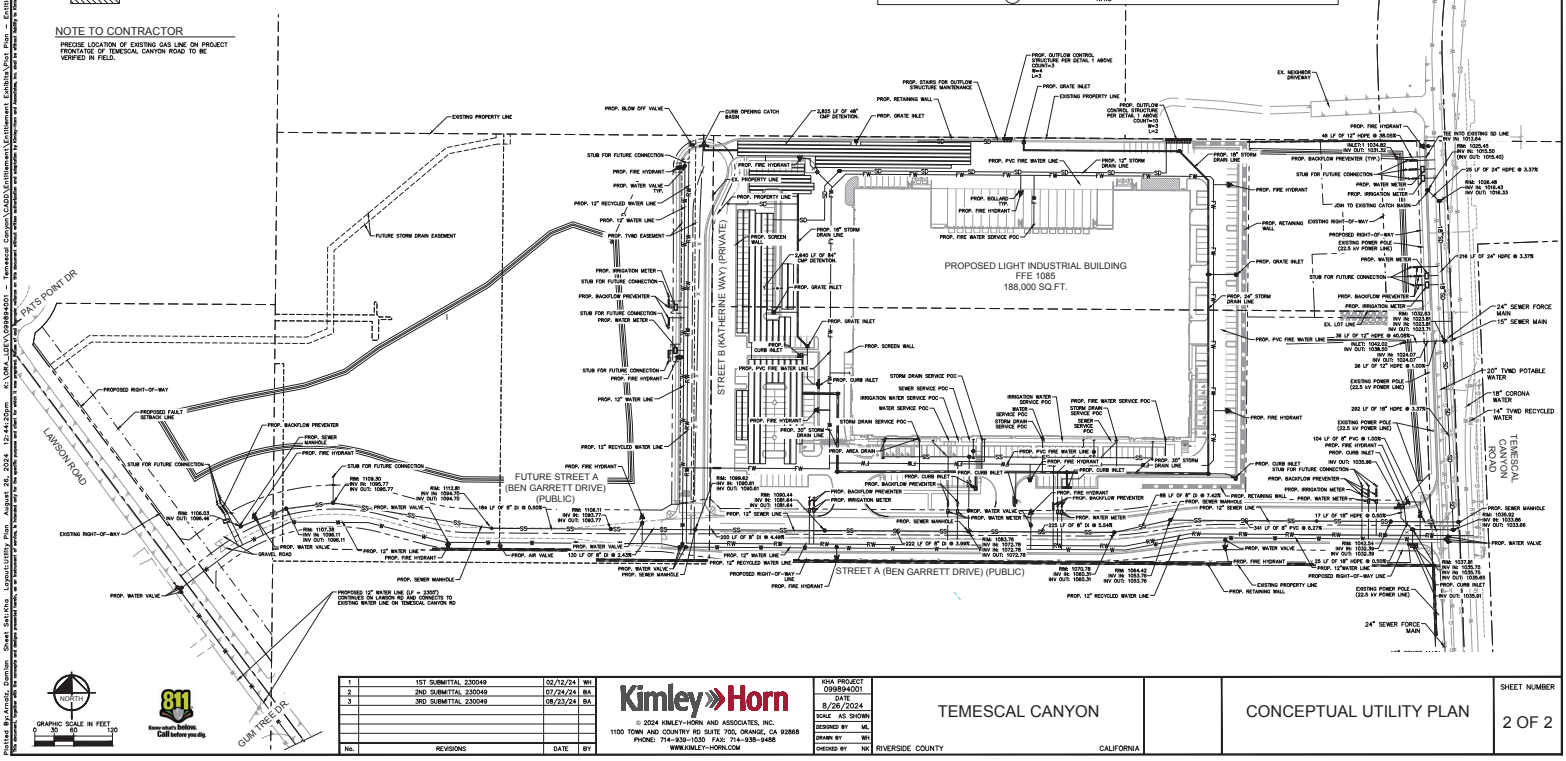
NOTES:
1. L/W, AND NUMBER OF STRUCTURES ("COUNT") SPECIFIED ON PLAN.
2. ONE 4" STORM DRAIN PIPE FOR EVERY FOOT OF "L" PER STRUCTURE.
3. STRUCTURES TO BE STEPPED TO MORE CLOSELY MATCH SLOPE OF EXISTING GRADE ALONG PROPERTY LINE.
4. STRUCTURES TO BE CONSTRUCTED OF 3,000 PSI P.C.C. CONCRETE.
5. R.I.P. RAP ADJ RSP PER CALTRANS SECTION 72, ROCK GRADATION FOR METHOD B PLACEMENT.





NOTE TO CONTRACTOR

PRECISE LOCATION OF EXISTING GAS LINE ON PROJECT FRONTAGE OF TEMESCAL CANYON ROAD TO BE VERIFIED IN FIELD.



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PHONE: 714-939-1030 FAX: 714-938-9488
WWW.KIMLEY-HORN.COM

KHA PROJECT 095894001
DATE 8/26/2024
SCALE AS SHOWN
DESIGNED BY ML
DRAWN BY WH
CHECKED BY NK

TEMESCAL CANYON
RIVERSIDE COUNTY CALIFORNIA

CONCEPTUAL UTILITY PLAN

SHEET NUMBER 2 OF 2

GRAPHIC SCALE IN FEET 0 30 60 120

811 Know what's below. Call before you dig.

Plotted By:Arnaiz, Damion Sheet Set:No Layout:Utility Plan August 26, 2024 - 10:44:20am K:\ORA_DEV\095894001 - Temescal Canyon\CADD\Entitlement\Entitlement Exhibits\Vest Plan - Entitlement 1.dwg
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RIVERSIDE COUNTY PLANNING DEPARTMENT

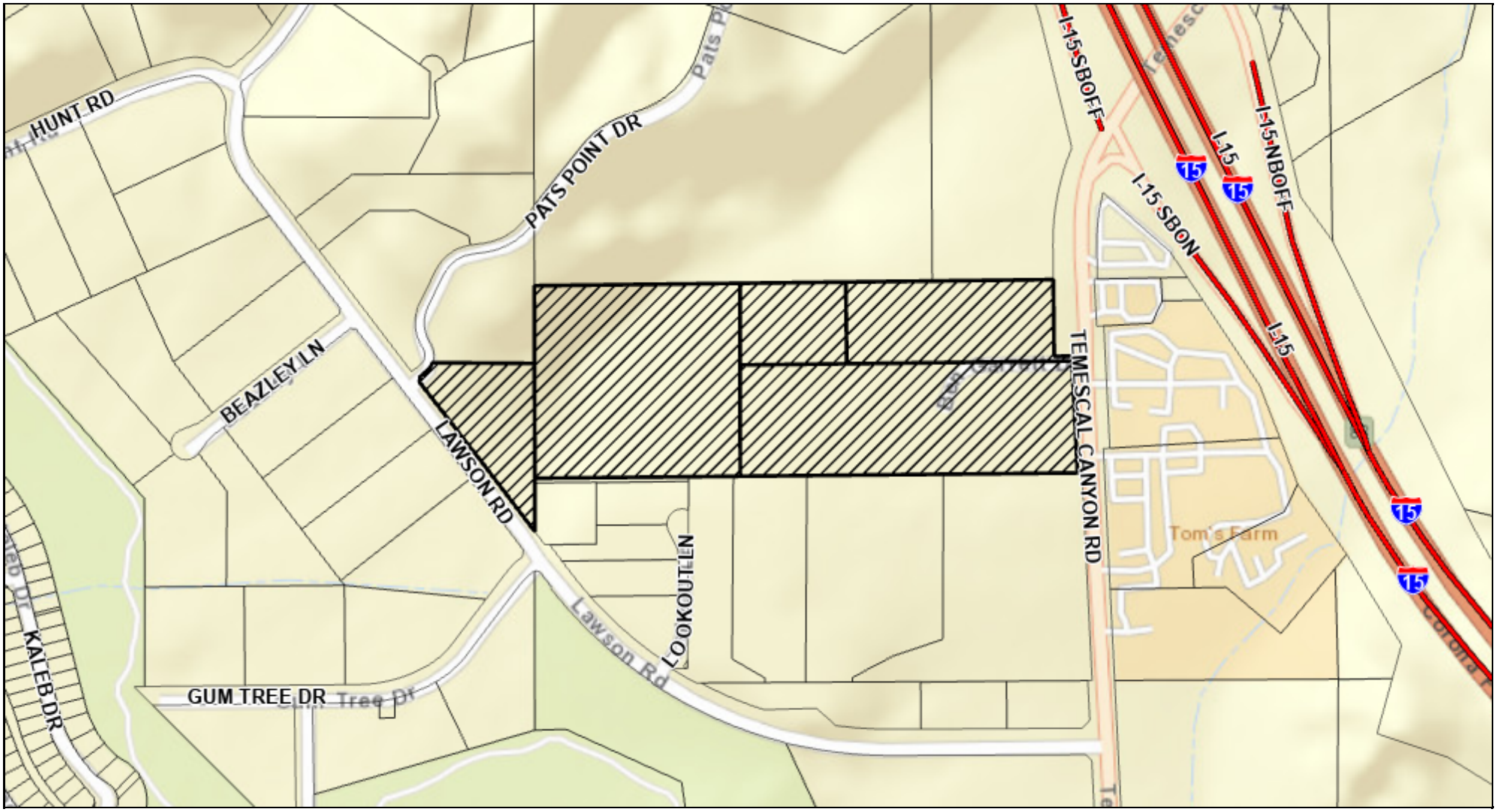
Supervisor: KAREN SPIEGEL

PPT230049, TTM38895, GPA230009, CZ2300031

Date: 9-24-2024

District: 2

VICINITY/POLICY AREAS



Zoning Area/District: GLEN IVY

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

0 500 1000 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor:KAREN SPIEGEL

PPT230049, TTM38895, GPA230009, CZ2300031

Date: 9-24-2024

District: 2

LAND USE

Exhibit: 1

Zoning District: GLEN IVY

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0 350 700 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: KAREN SPIEGEL

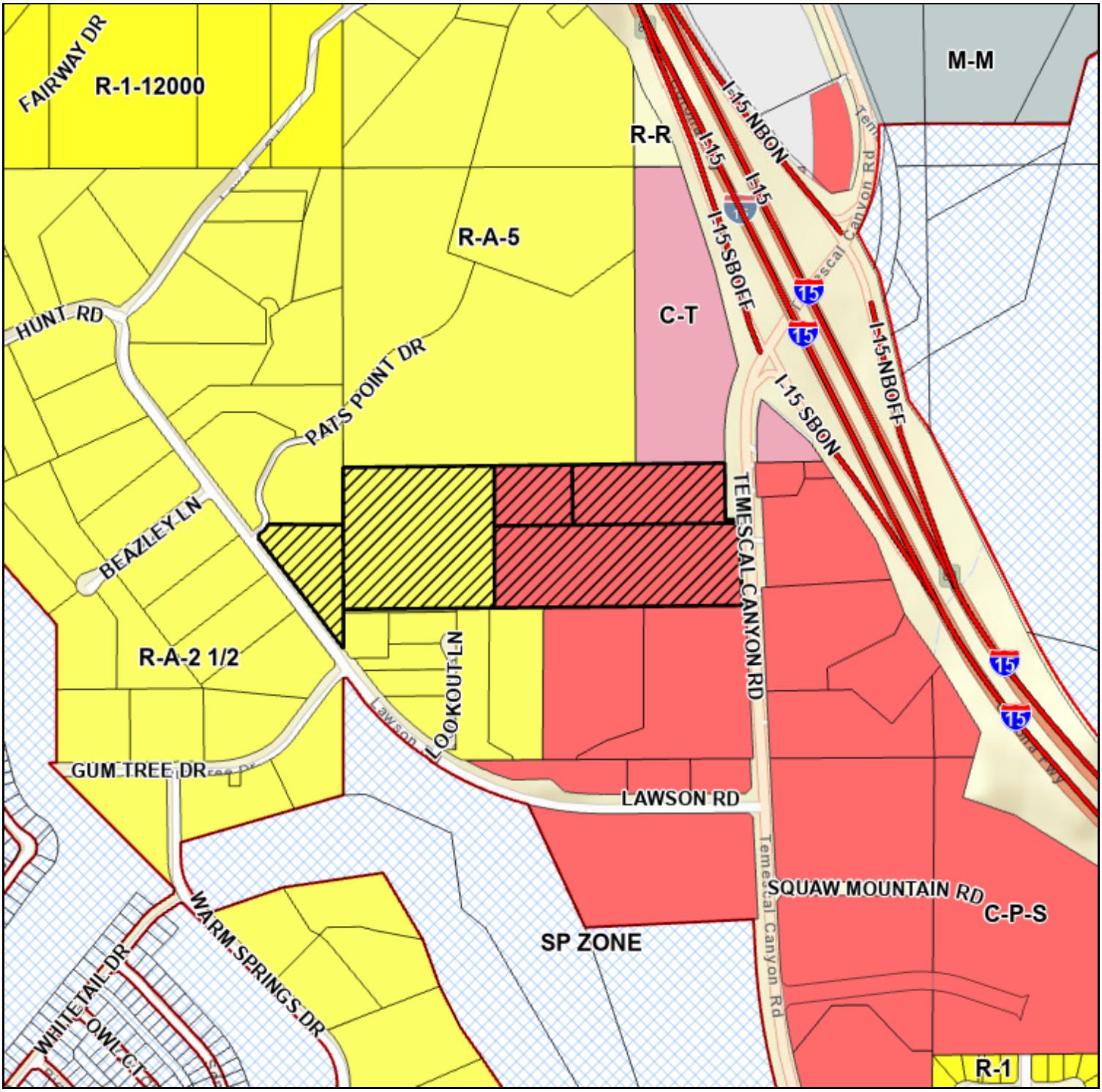
PPT230049, TTM38895, GPA230009, CZ2300031

Date: 9-24-2024

District: 2

EXISTING ZONING

Exhibit: 2



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0 500 1000 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT230049, TTM38895, GPA230009, CZ2300031

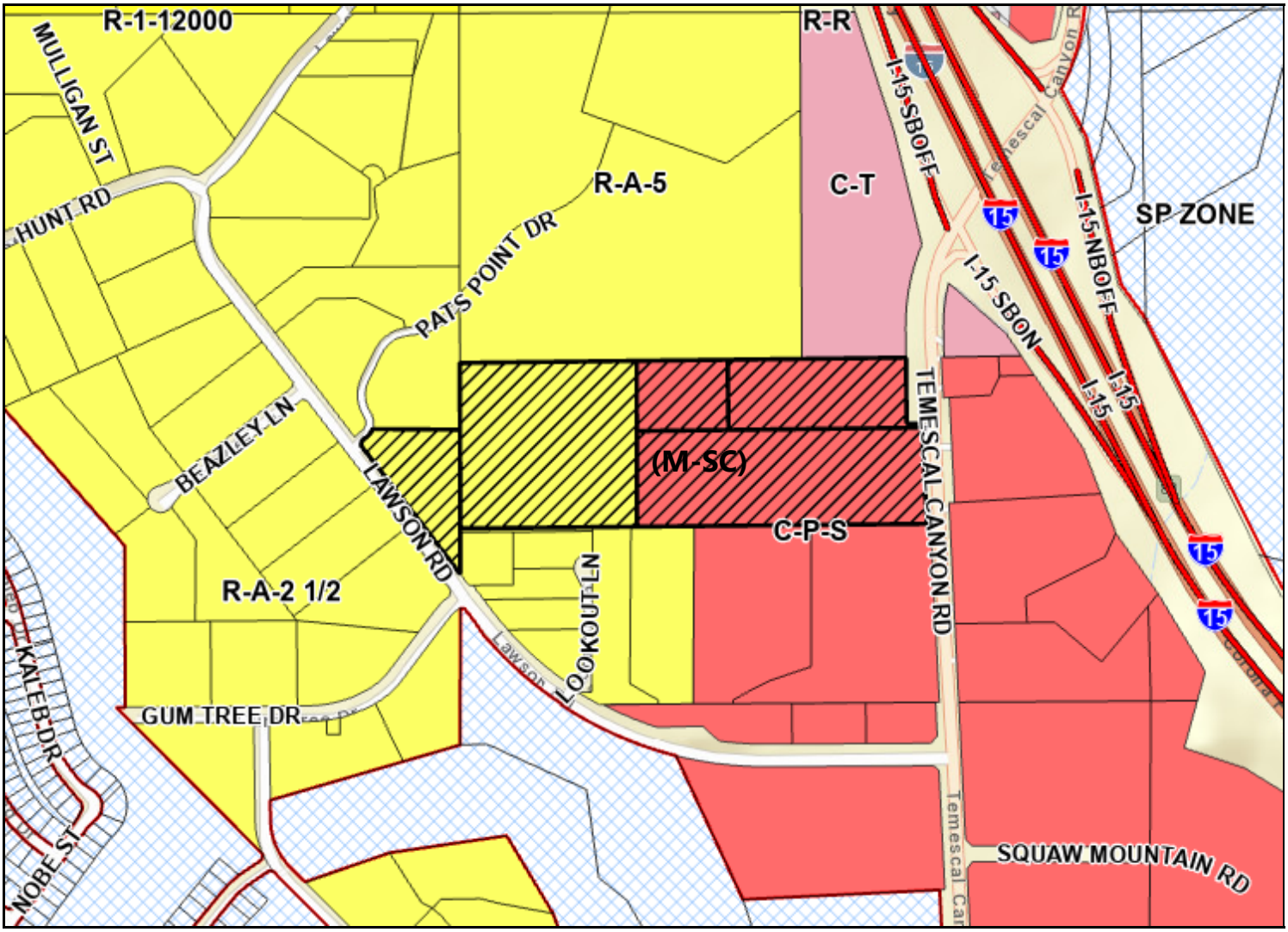
Supervisor: KAREN SPIEGEL

Date: 9-24-2024

District: 2

PROPOSED ZONING

Exhibit: 3



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0 500 1000 ft

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: KAREN SPIEGEL

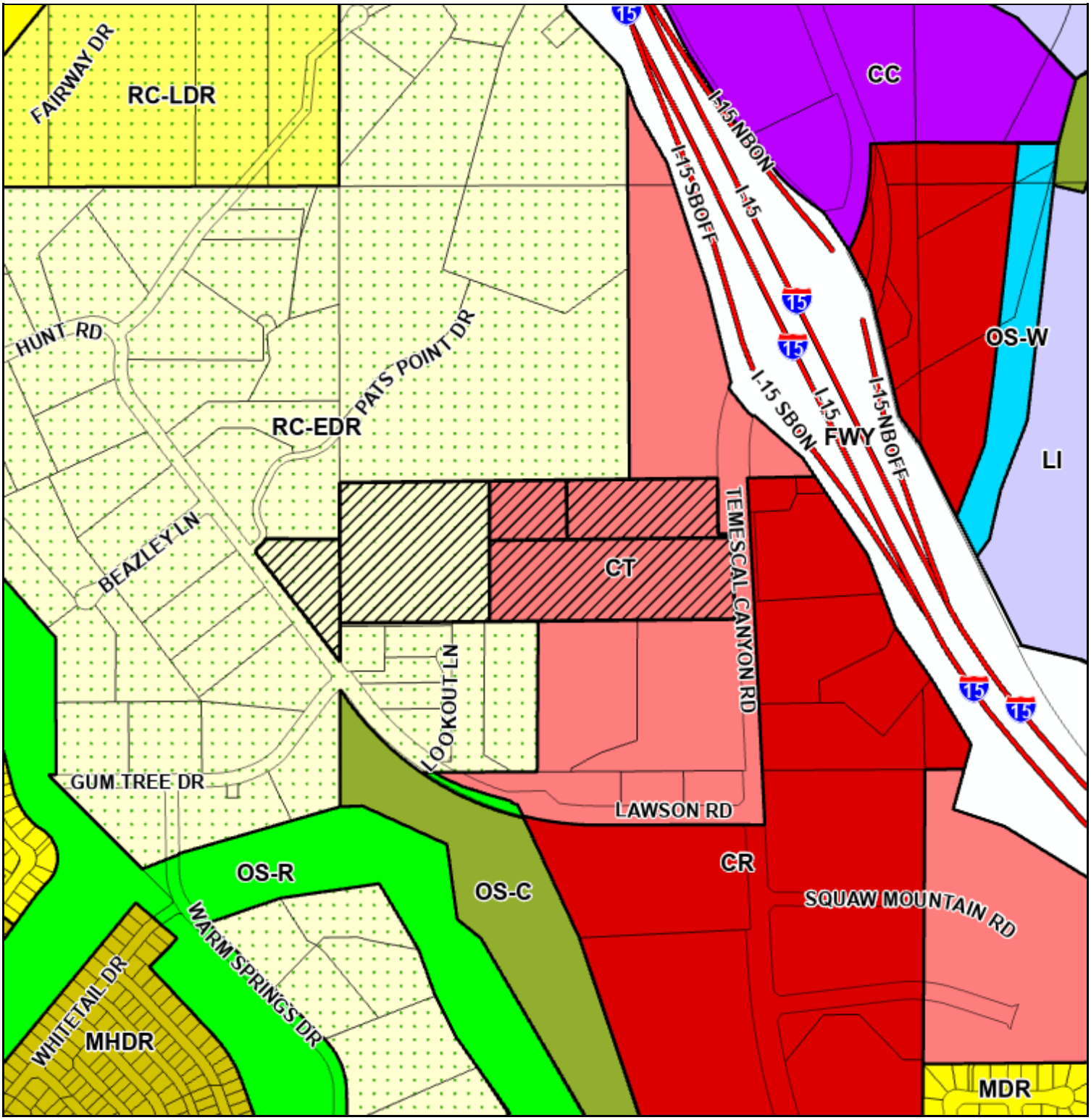
PPT230049, TTM38895, GPA230009, CZ2300031

Date: 9-24-2024

District: 2

EXISTING GENERAL PLAN

Exhibit: 5



Zoning Area/District: GLEN IVY

Author:

0 500 1000 ft

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: KAREN SPIEGEL

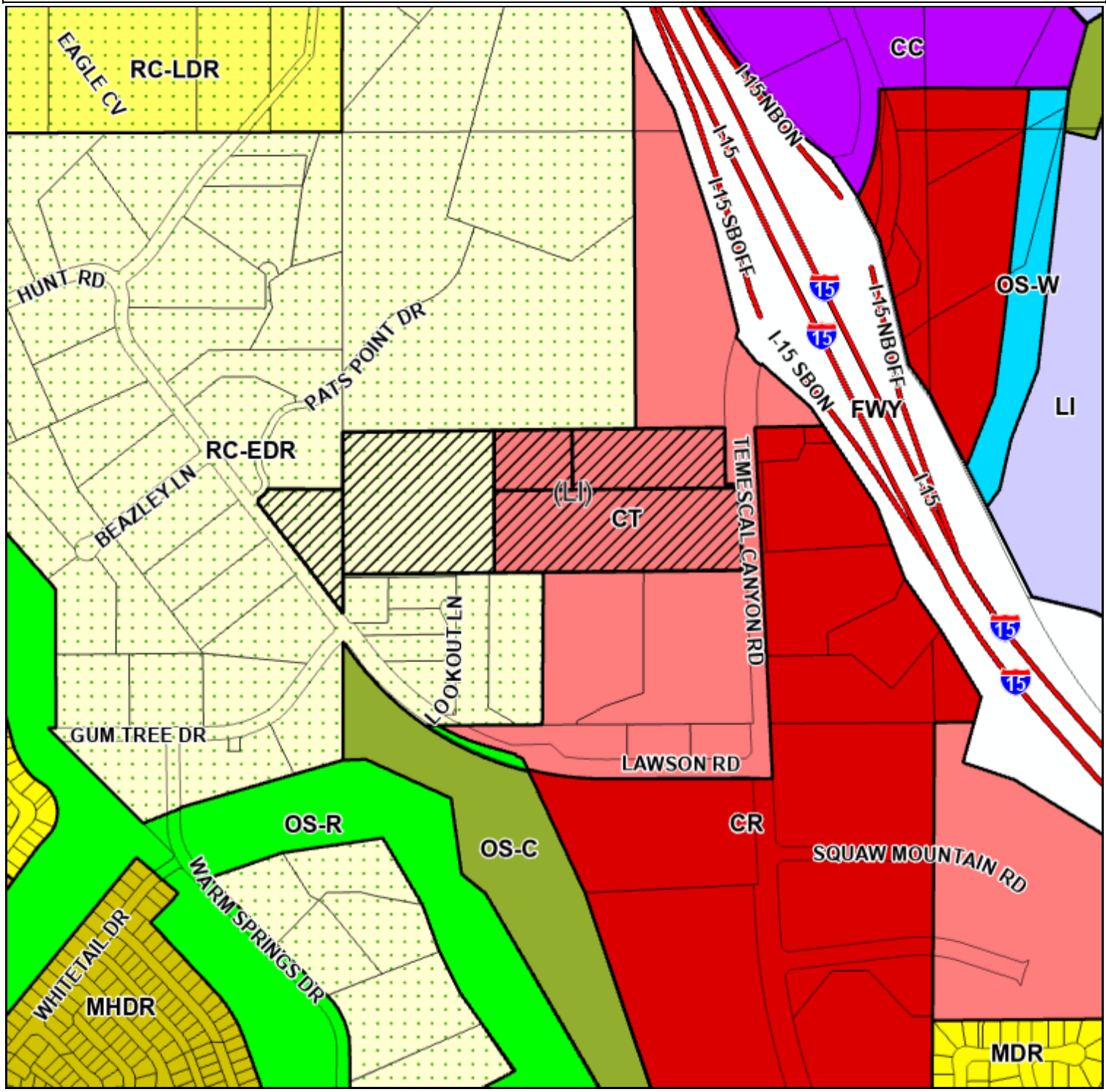
District: 2

PPT230049, TTM38895,
GPA230009, CZ2300031

PROPOSED GENERAL PLAN

Date: 9-24-2024

Exhibit: 6



Zoning Area/District: GLEN IVY

Author:

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0 350 700 ft

Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Andrew Gramelt

Address: 6896 Song Sparrow Rd. Eastvale, CA 92880

City: Eastvale **Zip:** 92880

Phone #: 951-870-8806

Date: 6/10/25 **Agenda #** 23.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

BOARD RULES

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You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:
Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

Power Point Presentations/Printed Material:
Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, ensuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo. Speakers are prohibited from bringing signs, placards, or posters into the hearing room.

Individual Speaker Limits:
Individual speakers are limited to a maximum of three (3) minutes. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board. Please step up to the podium when the Chair calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chair adheres to a strict three (3) minutes per speaker. ***Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.***

Group/Organized Presentations:
Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chair's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

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SPEAKER'S NAME: JUAN SERRATO

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: 6.10.25 **Agenda #** 23.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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(Revised: 04/23/2025)

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SPEAKER'S NAME: Ruth Brissenden

Address: 10215 Wrangler Way

City: Temescal Valley **Zip:** 92883

Phone #: _____

Date: 6/10/25 **Agenda #** 23.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** X **Oppose** _____**Neutral**

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I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 04/23/2025)

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Riverside County Board of Supervisors
Request to Speak

Submit request to the Clerk of the Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: Terry Sinnott

Address: _____

City: Temescal Valley **Zip:** _____

Phone #: _____

Date: 6/10/2025 **Agenda #** 23.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

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SPEAKER'S NAME: Roy Blackmore

Address: _____

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 23.9

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____**Support** _____**Oppose** _____**Neutral**

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Flores, Kate

From: Acquia Mail
Sent: Tuesday, June 10, 2025 8:12 AM
To: lsherwood@reconenvironmental.com
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20250610.** You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 10, 2025

Submitted values are:

First Name
Lee

Last Name
Sherwood

Address (Street, City and Zip)
RECON Environmental - San Diego

Phone
6197333614

Email
lsherwood@reconenvironmental.com

Agenda Date
06/10/2025

Agenda Item # or Public Comment
#23

State your position below

23.1

Neutral

Comments
Consultant for applicant-Available for questions only

Flores, Kate

From: Bains, Navneet
Sent: Tuesday, June 10, 2025 8:03 AM
To: Clerk of the Board
Subject: Memo - Public Comment
Attachments: Memo - PC Public Comment.pdf

Hello,

Attached you will find PC Public Comments.

Thank you,

Neeta Bains (Navneet)
Land Use Tech II
COUNTY OF RIVERSIDE
Planning Department
4080 Lemon Street 12th Floor, Riverside, Ca 92501
Tel. #: 951-955-6863
Email: nbains@RIVCO.ORG

23.1

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

DATE: **June 10, 2025**

TO: **Riverside County Clerk of the Board**
N
FROM: **Jose Merlan**

RE: **Public Comment Letter(s) – Mission Clay Project (PPT230049, TTM38895, GPA230009, CZ2300031)**

Planning department received the following letter(s) after the publishing of the Board of Supervisor's agenda for the meeting scheduled to be held on June 10,2025.

The comments are listed and provided as an attachment for your consideration.

Commentor	Date Received	Position	Issue raise
Jon Preciado	June 9, 2025	In Favor	In strong support

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Flores, Kate

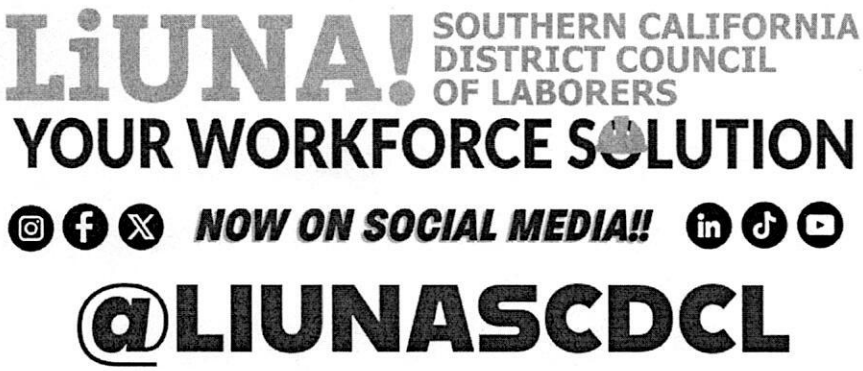
From:	Jon Preciado <jon@scdcl.org>
Sent:	Monday, June 9, 2025 3:14 PM
To:	Merlan, Jose
Cc:	Clerk of the Board; Michael S. Dea; Mark Freed; Rocky Miller; ALC@rac-law.com
Subject:	LETTER OF STRONG SUPPORT FOR MCP INDUSTRIES, INC>'s TEMESCAL COMMERCIAL PROJECT (GPA230009)
Attachments:	Outlook-yijsyhjc; ltr STRONG SUPPORT 4 MCP INDUSTRIES' TEMESCAL COMMERCIAL PROJECT 06092025.pdf

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jose Merlan,

Attached is our letter of Strong Support for the project referenced above. Please present this letter to the Board on our behalf. Thank you kindly.

Jon P. Preciado
Business Manager
SOUTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS
1123 Park View Dr., Suite 300
Covina, CA 91724
(626) 350-6900 (phone)
(626) 350-7583 (facsimile)



JON P. PRECIADO
Business Manager

PETER SANTILLAN
Secretary-Treasurer

SERGIO RASCÓN
President

AFFILIATED LOCALS
SOUTHERN CALIFORNIA

BURBANK
LOCAL 345

HOLLYWOOD
LOCAL 724

LONG BEACH
LOCAL 1309

LOS ANGELES
LOCAL 300

ORANGE COUNTY
LOCAL 652

POMONA
LOCAL 1414

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SAN DIEGO
LOCAL 89

VENTURA
LOCAL 585

KERN,
SAN LUIS OBISPO, AND SANTA BARBARA COUNTIES
LOCAL 220

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ALBUQUERQUE, NM
LOCAL 16

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LiUNA! SOUTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS

Feel the Power

June 9, 2025

SENT VIA EMAIL: jmerlan@RIVCO.ORG
Jose Merlan, Planner
TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNNG
COUNTY OF RIVERSIDE
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: STRONG SUPPORT for MCP INDUSTRIES, INC.'s TEMESCAL COMMERCIAL PROJECT- NEAR CITY OF CORONA IN RIVERSIDE COUNTY (GPA230009)

Dear Jose Merlan:

On behalf of our twelve affiliated local unions, including our Riverside county local union- Laborers Local 1184, and our over 36,650 members throughout Southern California, I write to express our strong support for MCP Industries, Inc.'s (MCP Industries) project and the GPA Amendment referenced above.

MCP Industries has committed to partnering with LiUNA!- Southern California District Council of Laborers- and will use one of our signatory general contractors- to build this project once approved. You may rest assured that our members who will be employed on and build this project will earn good paying, family sustaining wages and first-rate benefits that will cover not only our members, but also their families. Further, the county can trust that the craft persons employed on this project will be skilled and trained and will build first a class building. Finally, many of our members live in or near the city of Corona and throughout Riverside County and would enjoy nothing more than being able to work locally and spend locally, as well as being able to spend more time at home after work rather than spending that time commuting to points unknown for work outside of Riverside county.

For all the reasons stated above, we request that this project and GPA amendment be approved. Thank you for your consideration in this matter.
Sincerely,

SOUTHERN CALIFORNIA DISTRICT
COUNCIL OF LABORERS

Jon P. Preciado
Business Manager

cc: CLERK OF THE BOARD- cob@rivco.org
Michael S. Dea, Laborers Local 1184- msdea@local1184.com

Flores, Kate

From:	Jon Preciado <jon@scdcl.org>
Sent:	Monday, June 9, 2025 3:14 PM
To:	Merlan, Jose
Cc:	Clerk of the Board; Michael S. Dea; Mark Freed; Rocky Miller; ALC@rac-law.com
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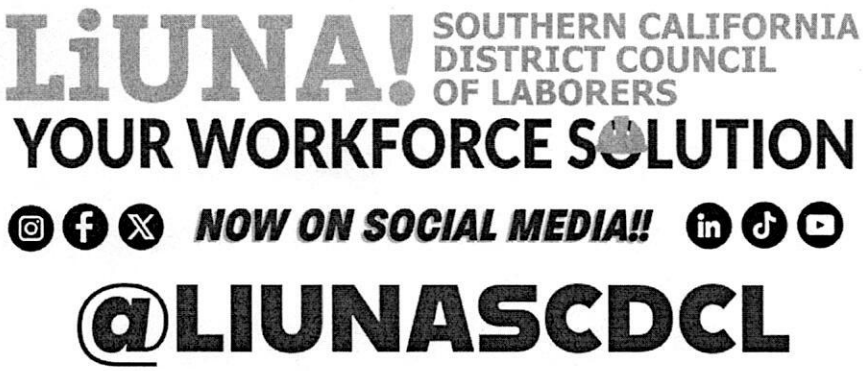

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Business Manager

PETER SANTILLAN
Secretary-Treasurer

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LiUNA! SOUTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS

Feel the Power

June 9, 2025

SENT VIA EMAIL: jmerlan@RIVCO.ORG
Jose Merlan, Planner
TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNNG
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