

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 25, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 33530 REVISION NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 507 – Fast Track Authorization No. 2008-07 – (Environmental Impact Report) – Applicant: First Industrial Reality Trust – Engineer/Representative: Thiens Engineering Inc. – First Supervisorial District – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) – Location: northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue – 104.45 Gross Acres - Zoning: Industrial Park (I-P) and Light Agriculture (A-1) – **REQUEST:** Tentative Parcel Map is a schedule 'E' subdivision of 104.45 gross acres into nine (9) parcels with lots ranging from 1.16 to 27.06 acres. The Tentative Map also proposes to create reciprocal access agreements to facilitate ingress and egress to each parcel. The Environmental Impact Report has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA). – APN(s): 305-180-009, 014, 018, 019, 027, 029, 034, 054, 305-270-001, 034, 035, 036, 045, 047, 058, 061

RECOMMENDED MOTION:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 507**, based on the findings incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors certifying the Environmental Impact Report;

APPROVAL of **TENTATIVE PARCEL MAP NO. 33530R1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

Damian Meins, Assistant Planning Director to

RG:db
PMA

Dep't Rec ☒ Policy

Consent ☐ Policy

Per Exec. Ofc.: ☐

Prev. Agn. Ref.

District: First

Agenda Number:

Agenda Item No.:
Area Plan: Mead Valley
Supervisory District: First
Project Planner: Jeffery Childers
Board of Supervisors Date: December 22,
2009

Tentative Parcel Map No. 33530R1
EIR No. 507
Fast Track Authorization # 2008-07
Applicant: First Industrial Reality Trust
Engineer/Representative: Thienes Engineers
Inc.
Owner: FR/Cal Harvill Road, LLC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 33530R1 is a schedule 'E' subdivision of 104.45 gross acres into nine (9) industrial parcels with lots ranging from 1.16 to 27.06 acres. The Tentative Map also proposes to create reciprocal access agreements to facilitate ingress and egress to each parcel.

The project is located in the Mead Valley Area Plan in Western Riverside County; more specifically, northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue.

BACKGROUND (EIR480, EIR 507, PM33530 & PP23170):

A detailed project description of these applications is as follows:

Tentative Parcel Map No. 33530 was approved by the Riverside County Board of Supervisors on June 19, 2007. The Tentative Map was a Schedule 'E' subdivision of 63.49 acres into 24 parcels to accommodate a maximum of 1,026,300 square feet of future industrial park development, in addition to roadways and other infrastructure improvements.

A detailed project description of these applications is as follows:

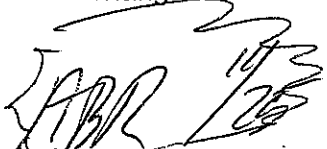
Plot Plan No. 23170 proposes to develop a 286,829 square foot industrial and distribution warehouse facility on a 16.24 gross acre site with a floor area ratio of 0.41 (Light Industrial requires a 0.25-0.60 floor area ratio) consisting of: 266,829 square feet of warehouse, 10,000 square feet of office, 10,000 square feet of Mezzanine, 149,216 square feet of landscaping area (21%), 185 parking spaces, and 63 loading docks.

Environmental Impact Report No. 507 is a Subsequent EIR that has been prepared to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).

The Notice of Preparation for Environmental Impact Report No. 507 was issued on October 3, 2008, pursuant to Section 15082 of the California Environmental Quality Act. Accordingly, Responsible and Trustee Agencies and Interested Parties had until November 3, 2008 to present issues that should be evaluated within the Environmental Impact Report. On October 20, 2008 a Scoping Session was held pursuant to Section 15082(c) 1, to discuss the potential environmental impacts associated with the proposed Nuevo II project (PM33530R1 & PP23332).

Environmental Impact Report No. 480

The EIR was certified and Tentative Parcel Map No. 33530 was approved on June 19, 2007, and the Change of Zone was adopted on February 26, 2008 by the Riverside County Board of Supervisors. The



proposed project consists of 16.24 gross acres out of the 63.49 gross acres which was analyzed in the EIR. The EIR analyzed the environmental impacts associated with the proposed Tentative Parcel Map which subdivided the 63.49-acre site into 24 parcels to accommodate a maximum of 1,026,300 square feet of light industrial development including roadways and other infrastructure improvements, and with the Change of Zone, which changed the zoning designation from Manufacturing - Heavy (M-H) to Industrial Park (I-P).

ISSUES OF CONCERN:

The Environmental Impact Report has incorporated all applicable regulatory requirements and feasible mitigation measures to reduce environmental impacts have been considered and are applied as conditions of the Project approval, yet the following impacts resulting from the Project's approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings for the following significant impacts is included within this staff report:

Land Use – Project-Specific:

The Project is expected to exceed the California Ambient Air Quality Standards (CAAQS) during short-term construction due to emissions of particulate matter (PM10 and PM2.5 (localized)) and long-term operational emissions of VOCs, NOx, CO, and PM10 (regional), even with implementation of the mitigation measures identified within the EIR to address the Project's significant adverse air quality impacts. These levels of emissions would represent a significant and direct conflict with the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Thus, because the Project will exceed the CAAQS, the Project will not be compliant with the AQMP, and a significant and unmitigable impact would occur.

Air Quality – Project-Specific and Cumulative:

Implementation of the proposed Project would conflict with the SCAQMD's Air Quality Management Plan (AQMP) because Project emissions would exceed the California Ambient Air Quality Standards. Specifically, the Project would exceed the CAAQS during grading and construction activities for emissions of VOC, NOx, CO, and PM10 and would exceed the SCAQMD's localized significance thresholds (LSTs) for PM2.5 and PM10. These impacts would be reduced with the application of standard regulatory requirements and the mitigation measures listed within the EIR, but the Project's construction-related impacts would not be reduced to below a level of significance and no additional feasible mitigation measures are available to further reduce the impact.

Circulation and Traffic – Cumulative Impacts:

The Project would generate approximately 6,400 daily vehicle trips in passenger car equivalents, which would contribute traffic to two intersections that are projected to operate below acceptable levels of service in the near-term and nine intersections that are projected to operate below acceptable levels of service in the cumulative condition. Project traffic may pass through these intersections before planned intersection improvements are made to improve their operation to acceptable service levels. Impacts would remain significant and unmitigable to two intersections in the near-term and eight intersections in the cumulative condition prior to the completion of required improvements.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio), Community Development: Light Industrial (CD:LI) (0.25– 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, Residential Uses within the City of Perris to the south, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and the Interstate-215 Freeway to the east, and Rural Community: Very Low Density Residential (RC:VLDR) to the west. |
| 3. Existing Zoning: | Industrial Park (I-P) & Light Agriculture (A-1) |
| 4. Surrounding Zoning: | Industrial Park (I-P) and Heavy Manufacturing (M-H) to the north, Residential Uses within the City of Perris to the south, Scenic Highway Commercial (C-P-S) and Medium Manufacturing (M-M) to the east, and Residential Agriculture (R-A-1) to the west. |
| 5. Existing Land Use: | Vacant, Residential Structures, & Fallow Farmland |
| 6. Surrounding Land Use: | Vacant land to the north, east, and south with single family residences to the east. |
| 7. Project Data: | Total Acreage: 104.45 Gross Acres
Total Proposed Building Area: 2,124,774 sq. ft. |
7. Environmental Concerns: See Environmental Impact Report No. 507

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 507, based on the findings incorporated in the staff report, and subject to resolution adoption by the Board of Supervisors certifying the Environmental Impact Report;

APPROVAL of TENTATIVE PARCEL MAP NO. 33530R1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The portion of the proposed project that is within the Industrial Park (I-P) zone is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
 3. Upon adoption of a change of zone from Light Agriculture – (A-1) to Industrial Park (I-P) for Assessor Parcel Number (APN) 305-180-009, the portion of the proposed project located within will be consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
 4. The public's health, safety, and general welfare are protected through project design.
 5. The proposed project is conditionally compatible with the present and future logical development of the area.
 6. The proposed project is consistent with the provisions of the March Air Reserve Comprehensive Land Use Plan (CLUP).
 7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
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8. The project will have a significant impact on the surrounding environment.
 9. An Environmental Impact Report (EIR507) has been previously prepared and determined that most potentially adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, the project will require the Riverside County Board of Supervisors to adopt Findings for Overriding Considerations for the significant and unavoidable impact to Air Quality (Project Specific and Cumulative).

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

1. The project site is designated Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) on the Mead Valley Area Plan.
2. The proposed use, an industrial subdivision, is a permitted use in the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) land use designation.
3. The proposed use, an industrial subdivision, is consistent with the Community Development: Business Park (CD:BP) (0.25 – 0.60 Floor Area Ratio) land use designation.
4. The project site is surrounded by properties which are designated Community Development: Business Park (CD:BP) (0.25– 0.60 Floor Area Ratio), Community Development: Light Industrial (CD:LI) (0.25– 0.60 Floor Area Ratio), and Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) to the north, Residential Uses within the City of Perris to the south, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and the Interstate-215 Freeway to the east, and Rural Community: Very Low Density Residential (RC:VLDR) to the west.

5. The zoning for the subject site is Industrial Park (I-P) and Light Agriculture (A-1).
6. A change of zone application will be processed for APN 305-180-009 prior to the construction of any development on this parcel.
7. The proposed use, an industrial subdivision, is a permitted use, subject to approval of a Schedule E Parcel Map pursuant to County Ordinance No. 460.
8. The proposed use, a commercial and industrial subdivision, is consistent with the development standards set forth in County Ordinance No. 460, Section 10.10.
9. The project site is surrounded by properties which are zoned Industrial Park (I-P) and Heavy Manufacturing (M-H) to the north, Residential Uses within the City of Perris to the south, Scenic Highway Commercial (C-P-S) and Medium Manufacturing (M-M) to the east, and Residential Agriculture (R-A-1) to the west.
- ~~10. Additional commercial and industrial uses have been constructed and are operating in the project vicinity.~~
- ~~11. Subsequent EIR that has been prepared and completed in compliance with CEQA Guidelines to inform decisions makers and the public of the potential significant environmental effects associated with the development of the proposed plot plan per the California Environmental Quality Act (CEQA).~~
12. The proposed project will create a significant impact unto the environment as identify by EIR No. 507. The Board of Supervisors will be required to adopt a Statement of Overriding Considerations for the following environmental impacts: Land Use (Project Specific), Air Quality (Project Specific and Cumulative), and Circulation and Traffic (Cumulative). The Statement of Overriding Considerations is attached herein.

INFORMATIONAL ITEMS:

1. As of this writing no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. A dam inundation area;
 - c. An agricultural preserve;
 - d. A Riverside County Fault Zone; or,
 - e. A high fire area.
3. The project site is located within:
 - a. The City of Perris Sphere of Influence;
 - b. The March Air Reserve Base influence area;
 - c. The Perris Valley Area Drainage Plan;
 - d. An area susceptible to subsidence
 - e. The Stephens Kangaroo Rat Fee Area;

- f. The boundaries of the Mead Valley Area Plan;
 - g. The project is bifurcated between areas of High (western portion) and Low (eastern portion) paleontological sensitivity;
 - h. An area of low liquefaction potential; and,
 - i. The Perris & Perris Union High School Districts.
4. This project was received on March 10, 2008 and reviewed by the Land Development Committee 4 times on the following dates June 26, 2008, October 16, 2008, December 18, 2008, and February 26, 2009.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$90,062.20.

The subject site is currently designated as Assessor's Parcel Numbers: APN(s) 305-180-009, 014, 018, 019, 027, 029, 034, 054, 305-270-001, 034, 035, 036, 045, 047, 058, 061

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"DRAFT"
RESOLUTION NO. 2009-339
CERTIFYING SUBSEQUENT ENVIRONMENTAL IMPACT REPORT NO. 507
AND APPROVING
TENTATIVE PARCEL MAP NO. 33530R1

WHEREAS, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing was held before the Riverside County Board of Supervisors in Riverside, California on MONTH DAY, 2009 to consider Tentative Parcel Map No. 33530R1.

WHEREAS, all procedures of the California Environmental Quality Act, the CEQA Guidelines, and Riverside County CEQA implementing procedures have been satisfied, and Subsequent Environmental Impact Report (SEIR) No. 507, prepared in connection with Tentative Parcel Map No. 33530R1 (referred to alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or substantially lessen 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 Board of Supervisors of the County of Riverside, in regular session assembled on MONTH DAY, 2009 that:

- A. Tentative Parcel Map No. 33530R1 is a Schedule E subdivision located north of Nuevo Road, south of Citrus Avenue, west of Harvill Avenue, and east of Webster Avenue. Tentative Parcel Map No. 33530R1 proposes to revise Tentative Parcel Map No. 33530, which was previously approved by the Riverside County Board of Supervisors on July 3, 2007. Tentative Parcel Map No. 33530 was approved to subdivide 63.49 acres, of which 16.24 acres are currently proceeding with development under Plot Plan No. 23170. The remaining 47.25 acres of previously-approved Tentative Parcel Map No. 33530, along with an additional 57.2 acres, are included within the boundaries of proposed Tentative Parcel Map No. 33530R1. Tentative Parcel Map No. 33530R1 proposes the subdivision of approximately 104.45 acres into nine (9)

1 parcels, in addition to roadways and other infrastructure improvements needed to
2 accommodate the future development of light industrial and warehouse distribution business
3 center land uses.

4 B-Plot Plan No. 23332 identifies the location and orientation of buildings proposed on the site. Two
5 versions of Plot Plan No. 23332 are proposed for subsequent approval by the Planning Director
6 development and analyzed within EIR 507.. Option A proposes the construction of eight
7 buildings, and Option B proposes the construction of six buildings. The primary difference
8 between these two options occurs in the western portion of the site, where Option A consists of
9 three smaller buildings and Option B consists of one large building. Both options propose a total
10 of 2,124,774 square feet (s.f.) of building space, as well as the installation of surface parking areas
11 and drive aisles, loading docks, roadway improvements, traffic controls, utility infrastructure,
12 landscaping, water quality/detention basins, and other site improvements. The decision to

13 implement Option A or Option B would be decided prior to Project construction the issuance of
14 the first building permit. Option A could be implemented at any time. However, if the Project
15 Applicant wishes to implement Option B and construct its Building 1 (the largest planned building
16 of 1,267,705 square feet), the Riverside Economic Development Agency ("EDA") must determine
17 that Option B provides one of the following four benefits to the County: (1) Potential tenant will
18 generate at least one job per every 4,000 square feet of buildable square footage; (2) Potential
19 tenants' "taxable sales" revenues are equal to at least \$3,000,000.00 (excluding property and
20 special taxes); (3) Potential tenants' operational emissions (transportation, water, and energy use)
21 will produce less than 35.07421 pounds of carbon dioxide (CO₂) equivalent per building square
22 foot per year; or (4) Option B, Building 1 will receive the United States Green Building Council's
23 Leadership in Energy and Environmental Design (LEED) silver certification level or higher. ~~Once~~
24 ~~EDA makes such a determination and notifies the County Planning Director, the Planning Director~~
25 ~~must administratively approve Option B.~~ The Economic Development Agency (EDA) shall make
26 written notification to the Planning Director that Option B does provide and can implement one of
27 the four options as stated herein. Upon receipt of written notification from EDA, the applicant,
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1 developer, and/or successor-in-interest shall cause a Substantial Conformance or Revised Permit
2 application (as determined by the Planning Director) to be submitted and approved by the County
3 of Riverside prior to the issuance of the first building permit with the project boundaries.

4 B.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
6 impacts associated with the Project are potentially significant unless otherwise indicated, but each of these
7 impacts will be avoided or substantially lessened by the identified mitigation measures:

8 A. Land Use and Planning

9 1. Impacts.

10 The Project is consistent with its zoning designation of "Industrial Park (I-
11 P)" as applied by County Ordinance No. 348 to approximately 96.7 acres of
12 the Project site. The remaining 7.75 acres of the Project site are designated

13 by County Ordinance No. 348 as "Light Agriculture, one-acre minimum lot
14 size (A-1-1)" and "Residential Agriculture, one-acre minimum lot size (R-
15 A-1)" and the light industrial and warehouse distribution business center
16 uses proposed by the Project would not be consistent with these
17 designations. Inconsistencies with the A-1-1 and R-A-1 zoning
18 designations will be lessened to below a level of significance with the
19 application of the mitigation measure listed below.

20 The Project is consistent with its land use designation of "Business Park
21 (BP)" as applied by the Riverside County General Plan and the Mead
22 Valley Area Plan. The Project also is consistent with all applicable General
23 Plan and Area Plan policies related to the physical environment. There will
24 be no impact related to General Plan or Area Plan consistency.

25 The Project is located in the County Redevelopment Agency's I-215
26 Corridor Project Area, and development of the Project as proposed would
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1 advance the goal of Riverside County to promote infill development in this
2 area. There will be no impact related to Redevelopment Plan consistency.

3 The Project will not generate population growth beyond that envisioned to
4 occur in the Mead Valley Area Plan. The Project will provide additional
5 employment opportunities, improving the County's jobs to housing balance.
6 There will be no adverse impact related to growth inducement or jobs to
7 housing balance.

8 The Project site is located in the Western Riverside County Multiple
9 Habitat Conservation Plan (MSHCP) area, but is not within the MSHCP
10 Criteria area and is not designated for open space preservation. The Project
11 complies with all MSHCP requirements. There will be a less than
12 significant impact related to compliance with the MSHCP.

13 The Project site is not located near a proposed Community and
14 Environmental Transportation Acceptability Process (CETAP)
15 transportation corridor. Therefore, there will be no impact related to
16 CETAP consistency.

17 The Project is consistent with the growth projections envisioned in the
18 Southern California Association of Governments' (SCAG) Regional
19 Comprehensive Plan and Guide, and no inconsistency with SCAG's
20 Regional Comprehensive Plan and Guide will occur.

21 The Project site is located in the City of Perris sphere of influence. The
22 City of Perris General Plan designates the site as "Neighborhood
23 Commercial (NC)" in the east, "Light Industrial (LI)" in the center and
24 southeast portions, "Business Park (BP)" in the west and southwest portions
25 of the site, and "Single-Family Residential, 10,000 s.f. minimum (R-
26 10,000)" in the westernmost and northern parcels. Inconsistency with the
27 City's Residential and Neighborhood Commercial designations is
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1 considered a less than significant impact because the City of Perris General
2 Plan does not govern development of the site.

3 The Project site is located within the March Air Force Base (AFB) sphere
4 of influence. On November 20, 2008, the Riverside County Airport Land
5 Use Commission (ALUC) found the Project to be consistent with the
6 requirements of the AFB ALUC, and issued conditions of approval that will
7 be enforced with implementation of the Project. Satisfaction of the ALUC
8 conditions would be required and would ensure that significant impacts
9 would not occur as a result of Project implementation.

10 The Project site is located within the Mount Palomar Nighttime Lighting
11 Policy Area. Potential impacts to the Mount Palomar Observatory from the

12 ~~Project's artificial lighting will be below a level of significance with~~

13 mandatory compliance to County Ordinance No. 655.

14 2. Mitigation.

15 The Project has been modified to mitigate or avoid potentially significant
16 impacts by the following mitigation measure, which is hereby adopted and
17 will be implemented as provided in the Mitigation, Monitoring, and
18 Reporting Program.

- 19 a. Prior to the issuance of a building permit, the zoning designation of
20 four existing parcels (APNs 305-180-009, 305-180-016, 305-180-
21 017, and 322-280-001), shall be changed to Industrial Park (I-P).

22 B. Aesthetics

23 1. Impacts.

24 The Project site contains no visually prominent features or scenic resources;
25 therefore, Project implementation will result in a less than significant
26 impact to on-site scenic features and resources.
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1 The Project site is not located adjacent to a scenic highway corridor and will
2 not be highly visible from a scenic highway corridor. Therefore, the Project
3 would have a less than significant impact to scenic highways.

4 The Project will not obstruct or degrade views of an existing scenic
5 resource or vista due to the Project site's distance from such views and
6 resources. Public views to scenic resources (the San Bernardino and
7 Lakeview Mountains to the east and Gavilan Hills to the west) would
8 remain possible from public roadways and these views would not be
9 substantially obscured by the Project. Impacts to off-site scenic resources
10 would be less than significant.

11 The Project will not be visually offensive. Landscaping and architectural
12 articulation is proposed to create visual interest and avoid the appearance of

13 long, box-like structures when the Project area is viewed from off-site
14 locations. However, the positioning of a 12-foot high noise attenuation/
15 screen wall along a portion of the southern site boundary has the potential
16 to be considered visually offensive, and is identified as a significant visual
17 quality impact. Impacts associated with the construction of this 12-foot

18 high noise attenuation/screen wall will be lessened to below a level of
19 significance with the application of the mitigation measures listed below.

20 The Project site is located within the Mount Palomar Nighttime Lighting
21 Policy Area. Potential impacts to the Mount Palomar Observatory from the
22 Project's artificial lighting will be below a level of significance with
23 mandatory compliance to County Ordinance No. 655.

24 With mandatory compliance to Riverside County Ordinance No. 655 and
25 the lighting requirements in Ordinance No. 348, Article X, Section 10.4, the
26 Project would have a less than significant lighting impact on adjacent and
27 nearby residential properties. Headlight glare from west-facing vehicles
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1 positioned at the A Street stop sign (future traffic light) at Harvill Avenue
2 has the potential to occur if reflective building surfaces (glass) are not
3 adequately screened. Impacts associated with glare from vehicular
4 headlights will be lessened to below a level of significance with the
5 application of the mitigation measures listed below.

6 2. Mitigation.

7 The Project has been modified to mitigate or avoid the potentially
8 significant impacts by the following mitigation measures, which are hereby
9 adopted and will be implemented as provided in the Mitigation, Monitoring,
10 and Reporting Program.

- 11 a. The County shall review construction drawings and landscape plans
12 ~~for the Nuevo Road streetscape and southern Project perimeter to~~
13 ensure that noise attenuation/screen walls over six feet in height are
14 visually softened by landscaping or include design features (such as
15 color changes or pop outs) that reduce their visual prominence as
16 viewed from the south.
- 17 b. Prior to the issuance of building permits for implementation of Plot
18 Plan No 23332 (Option A), the County shall review landscaping
19 plans and the architecture façade plans for Buildings 2, 3, and 4 to
20 ensure the use of non-reflective building materials, or the adequate
21 screening of reflective building materials that minimize the potential
22 for glare from west-facing vehicle headlights at the A Street/Harvill
23 Avenue intersection.
- 24 c. Prior to the issuance of building permits for implementation of Plot
25 Plan No. 23332 (Option B), the County shall review landscaping
26 plans and the architecture façade plans for Buildings 1, 3, and 4 to
27 ensure the use of non-reflective building materials, or the adequate
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1 screening of reflective building materials that minimize the potential
2 for glare from west-facing vehicle headlights at the A Street/Harvill
3 Avenue intersection.

4 C. Agricultural Resources

5 1. Impacts.

6 The Project site is not designated as an agricultural preserve under a
7 California Land Conservation Act contract (Williamson Act). Therefore,
8 the Project has no ability to result in the conversion of an agricultural
9 preserve to a non-agricultural use.

10 The Project site is located within 300 feet of off-site properties zoned A-1-1
11 by Riverside County, which is a zone described as being "primarily for
12 agricultural purposes." Mandatory compliance with Riverside County

13 Ordinance No. 625.1 ("Right-To-Farm Ordinance") would ensure that this
14 potential impact is less than significant.

15 The Project site is not designated by the County or the California Farmland
16 Mapping and Monitoring Program (FMMP) as containing Prime Farmland,
17 Unique Farmland, or Farmland of Statewide Importance. Therefore, the
18 Project has no potential to convert lands having these designations to a non-
19 agricultural use.

20 Changes to the existing environment resulting from the Project would have
21 no significant potential to cause the direct or indirect conversion of
22 farmlands to non-agricultural use. Therefore, a significant impact related to
23 changes in the existing environment which could result in the conversion of
24 farmland to a non-agricultural use would not occur.

25 2. Mitigation.

26 None required.

27 D. Air Quality
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1. Impacts.

Implementation of the Project would generate greenhouse gas emissions resulting from construction; natural gas, electricity, water consumption, and vehicle use. Global climate change impacts are considered less than significant and less than cumulatively considerable because the Project is in compliance with the December 2008 California Air Resources Board (CARB) Scoping Plan, which sets forth strategies and measures to implement in order to achieve the greenhouse gas reduction goals set forth in the Global Warming Solutions Act of 2006 (AB 32), as well as greenhouse gas emission reduction strategies set forth in the 2006 Climate Action Team Report, prepared in response to Executive Order S-3-05, which established total GHG emissions targets for the State of California.

Additionally, the Project includes numerous energy reduction and environmental design features that will be applied during Project construction and operation to reduce reliance on fossil fuels, the burning of which produces greenhouse gas emissions. The Project's global climate ~~change impacts are considered less than significant and less than~~ cumulatively considerable.

The Project's proposed light industrial and distribution warehouse business center land uses are not considered to be sensitive receptors. Therefore, the Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and significant impacts would not occur.

Project-related emissions of Diesel Particulate Matter (DPM) at the point of maximum impact have the potential to expose sensitive receptors to pollutant levels in excess of SCAQMD standards. However, no sensitive receptors exist at the point of maximum impact, and direct impacts are

1 therefore evaluated as less than significant. Cumulative impacts associated
2 with Project-related DPM emissions are addressed below under "Air
3 Quality – Project-Specific and Cumulative."

4 With mandatory adherence to SCAQMD requirements, any potential uses
5 that emit odors would be controlled, and reduced to below a level of
6 significance. Any odors generated by construction of the Project are
7 considered short-term and are therefore less than significant. Furthermore,
8 any short-term odors that may occur with operation of the Project (such as
9 temporary refuse storage) are considered short-term and are therefore less
10 than significant.

11 2. Mitigation.

12 None required. Refer below to the mitigation measures presented under
13 "Air Quality – Project-Specific and Cumulative" in the section discussing
14 impacts that cannot be fully mitigated. Many of these measures would also
15 reduce greenhouse gas emissions and odor.

16 E. Biological Resources

17 1. Impacts.

18 The Project site is located within the Western Riverside County MSHCP
19 area, but is not within the MSHCP Criteria Area and is not designated for
20 open space preservation. The Project complies with all MSHCP
21 requirements, and therefore the Project's biological impacts related to all
22 MSHCP Covered Species and habitats are mitigated to a level of
23 insignificance.

24 The Stephens' kangaroo rat (SKR), a federally endangered and state
25 threatened species, was not located on the Project site during biological
26 field surveys. However, the site contains habitat that can support the
27 species. Because the Project site lies within Riverside County's SKR
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1 Habitat Conservation Plan and SKR Fee Assessment Area, the Project
2 Applicant is required to pay fees in accordance with County Ordinance No.
3 633, which would reduce any impacts to the SKR to below a level of
4 significance.

5 The Project has the potential to impact the western burrowing owl.
6 Although the western burrowing owl is not present on the Project site, the
7 species could be impacted if it migrates onto the property prior to the
8 commencement of ground-disturbing construction activities. With
9 implementation of the mitigation measures identified below, impacts to the
10 western burrowing owl would be reduced to below a level of significance.

11 A Cooper's hawk nest with four fledglings was observed in a tree in the
12 southwest corner of the property. The hawks would be impacted if the

13 active nest is disturbed. With implementation of the mitigation measures
14 identified below, along with adherence to the federal Migratory Bird Treaty
15 Act, impacts to Cooper's hawk would be reduced to below a level of
16 significance.

17 Other candidate, sensitive, or special status species observed on the site or
18 with potential to occur on the site are Covered Species under the MSHCP.
19 The potential of the Project to impact migratory nesting birds is considered
20 a significant impact if active nests are disturbed during Project construction.
21 Mandatory compliance with the federal Migratory Bird Treaty Act,
22 payment of the MSHCP Mitigation Fee in accordance with Riverside
23 County Ordinance No. 810.2, and implementation of the mitigation
24 measures identified below, would reduce Project impacts to migratory
25 nesting birds and MSHCP Covered Species to a level below significant.

26 There is no potential for the Project to interfere with the movement of fish
27 or impede the use of a native wildlife nursery site. The Project would also
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1 not have the ability to interfere with an established migratory wildlife
2 corridor or result in wildlife movement impacts on the MSHCP Preserve.

3 There would be no adverse effects on sensitive natural plant communities
4 because none of the vegetation types found on the Project site are
5 considered sensitive. Additionally, no riparian areas or wetlands are
6 located on the property. Significant impacts to sensitive natural plant
7 communities and riparian/wetland habitat would not occur.

8 The Project would not result in impacts to federally protected wetlands
9 because the Project site does not contain any federal or state jurisdictional
10 waters or wetlands and does not contain any habitats meeting the MSHCP
11 definition for riparian/riverine areas or vernal pools; therefore, a significant
12 impact would not occur.

13 The Project does not conflict with any local policies or ordinances
14 governing biological resources, and a significant impact would not occur.

15 2. Mitigation.

16 The Project has been modified to mitigate or avoid the potentially
17 significant impacts by the following mitigation measures, which are hereby
18 adopted and will be implemented as provided in the Mitigation, Monitoring,
19 and Reporting Program.

- 20 a. Pursuant to Objective 6 of the Species Account for the burrowing
21 owl included in the Western Riverside County Multiple Species
22 Habitat Conservation Plan, within 30 days prior to the issuance of a
23 grading permit, a pre-construction presence/absence survey for the
24 burrowing owl shall be conducted. The survey shall be conducted by
25 a qualified biologist and the results of this presence/absence survey
26 shall be provided in writing to the Environmental Programs
27 Department (EPD) at Riverside County. If it is determined that the
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1 Project site is occupied by burrowing owl, take of "active" nests
2 shall be avoided pursuant to the MSHCP and the Migratory Bird
3 Treaty Act. However, when the burrowing owl is present, relocation
4 outside of the nesting season (March 1 through August 31) by a
5 qualified biologist shall be required. The County Biologist shall be
6 consulted to determine appropriate type of relocation (active or
7 passive) in accordance with accepted protocol. If burrowing owls
8 are found on the Project site before grading, a grading permit may
9 be issued once the County Biologist specifies the protocol to be
10 followed and the applicant follows this protocol. If the grading
11 permit is not obtained within 30 days of the survey, a new survey
12 shall be required.

- 13 b. If vegetation that is suitable for migratory bird nesting is to be
14 removed during the nesting season (recognized from February 1
15 through August 31), a qualified biologist shall conduct a nesting bird
16 survey of potentially suitable nesting vegetation three (3) days prior
17 to vegetation removal. If active nests are identified during nesting
18 bird surveys, then the nesting vegetation shall be avoided until the
19 nesting event has completed and the juveniles can survive
20 independently from the nest. The biologist shall flag the nesting
21 vegetation and shall establish an adequate buffer (e.g., construction
22 fencing) around the nesting vegetation. The size of the buffer shall
23 be based on the type of bird nesting (i.e., raptors shall be afforded
24 larger buffers). Clearing/grading shall not occur within the buffer
25 until the nesting event has completed, which shall be determined by
26 the qualified biologist.

27 F. Cultural Resources
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1. Impacts.

No known historic sites or resources as defined in California Code of Regulations Section 15064.5 are present on the Project site. Therefore, implementation of the proposed Project would not result in any impacts to historic resources or sites.

No important or unique archaeological resources are known to be present at the Project site. However, three archaeological sites were identified during field surveys of the Project site, although these sites were determined to be neither important nor unique. Therefore, the loss of two of these sites and a portion of a third site by Project construction would be less than significant.

Because the area is considered archaeologically sensitive, the potential exists for the discovery of additional archaeological sites beneath the surface of the Project site during earthmoving construction activities. If important or unique archaeological sites are unearthed during construction, a significant impact to those sites has the potential to occur. Impacts will be reduced to below a level of significance with the application of the mitigation measures listed below

No human remains have been discovered at the Project site and no human remains are known to be buried beneath the surface of the site. If human remains are uncovered during ground disturbing construction activities and are determined to be of Native American decent, compliance with California Public Resources Code Section 5097.98 and Health and Safety Code Sections 8010-8011 would reduce the potential impact to below a level of significance.

No existing religious or sacred uses are located on the Project site; therefore, the Project would not impact existing religious or sacred uses.

1 No paleontological resources were found on the Project site as a result of
2 records searches and field surveys; however, the potential exists for
3 subsurface paleontological resources to be found during ground disturbing
4 construction activities. If paleontological resources are uncovered and
5 determined to be important, then a significant impact has the potential to
6 occur. Impacts will be lessened to below a level of significance with the
7 application of the mitigation measures listed below.

8 2. Mitigation.

9 The Project has been modified to mitigate or avoid the potentially
10 significant impacts by the following mitigation measures, which are hereby
11 adopted and will be implemented as provided in the Mitigation, Monitoring,
12 and Reporting Program.

- 13 a. Prior to any clearing, grubbing, and/or earthmoving activities, a
14 qualified archaeologist approved by the Riverside County
15 Environmental Programs Department shall be retained by the
16 Project Developer. The potential for discovery of archaeological
17 resources beneath the surface of the site is high; therefore,
18 consultation with the appropriate Native American tribe (Pechanga
19 Band of Luiseno Indians) is required to continue until the
20 completion of ground-disturbing construction activities or until all
21 parties agree that consultation has been completed, whichever
22 occurs sooner. The archaeologist shall conduct a pre-grading
23 meeting with the grading contractor and invite representatives of
24 the Pechanga Band to attend for the purpose of ensuring an
25 understanding of the mitigation measures required during
26 earthmoving activities and construction.
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- 1 b. Prior to issuance of a grading permit, the qualified archaeologist
2 shall develop a mitigation plan and a discovery clause/treatment
3 plan, which shall include mitigation monitoring to be implemented
4 during earthmoving on the Project site. The treatment plan shall
5 be developed in consultation with the Pechanga Band of Luiseño
6 Indians and shall account for the treatment of any archaeological
7 remains and associated data uncovered by brushing, grubbing, or
8 earthmoving.
- 9 c. The Project Developer shall enter into a cultural resources
10 treatment and monitoring agreement with the Pechanga Band of
11 Luiseño Indians. The agreement(s) shall address tribal monitoring
12 requirements and treatment and disposition of all archaeological
13 resources discovered during earthmoving and grading activities.
- 14 d. In accordance with the Agreement entered into pursuant to
15 Mitigation Measure MM 4.6-3, Native American monitors from
16 the Pechanga Band of Luiseño Indians shall be allowed to monitor
17 all grading, excavation, and ground-breaking activities. Native
18 American monitors from the Soboba Band of Mission Indians
19 shall also be allowed to monitor all grading, excavation, and
20 ground-breaking activities. The Native American monitors will
21 have the authority to temporarily stop and redirect grading
22 activities to evaluate the significance of any archaeological sites or
23 resources discovered on the property, in conjunction with the
24 consulting archaeologist and the Riverside County Archaeologist.
- 25 e. The landowner shall relinquish ownership of all cultural resources,
26 including all archaeological artifacts that are of Native American
27 origin, found in the Project area to the Pechanga Band of Luiseño
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Indians for proper treatment and disposition, upon submittal of a Phase IV Archaeological Monitoring report to the County Archaeologist.

f. Monitoring by the qualified archaeologists and tribal monitor(s) shall be conducted on a full-time basis for all grading and ground-disturbing activities, including archaeological testing, until the Project archaeologist in consultation with the Pechanga Band of Luiseño Indians and the County of Riverside determines that resources are not likely to be discovered.

g. Prior to the issuance of a grading permit, Riverside County shall review the Project's grading plan to confirm that a portion of site P-33-017181 is preserved in place and left undisturbed by grading activities, as depicted on approved Tentative Parcel Map No. 33530R1. The Project applicant shall offer to convey the preserved portion of this site to the County and shall agree to provide for maintenance of the site through the Project CC&Rs. If the County does not accept the conveyance, the Project applicant shall offer to convey the preserved portion of the site to the Pechanga Band of Luiseño Indians.

h. If a previously unknown archaeological site or resource is encountered or unearthed during Project grading or construction and it requires additional mitigation beyond the methods outlined in the treatment plan to reduce impacts to below a level of significance, a plan or proposal shall be prepared by the qualified archaeologist, in consultation with the Pechanga Band of Luiseño Indians, the County of Riverside Archaeologist, and the County of Riverside Planning Director, outlining the plan of action that needs

to be implemented to mitigate the new site or resource. Prior to approval of the supplemental cultural resources recovery plan, grading activities within 100 feet of the discovered cultural resource(s) shall be prohibited. Grading and further ground disturbance shall not resume within the area of discovery until an agreement has been reached by all parties as to the appropriate mitigation for the discovered site. If the Developer and the Pechanga Band cannot agree on the significance of the site or resource, or the mitigation for such sites or resources, these issues will be presented to the Riverside County Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality

Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Band. The Project Developer shall follow all mitigation measures that the Riverside County Planning Director decides are necessary to reduce impacts to below a level of significance.

- i. Archaeological resources recovered during grading and ground-disturbing construction activities that are not considered ceremonial or sacred by the Pechanga Band of Luiseño Indians shall be identified, recorded, mapped, and artifacts catalogued as required by standard archaeological practices. Examination by an archaeological specialist shall be included where necessary, dependent upon the artifacts, features or sites that are encountered and in consultation with the Pechanga Band. Specialists shall identify, date, and/or determine CEQA significance potential, in consultation with the Pechanga Band.

1 j. At the completion of earthmoving activities, a final report of
2 findings shall be prepared by the archaeologist for submission to
3 the Eastern Information Center and the County of Riverside
4 Archaeologist. The report shall describe parcel history,
5 summarize field and laboratory methods used, if applicable, and
6 include any testing or special analysis information conducted to
7 support the findings.

8 k. A trained paleontological monitor approved by Riverside County
9 shall be retained by the Project Developer and shall be present on
10 the Project site during all ground-disturbing construction activities
11 within sediments that are determined by the paleontological
12 monitor and shown on the Riverside County Paleontological
13 Sensitivity Map to likely contain paleontological resources.
14 Monitoring shall be conducted initially on a half-time basis. If
15 fossil resources are encountered, the monitoring shall increase to
16 full time. If too few or no fossil remains are recovered,
17 monitoring may be reduced or suspended once 50% of
18 earthmoving activities are completed.

19 l. If paleontological resources are discovered or suspected, the
20 paleontological monitor shall have the authority to temporarily
21 halt or redirect construction activities to ensure the avoidance of
22 adverse impacts. If the monitor is not on the Project site when the
23 fossil remains are uncovered, earthmoving activities shall be
24 diverted around the fossil site and the monitor shall be called to
25 the site immediately. The paleontological monitor shall be
26 equipped to remove any large fossil specimens encountered during
27 excavation.
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- 1 m. During monitoring, samples shall be collected and processed to
2 recover microrvertebrate fossils (small fossil remains). Processing
3 shall include wet screen washing and microscopic examination of
4 the residual materials to identify small vertebrate remains.
- 5 n. If a large deposition of bone is encountered, salvage of all bone in
6 the area shall be conducted with additional paleontological field
7 staff and in accordance with modern paleontological techniques.
- 8 o. All fossils collected from the Project site shall be prepared to a
9 reasonable point of identification by a trained paleontologist.
10 Excess sediment or matrix would be removed from the specimens
11 to reduce the bulk and cost of specimen storage. The specimens
12 and itemized catalogs of all material collected and identified shall
13 be offered to an accredited museum repository for permanent
14 curation and storage. If accredited museums decline to accept the
15 specimens after a reasonable number of attempts are made to offer
16 the specimens, the trained paleontologist in consultation with the
17 Riverside County Environmental Programs Department shall
18 determine an alternative acceptable location for storage.
- 19 p. A report documenting the results of the monitoring and salvage
20 activities, and the significance of the fossils, shall be prepared and
21 submitted to the Project Developer and the Riverside County
22 Environmental Programs Department. One copy of the report also
23 shall accompany any fossils transmitted to a museum repository.
24

25 G. Geology and Soils

26 1. Impacts.
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1 The Project site is suitable for development from a geotechnical standpoint,
2 and would not expose people or structures to substantial adverse effects;
3 therefore, impacts would be less than significant.

4 No known active or potentially active faults traverse the site, and the site is
5 not located within an Alquist-Priolo Earthquake Fault Zone; therefore, the
6 potential for ground rupture of the Project site does not exist, and no
7 impacts would occur.

8 The potential for the Project site to be impacted by seismically-induced
9 ground failure and soil liquefaction is very low due to the depth of the
10 groundwater table and composition of the site's soils. Therefore, impacts
11 related to seismic-related ground failure, including liquefaction, would be
12 less than significant.

13 The principal geologic hazard that could affect the site is ground shaking
14 resulting from a seismic event. With the construction of structures in
15 compliance with the Riverside County Building Code and the California
16 Building Code, buildings would be designed not to collapse as the result of
17 seismic ground shaking. With these standard regulatory requirements,
18 impacts related to strong seismic ground shaking would be less than
19 significant.

20 The Project site's near-surface fill soils and alluvium are subject to
21 significant collapse when exposed to moisture infiltration and subject to
22 consolidation when exposed to load (weight) increases in the range of those
23 that would be exerted by the foundations of the proposed Project's
24 buildings. This is evaluated as a significant impact. However, with
25 implementation of the mitigation measures identified below, impacts would
26 be reduced to less than significant levels. There are no other geologic
27 conditions on site that would become unstable as a result of the Project that
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1 could result in on- or off-site landslide, lateral spreading, collapse, or
2 rockfall hazards.

3 Soils on the site have the potential to contain concentrations of soluble
4 sulfates that can be corrosive to concrete and some metals. If high
5 concentrations of soluble sulfates are present and come in direct contact
6 with building materials susceptible to corrosion, damage to the building
7 materials may occur. These soil conditions are evaluated as a significant
8 impact of Project development. Implementation of the mitigation measures
9 identified below would reduce these impacts to less than significant levels.
10 There are no other geologic conditions on-site which could result in impacts
11 associated with ground subsidence.

12 Due to the site's location from the Pacific Ocean and other large bodies of
13 water, there is no potential for tsunami, seiche, volcanic hazards, or
14 mudflow to occur. Therefore, no significant impacts would occur.

15 Upon development of the Project, the site's topography would be changed
16 and manufactured slopes would be created. Manufactured slopes would be
17 constructed at a maximum gradient of 2:1. The change in topography
18 would not create any adverse environmental effects, and the manufactured
19 slopes would be stable. Therefore, significant impacts associated with
20 changed topography or the creation of unstable cut or fill slopes would be
21 less than significant.

22 No subsurface sewage systems are known to exist on the site that could be
23 negated by Project grading; no significant impact would occur.

24 Soils would be particularly prone to water and wind erosion during grading
25 and site development, especially during heavy rains and on steep slopes.
26 With the application of mandatory regulatory requirements, including the
27
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1 preparation and implementation of a SWPPP, erosion impacts would be less
2 than significant.

3 The Project would not be impacted by expansive soils because the site's
4 soils consist of silty sands that possess a very low expansion potential
5 (expansion index equal to zero). Therefore, impacts associated with
6 expansive soils would be less than significant.

7 Two water quality/detention basins are proposed to filter sediment from
8 water prior to it leaving the site. Any change in water volume or velocity of
9 the San Jacinto River compared to existing conditions would be negligible.
10 Therefore, rivers, channels, streams, or lakes will not be measurably
11 affected by the Project, and impacts would be less than significant.

12 2. Mitigation.

13 The Project has been modified to mitigate or avoid the potentially
14 significant impacts by the following mitigation measures, which are hereby
15 adopted and will be implemented as provided in the Mitigation, Monitoring,
16 and Reporting Program.

- 17 a. Prior to the issuance of a grading permit, a final geotechnical and
18 soils report shall be prepared by a qualified geotechnical consultant
19 for review and approval by the County Geologist that addresses
20 recommendations for site grading based on proposed locations and
21 designs of building foundations and slabs. All grading and
22 construction shall be preformed in accordance with applicable
23 provisions of the approved report.
- 24 b. Remedial grading (removal and compaction) shall be performed as
25 described in the Project's geotechnical report, including the
26 following:
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1. Remedial grading is recommended to be performed within the new building pad areas. Over excavate existing soils within the building areas to a depth of five (5) feet below existing grade (six (6)± feet within the Dodson and Newton parcels) and to a depth of three (3) feet below proposed pad grade. Over excavate soils within the proposed foundation influence zones to a depth of three (3) feet below proposed foundation bearing grade.
2. After over excavation has been completed, the resulting subgrade soils should be evaluated by a geotechnical engineer to identify any additional soils that should be over excavated. Previously excavated soils may then be replaced as compacted structural fill.
3. Scarify, thoroughly moisture, condition, and recompact parking area subgrade soils to a depth of 12± inches and to at least 90% of the ASTM-D-1557 maximum dry density.
4. Over excavate existing soils within the areas of proposed retaining to a depth of two (2) feet below foundation bearing grade and replace the soil as compacted structural fill, as discussed above for proposed building pad areas.
5. Over excavate subgrade soils in areas of non-retaining site walls to a depth of one (1) foot below proposed bearing grade.
6. The over excavation subgrade soils shall be evaluated by a qualified geotechnical engineer prior to scarifying, moisture conditioning, and recompacting the upper 12 inches of exposed subgrade soils. The previously excavated soils may then be replaced as compacted structural fill.

- 1 c. Manufactured slopes shall include terrace drains at appropriate
2 intervals, as designed by a civil engineer. Locations of terrace
3 drains shall be shown on grading plans.
- 4 d. A qualified geotechnical consultant shall be retained by the Project
5 developer to be present on the site to observe and/or test geologic
6 and soil conditions during various stages of construction, including
7 but not limited to initial site clearance, overexcavation work,
8 removal of compressible soils, fill placement and compaction,
9 moisture conditioning, soil compaction, footing excavations, and
10 trenching backfills.
- 11 e. The upper portion of the topsoil/alluvial soils shall be removed to
12 depths of competent soils in all areas to receive fill or settlement-
13 sensitive improvements. Deleterious material and porous soils shall
14 be completely removed if encountered at the bottom of grading
15 areas. After required removals, the exposed ground surface shall be
16 scarified to a minimum depth of 12 inches, moisture-conditioned to
17 slightly above optimum moisture content and compacted to at least
18 90% of the maximum dry density. Fill soils may then be placed and
19 compacted in layers to the design finish grade elevations.
- 20 f. Cut and fill slopes shall not have inclinations steeper than 2:1
21 (horizontal: vertical).
- 22 g. Initial site preparation should include stripping of any topsoil,
23 surficial vegetation (native grass and weed growth), and trees
24 (including any root masses); these materials shall be disposed of off
25 site or in non-structural areas of the property.
- 26 h. To avoid soil saturation beneath structures, building pads shall be
27 properly finish graded after the buildings and other improvements
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are in place so that drainage is directed away from foundations, pavements, concrete slabs, and slope tops to controlled devices.

i. Prior to the issuance of grading permits, soil samples shall be tested for corrosion. If improvements susceptible to corrosion (such as concrete and metals) are planned to be in contact with soils having corrosion characteristics, further evaluation by a corrosion engineer shall be performed. These results and the recommendations from the corrosion engineer shall be reviewed and approved by the County Geologist and forwarded to the appropriate design team members (i.e. Project architect, engineer, etc.) for incorporation into the building plans and implemented during construction.

j. After the completion of rough grading, soils shall be tested for soluble sulfates. If soluble sulfates are found to be present and if improvements susceptible to corrosion are planned in direct contact with soil or water containing high concentrations of soluble sulfates, specialized concrete mix designs shall be used as recommended by a qualified geotechnical engineer.

k. If soil is imported, it should be no more expansive or corrosive than the on-site materials. Imported soil should be free of organic material and construction debris, and not contain rock larger than 12 inches in maximum dimension. Import soil shall be sampled and approved by the Project's geotechnical consultant prior to its transportation to the site.

H. Hazards and Hazardous Materials

1. Impacts.

There are no known existing site conditions that could expose people or the environment to toxic substances or hazardous materials. During grading,

1 the potential exists for the discovery of buried hazardous materials, and the
2 potential discovery of such materials is evaluated as a significant impact.
3 Implementation of the mitigation measures identified below would reduce
4 this impact to less than significant levels.

5 With mandatory adherence to blasting requirements, no hazardous materials
6 releases would occur from blasting activities. Also, improper use,
7 transportation, and handling of hazardous materials have the potential to
8 occur during construction. If businesses that use or store hazardous
9 materials occupy buildings on the Project site, the business owners and
10 operators would be required to comply with all applicable federal, state, and
11 local regulations to ensure proper use, storage, emission, and disposal of
12 hazardous substances. With mandatory regulatory compliance, the Project

13 ~~is not expected to pose a significant hazard to the public or the~~
14 ~~environment.~~

15 No emergency facilities exist on the Project site, and the site does not serve
16 as an emergency evacuation route. As such, Project implementation would
17 not impair or physically interfere with an adopted emergency response plan
18 or emergency evacuation plan. With approval by the Riverside County Fire
19 Department, appropriate emergency ingress and egress would be available
20 to and from each parcel and building on the Project site to ensure public
21 safety. Therefore, impacts related to emergency response plans and
22 emergency evacuation plans would be less than significant.

23 Although the Project site is located within one-quarter mile of three
24 schools, future on-site businesses that may use or store hazardous materials
25 would be required to comply with all applicable federal, state, and local
26 regulations to ensure proper use, storage, and disposal of hazardous
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1 substances. With mandatory regulatory compliance, hazardous materials
2 impacts to nearby schools would be less than significant.

3 The Project site is not listed on any list of hazardous materials compiled
4 pursuant to Government Code Section 65962.5, indicating no significant
5 impacts would occur.

6 The Project site is located with the influence area of March Air Reserve
7 Base. The Project was reviewed by the Riverside County Airport Land Use
8 Commission, which determined that the Project is consistent with the
9 airport's Comprehensive Land Use Plan (CLUP). Therefore, impacts
10 associated with potential conflicts with an Airport Master Plan, Airport
11 Land Use Commission policies, or safety hazards to existing public airport
12 facilities would be less than significant. In addition, the Project site is not

13 located in the vicinity of a private airstrip or heliport, indicating no impacts
14 to such facilities would occur.

15 Proposed on-site structures would be separated from off-site wildfire hazard
16 zones by paved areas, irrigated and drought-resistant landscaped areas,
17 roadway right-of-ways, and walls; therefore, the Project would not expose
18 people and structures to a significant risk of loss, injury, or death related to
19 wildfire.

20 Mitigation.

21 The Project has been modified to mitigate or avoid the potentially
22 significant impacts by the following mitigation measures, which are hereby
23 adopted and will be implemented as provided in the Mitigation, Monitoring,
24 and Reporting Program.

- 25 a. Any hazardous or potentially hazardous material encountered during
26 site clearing, soil removal, and/or grading shall be evaluated by an
27 experienced environmental consultant prior to removal, and shall be
28

properly disposed of in accordance with federal, state and Riverside County Department of Environmental Health requirements.

b. In the event that any subsurface hazardous materials are found during grading or construction, all activity in the area of discovery and/or in an appropriate radius of the area of discovery shall temporarily cease and the County of Riverside Department of Environmental Health shall be notified. Prior to the resumption of any grading and/or construction activity in the area of discovery, the site shall be deemed safe by the Riverside County Department of Environmental Health.

c. If soil is to be exported to, from, or within the site during grading and other construction activities, the transported soil shall be

sampled for contaminants (including petroleum hydrocarbons and VOCs) prior to proposed use or disposal and handled in accordance with prevailing environmental laws and regulations, including Land Disposal Restrictions, if applicable.

d. Users of hazardous materials such as paints, roofing materials and solvents during construction shall comply with applicable federal, state, and local regulation requiring elimination and reduction of waste at the source by prevention of leakage and by segregation of hazardous wastes. To ensure compliance, a Construction Waste Management Plan shall be prepared and enforced by the construction superintendent.

e. The Stormwater Pollution Prevention Plan (SWPPP) required for the Project (see SEIR Subsection 4.9, Hydrology and Water Quality) shall include emergency procedures for accidental hazardous materials releases during construction. The procedures shall include

1 necessary personal protective equipment, spill containment
2 procedures, and training of workers to respond to accidental
3 spills/releases. The SWPPP also shall include Best Management
4 Practices for hazardous materials storage during construction to
5 minimize the potential for releases to occur.

6 I. Hydrology and Water Quality

7 1. Impacts.

8 With implementation of the proposed Project, the drainage pattern of the
9 site would not be substantially altered and there would be no alteration of a
10 stream or river course. As such, there would be no direct or indirect erosion
11 effects and no increased potential for flooding.

12 ~~The Project would install storm drain facilities, including two water~~
13 ~~quality/detention basins, so that runoff flows would not exceed the capacity~~
14 ~~of existing or planned stormwater drainage systems. Additionally, the~~
15 ~~Project is required to prepare a Stormwater Pollution Prevention Plan~~
16 ~~(SWPPP) and obtain coverage under Construction General Permit No. 99-~~
17 ~~08-DWQ and to implement source control and treatment control BMPs as~~
18 ~~specified in its Water Quality Management Plan (WQMP); all water quality~~
19 ~~impacts would be below a level of significance.~~

20 The Project would not install any water wells or physically impact any
21 existing wells. Project grading would not extend to the depth of the
22 groundwater table and water would continue to percolate into the
23 groundwater table in the same general manner as planned by Perris Valley
24 MDP. The Project would, therefore, not result in any impacts associated
25 with the depletion or substantial interference with groundwater recharge or
26 groundwater supplies.
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1 The Project site is not located within a 100-year or 500-year Flood Hazard
2 Area as mapped by the County or FEMA; therefore, no impacts associated
3 with flood hazards would occur.

4 The Project would not expose people or structures to a significant loss,
5 injury, or death involving flooding because the site is not located in mapped
6 flood zones or dam inundation zones and no new flood hazards would be
7 created by Project construction or operation; therefore, a significant impact
8 would not occur.

9 The Project would comply with all water quality standards and would not
10 otherwise adversely affect water quality in the area. With the mandatory
11 requirements to obtain coverage under Construction General Permit No. 99-
12 08-DWQ, prepare and implement a SWPPP, and implement source control
13 and treatment control BMPs as specified in the Project's WQMP, surface-
14 and groundwater quality impacts would be below a level of significance.

15 The operation of the proposed Treatment Control Best Management
16 Practices will not result in significant environmental effects. The two
17 proposed water quality/detention basins will be designed to infiltrate or
18 drain within the required 48 hours after storm events. Therefore, the
19 inclusion of new stormwater Treatment Control Best Management Practices
20 as proposed by the Project will not result in significant environmental
21 effects, including increased vectors and/or odors.

22 The Project would not cause significant changes to absorption rates.
23 Although the rate and amount of surface runoff would be changed by the
24 Project, this change would not cause or create adverse effects to any
25 element of the physical environment; impacts would be less than
26 significant.
27
28

1 Construction and operation of the Project would not result in a measurable
2 change to the amount of surface water in any water body, and such impacts
3 would be less than significant.

4 2. Mitigation.

5 None required.

6 J. Noise

7 1. Impacts.

8 The Project site is within the March Air Reserve Base Airport Influence
9 Area Safety Zone Area III, but as an industrial and warehouse distribution
10 business center, the Project site is not considered to be a noise-sensitive
11 land use. As such, single event noise levels from periodic aircraft
12 overflight would not significantly impact the proposed Project.

13 The Project site is located approximately 2.1 miles northwest of the
14 privately-owned public use Perris Valley Airport, but as an industrial and
15 warehouse distribution business center, the Project site is not considered to
16 be a noise-sensitive land use. As such, single event noise levels from
17 periodic aircraft overflight would not significantly impact the proposed
18 Project.

19 The Project is not considered to be a noise-sensitive land use; therefore,
20 proposed uses on the Project site would not be significantly impacted by
21 noise.

22 During Project construction, noise impacts to surrounding land uses would
23 be reduced to below a significant level through mandatory compliance with
24 County Ordinance No. 847 and the mitigation measures specified below.

25 During Project operation, stationary noise impacts could occur to
26 surrounding noise sensitive land uses from noise sources such as truck
27 loading, operations with forklifts, and truck movements; therefore, the
28

1 Project's contributions to surrounding noise sensitive land uses would be
2 significant. Implementation of the mitigation measures listed below would
3 ensure that operational noise impacts are reduced to less than significant
4 levels.

5 Traffic generated by the Project would not increase noise levels on public
6 roads by the "barely perceptible" level of 3.0 dBA CNEL; therefore, the
7 Project's contributions to off-site roadway noise increases would be less
8 than significant.

9 Because of the proximity of portions of Building 6 to the BNSF railroad
10 line, Building 6 has the potential to experience vibration levels that would
11 interfere with vibration-sensitive activities and precision equipment. Long-
12 term impacts related to railroad vibration are potentially significant for
13 tenants located in Building 6. Implementation of the mitigation measure
14 listed below would reduce this impact to less than significant levels.

15 Because of the potential for nearby sensitive receptors to be impacted by
16 vibration as a result of rock blasting during construction activities, short-
17 term impacts are regarded as significant. Implementation of the mitigation
18 measures listed below would reduce this impact to less than significant
19 levels.

20
21 2. Mitigation.

22 The Project has been modified to mitigate or avoid the potentially
23 significant impacts by the following mitigation measures, which are hereby
24 adopted and will be implemented as provided in the Mitigation, Monitoring,
25 and Reporting Program.

- 26 a. Prior to construction activities, the Project Developer shall prepare a
27 construction noise mitigation program to be implemented
28 throughout Project construction. This program shall include noise

1 monitoring at selected noise sensitive locations, monitoring of
2 complaints, and identification and mitigation of the major sources of
3 noise.

4 b. Concurrent with excavation and grading activities, construction
5 contractors shall equip all construction equipment, fixed or mobile,
6 with properly operating and maintained mufflers consistent with
7 manufactures' standards.

8 c. Concurrent with all construction activities, the construction
9 contractor shall locate all stationary construction equipment so that
10 emitted noise is directed away from sensitive receptors nearest the
11 Project site (residential homes located to the west and south).

12 d. Concurrent with construction activities, the construction contractor
13 shall limit haul deliveries of construction materials to the same
14 hours specified for construction activity by Riverside County
15 Ordinance No. 847. To the extent feasible, construction material
16 haul vehicles should not use Nuevo Road or Webster Avenue
17 adjacent to the Project boundary and haul routes in general should
18 not pass sensitive land uses or residential dwellings when another
19 feasible route is available.

20 e. Construction activity on West Nuevo Road west of "A" Street shall
21 be limited to vehicular and truck traffic. This restriction shall be
22 noted on all construction drawings and be specified in construction
23 contracts.

24 f. Solid noise attenuation barriers shall be constructed along the
25 Project's northern, western, southwestern, and southern boundaries
26 as follows. The barrier shall consist of a solid noise attenuation wall
27 or other comparable noise attenuation barrier.
28

1 1. A 6-foot-high barrier shall be constructed along the entire length
2 of the northern Project boundary

3 2. A 550-foot long, 6-foot-high barrier shall be constructed along
4 Webster Avenue from the Project's northwestern corner, south
5 along the site's western boundary. From that point a 4-foot-high
6 barrier shall be constructed along Webster Avenue along the
7 site's western boundary south to the southwestern corner of the
8 site, across from the Webster Avenue/Pooley Drive intersection.

9 3. A 12-foot-high barrier shall be constructed along the entire
10 length of the Project's southern boundary where the boundary
11 abuts residential property.

12 4. A 6-foot-high barrier shall be constructed along the southern
13 ~~Project boundary where the boundary is adjacent to Nuevo~~
14 ~~Road.~~

15 5. A 12-foot-high barrier shall be constructed along the northern
16 boundary of Parcel 8.

17 6. A 12-foot-high barrier shall be built either along the western
18 boundary of the detention/water quality basin in Parcel 6 or
19 along the southern boundary of the detention/water quality basin
20 in Parcel 6.

21 g. As a condition of the Project's occupancy permits, driveway and
22 loading dock closures shall be required in the southwestern and
23 southern portions of the site from 10 p.m. to 7 a.m., as follows:

24 1. For implementation of Plot Plan No. 23332 (Option A), all
25 loading docks positioned on the southern facades of Buildings 2,
26 and 6, and the façade of Building 7 shall be closed during the
27 hours of 10 p.m. and 7 a.m.
28

1 2. For implementation of Plot Plan No. 23332 (Option A), all
2 loading areas, driveway isles and parking areas positioned
3 between the southern facades of Buildings 2 and 6 and the
4 parcels' southern boundaries and the facades of Building 7 and
5 the parcel's southern and western boundaries shall be closed
6 during the hours of 10 p.m. and 7 a.m.

7 3. For implementation of Plot Plan No. 23332 (Option B), all
8 loading docks positioned on the southern facades of Buildings 1,
9 and 6, and the façade of Building 7 shall be closed during the
10 hours of 10 p.m. and 7 a.m.

11 4. For implementation of Plot Plan No. 23332 (Option B), all
12 loading areas, driveway aisles, and parking areas positioned
13 between the southern facades of Buildings 1 and 6 and the
14 parcels' southern boundaries and the facades of Building 7 and
15 the parcel's southern and western boundaries shall be closed
16 during the hours of 10 p.m. and 7 a.m.

17 h. At least 24 hours before rock blasting or drilling occur during
18 construction activities that may affect nearby sensitive land uses
19 (residential homes located west and south of the site), the Project
20 Developer or construction contractor shall post clearly visible
21 notifications along Nuevo Road and Webster Avenue, and include
22 contact information for questions or complaints.

23 i. Traditional rock blasting methods shall not occur within 200 feet of
24 any sensitive receptor (occupied residential home). In these areas,
25 rock breaking must be performed with non-explosive methods.

26 j. The Project's construction contractor shall use seismographs to
27 measure vibrations during all blasting operations, and shall design
28

1 the blasting activities in order to limit the peak particle velocity to
2 less than 2.0 inches per second.

- 3 k. Information regarding vibration effects from the BNSF railroad shall
4 be provided to owners and tenants of Building 6 in all sales and
5 leasing literature. Information shall disclose that Building 6 could
6 be affected by train-related vibration and uses with vibration-
7 sensitive activities and precision equipment may be adversely
8 affected.

9 K. Public Services

10 1. Impacts.

11 The Project would be adequately served by Fire Station No. 1 and would
12 not require the construction or alteration of a fire protection facility. With

13 mandatory compliance with Riverside County Ordinance Nos. 460, 787,
14 and 659.7, and Project-generated increases in the County's tax base that
15 funds fire protection services, indirect impacts on fire protection services
16 would be reduced to a level below significance.

17 Indirect population growth due to the Project would not result in the need to
18 construct a new sheriff's station or to expand an existing station. With
19 mandatory compliance with Riverside County Ordinance No. 460 and
20 Project-generated increases in the County's tax base that funds sheriff
21 services, indirect impacts on sheriff's protection services would be reduced
22 to a level below significance.

23 The Project would not generate a resident population requiring public
24 school or public library services; no impact would occur.

25 The Project would create nominal demand on County public health services.
26 With mandatory compliance with Riverside County Ordinance No. 460 and
27
28

1 the ongoing payment of County taxes that fund health services, any impacts
2 would be reduced to a level below significance.

3 2. Mitigation.

4 None required.

5 L. Recreation

6 1. Impacts.

7 A segment of a County-planned community trail would be constructed
8 along the southern boundary of the site paralleling Nuevo Road. The
9 construction and operation of this trail segment is an integral part of the
10 proposed Project and would have less than significant adverse effects on the
11 physical environment.

12 Project-generated demand on existing recreational resources would be very
13 low. Any incidental use of existing recreational resources by the Project's
14 employees and visitors would not accelerate or cause substantial physical
15 deterioration of existing recreational facilities, and impacts would be less
16 than significant.

17 The Project site is not located within a County Service Area (CSA) or
18 within a recreation and park district; therefore, this is no potential for the
19 Project to cause adverse physical impacts within a CSA or recreation and
20 park district boundary.

21 The Project would have no physical impacts on the location of planned
22 County community trails along Webster Avenue and Nuevo Road. The
23 Webster Avenue trail is planned to occur along the west side of the road
24 opposite the Project site. The proposed Project accommodates the Nuevo
25 Road trail along the site's southern boundary. The Project would have less
26 than significant impacts on trail operation because no new driveways or
27 other vehicular access points would occur along Webster Avenue or Nuevo
28

Road and landscaping would occur between the trails and the proposed Project's buildings and vehicular use areas. Impacts to recreational trails would be less than significant.

2. Mitigation.

None required.

M. Transportation and Traffic

1. Impacts.

The Project would not have a significant parking impact because it is designed to provide more parking spaces than required by Riverside County Ordinance No. 348.

The Project would not interfere with air traffic patterns at the March Air Reserve Base, or any other airport; impacts would therefore be less than significant.

The movement of people and goods to and from the Project site would not directly involve transportation by water, rail, or air. Any indirect use of water, rail, or air transport would not result in the need to alter transportation patterns. Impacts to waterborne, rail, and air traffic would therefore be less than significant.

The Project would not increase the severity of an existing hazardous roadway or transportation condition and would not create any new transportation conflicts or hazards; therefore, impacts due to hazards of a design feature or incompatible uses would be less than significant.

Loaded trucks accessing the Project site would be heavy in weight and have the potential to cause accelerated roadway maintenance issues. Failure to construct Harvill Avenue improvements to specifications needed to carry truck traffic volumes could result in a significant impact associated with

1 road maintenance. Implementation of the mitigation measure identified
2 below would reduce this impact to less than significant levels.

3 Roads adjacent to the Project site may be temporarily affected by temporary
4 construction detours or delays. Implementation of the mitigation measures
5 listed below would reduce near-term construction-related impacts to less
6 than significant levels.

7 Adequate emergency vehicle access would be provided to the Project site at
8 all times. The Project would not cause inadequate emergency access to
9 nearby uses; therefore, impacts related to emergency access would be less
10 than significant.

11 The Project would be in compliance with the County's General Plan
12 policies regarding alternative transportation. A community trail is planned

13 to occur along the north side of Nuevo Road and the Project accommodates
14 this trail by proposing to construct a 12-foot wide trail within a 14-foot
15 wide easement. Therefore, the Project's impacts to adopted policies
16 supporting alternative transportation would be less than significant.

17 2. Mitigation.

18 The Project has been modified to mitigate or avoid these potentially
19 significant impacts by the following mitigation measures, which are hereby
20 adopted and will be implemented as provided in the Mitigation, Monitoring,
21 and Reporting Program.

- 22 a. Improvements to Harvill Avenue that are the responsibility of the
23 Project as specified in the Project's conditions of approval issued by
24 the Riverside County Transportation Department shall be
25 constructed with a traffic index of 9.0 with a minimum asphalt
26 concrete (A.C.) thickness of 0.46 feet to alleviate increased
27 maintenance issues associated with heavy weight vehicles.
28

- 1 b. Prior to the commencement of construction of the proposed Project,
2 a traffic management plan shall be developed by the construction
3 supervisor to minimize traffic flow interference from construction
4 activities. Construction traffic shall be scheduled to not interfere
5 with peak hour traffic on adjacent roadways and to minimize
6 obstruction of through traffic lanes. If necessary, a flag person shall
7 be retained by the construction supervisor to control construction
8 traffic into and out of the site, and to maintain safety on adjacent
9 roadways during construction.

10 N. Utility and Service Systems

11 1. Impacts.

12 Water would be conveyed to the site by gravity through EMWD's existing
13 water line network from the Cajalco water storage tank. The installation of
14 local water lines to service the Project would result in less than significant
15 environmental impact. ~~With the exception of local water conveyance lines,~~
16 the Project would not require the installation of any additional water
17 facilities that could result in significant environmental impacts. Therefore,
18 impacts associated with the construction or expansion of water treatment
19 facilities would be less than significant.

20 EMWD will service the Project with domestic water based on planned and
21 existing water supplies as documented in its Urban Water Management
22 Plan and a Water Supply Assessment prepared for the Project. Adequate
23 water supplies are available to service the site, and no new or expanded
24 water entitlements would be needed that could result in significant
25 environmental impacts. Impacts to water supplies would be less than
26 significant.
27
28

1 Project-generated wastewater would be treated at the Perris Valley Regional
2 Water Reclamation Facility. The installation of local sewer lines to service
3 the Project would result in a less than significant environmental impact.
4 Development of the Project would not require or result in a need for
5 construction or expansion of wastewater treatment facilities. Therefore,
6 Project impacts to wastewater treatment capacity and the construction of
7 wastewater treatment facilities would be less than significant.

8 The Project would generate construction and operational waste requiring
9 disposal at a landfill. The contribution to daily or total landfill capacity
10 from the disposal of waste is considered a potentially significant cumulative
11 impact. Implementation of the mitigation measures identified below would
12 reduce this cumulative impact to less than significant levels.

13 The Project would comply with all applicable federal, state, and local
14 statutes and regulations related to solid waste disposal, reduction, and
15 recycling. Therefore, impacts due to non-compliance with federal, state,
16 and local statutes and regulations related to solid wastes would be less than
17 significant.

18 Utility extensions to the Project would be constructed on site. Off-site
19 utilities would be constructed within existing roadway rights-of-way and
20 not cause significant adverse environmental impact. Therefore, the
21 construction of facilities needed to serve the site would result in less than
22 significant impacts.

23 2. Mitigation.

24 The Project has been modified to mitigate or avoid the potentially
25 significant impacts by the following mitigation measures, which are hereby
26 adopted and will be implemented as provided in the Mitigation, Monitoring,
27 and Reporting Program.
28

- a. At least 75% of all non-hazardous Project construction debris shall be recycled and/or salvaged.
- b. Prior to the issuance of building permits, Planning/Recycling Division of the Riverside County Waste Management Department shall be advised by the Project Developer of all efforts that will be pursued at the Project site relating to recycling and waste reduction during construction and operation. The Project Developer shall implement all recycling and waste reduction measures required by Riverside County.

BE IT FURTHER RESOLVED by the Board of Supervisors that all applicable regulatory requirements and feasible mitigation measures to reduce environmental impacts have been considered and are applied as conditions of the Project approval, yet the following impacts resulting from the Project's approval cannot be fully mitigated and will be only partially avoided or lessened by the mitigation measures hereinafter specified; a statement of overriding findings is therefore included herein:

A. Land Use – Project-Specific

1. Impacts.

The Project is expected to exceed the California Ambient Air Quality Standards (CAAQS) during short-term construction due to emissions of particulate matter (PM10 and PM2.5 (localized)) and long-term operational emissions of VOCs, NOx, CO, and PM10 (regional), even with implementation of the mitigation measures identified below to address the Project's significant adverse air quality impacts. These levels of emissions would represent a significant and direct conflict with the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). Thus, because the Project will exceed the CAAQS, the Project will not be compliant with the AQMP, and a significant and unmitigable impact would occur.

1 2. Mitigation.

2 Mitigation measures are identified below under the issue area of Air
3 Quality. No additional mitigation measures are available to reduce the
4 Project's conflict with the SCAQMD AQMP during construction and long-
5 term operation of the Project beyond those identified below for Air Quality.
6 Notwithstanding the foregoing, the implementation of the mitigation
7 measures described below for the issue of Air Quality will not be sufficient
8 to mitigate impacts due to a conflict with the SCAQMD AQMP during
9 construction and long-term operation to below levels of significance. Even
10 with implementation of all feasible mitigation measures, the Project would
11 exceed the CAAQS during short-term construction for emissions of
12 particulate matter (PM10 and PM2.5 (localized)) and long-term operational
13 emissions of VOCs, NOX, CO, and PM10 (regional).

14 The significant and unavoidable land use impacts may be further reduced
15 under the No Project/No Development ~~Alternative~~, ~~No Project/~~
16 Implementation of PM No. 35350 Alternative, and Reduced Project
17 Alternative discussed in the Final SEIR, but the SEIR identifies no other
18 mitigation measures or alternatives that would reduce these impacts to a
19 level of less than significant. The County finds that specific economic,
20 legal, social, technological, or other considerations make infeasible the No
21 Project/No Development Alternative, No Project/Implementation of PM
22 No. 35330 Alternative, Reduced Project Alternative, and Modified Southern
23 Perimeter Design Alternative, even though implementation of any of these
24 alternatives would reduce these impacts, as described more fully in the
25 SEIR and these Findings. In that regard:

- 26 (a) The No Project/No Development Alternative, No
27 Project/Implementation of PM No. 35330 Alternative, and Reduced Project
28

1 Alternative will not allow the County to fully achieve the goals and
2 objectives of the Project, as provided on page 3-1 of the Draft SEIR.

3 (b) The economic opportunities provided by the Project justify
4 these impacts and render the No Project/No Development Alternative, No
5 Project/Implementation of PM No. 35330 Alternative, Reduced Project
6 Alternative, and Modified Southern Perimeter Design Alternative infeasible
7 and/or unacceptable. With respect to the No Project/No Development
8 Alternative, the alternative would do nothing to alleviate the jobs/housing
9 balance deficit in the County in furtherance of the County General Plan
10 policies. Further, this alternative would be economically infeasible because
11 the Project applicant purchased the Project site to develop the Project and
12 would receive no return on its investment if the Project did not go forward.
13 As compared to the proposed Project, fewer jobs would be created by the
14 No Project/Implementation of PM No. 35330, Reduced Project, and
15 Modified Southern Perimeter Design Alternatives.

16 (c) The No Project/No Development Alternative would not
17 implement the policies and vision of the County General Plan Business Park
18 land use designation and would not be consistent with the County
19 Redevelopment Agency's I-215 Corridor Project Area, which identifies the
20 Project site among 9,720 acres of property along the I-215 as an area
21 targeted for redevelopment and job growth. The Reduced Project
22 Alternative and the No Project/Implementation of PM No. 35330
23 Alternative also are inconsistent with the Business Park land use
24 designation because neither alternative would not achieve the recommended
25 floor area ratio ("FAR") as set forth in the Business Park designation.
26 Further, the No Project/Implementation of PM No. 35330 Alternative,
27 Reduced Project Alternative, and Modified Southern Perimeter Design
28

1 Alternative would not be as effective in implementing the County
2 Redevelopment Agency's I-215 Corridor Project as would the Project.

3 (d) The Modified Southern Perimeter Design Alternative would
4 reduce, but would not eliminate, the Project's conflict with the SCAQMD
5 AQMP. Under this alternative, there would only be an approximate 4%
6 reduction in building area. Similar to the proposed Project, the building
7 intensity proposed under this alternative would exceed the growth
8 assumptions as stated in the SCAQMD AQMP, and adoption of this
9 alternative would result in only a minor and incremental reduction in
10 building square footage as compared to the proposed Project.

11 Any land use impacts due to an inconsistency with the SCAQMD AQMP
12 remaining following the implementation of the mitigation measures
13 specified for the issue area of Air Quality are determined to be acceptable
14 due to the overriding social, economic, environmental, or other benefits of
15 the Project, as more fully set forth in the Statement of Overriding
16 Considerations set forth below.

17 B. Air Quality – Project-Specific and Cumulative

18 1. Impacts.

19 Implementation of the proposed Project would conflict with the
20 SCAQMD's Air Quality Management Plan (AQMP) because Project
21 emissions would exceed the California Ambient Air Quality Standards.
22 Specifically, the Project would exceed the CAAQS during grading and
23 construction activities for emissions of VOC, NOx, CO, and PM10 and
24 would exceed the SCAQMD's localized significance thresholds (LSTs) for
25 PM2.5 and PM10. These impacts would be reduced with the application of
26 standard regulatory requirements and the mitigation measures listed below,
27 but the Project's construction-related impacts would not be reduced to
28

1 below a level of significance and no additional feasible mitigation measures
2 are available to further reduce the impact.

3 The Project also would exceed the CAAQS during long-term operational
4 activities for emissions of VOC, NOx, CO, and PM10. Operational impacts
5 to air quality would be reduced with the application of standard regulatory
6 requirements and the mitigation measures listed below, but the Project's
7 operational-related impacts would not be reduced to below a level of
8 significance and no additional feasible mitigation measures are available to
9 further reduce the impact.

10 Construction activities would result in short-term direct impacts to air
11 quality associated with VOCs, NOx, CO, PM10, and PM2.5 emissions.

12 Localized significance thresholds also would be exceeded for PM10 and
13 PM2.5 during construction. Long-term direct operational impacts
14 associated with VOCs, NOx, CO, and PM10 emissions also would result
15 from Project implementation. Although standard regulatory requirements
16 and the enforcement of the mitigation measures listed below would reduce
17 these near- and long-term impacts, the level of emissions following
18 mitigation would remain above the SCAQMD thresholds of significance.
19 Therefore, near-term construction activities and long-term operation of the
20 Project would result in violations of existing air quality standards for the
21 criteria pollutants identified above and would contribute to an existing air
22 quality violation for particulate matter, and these impacts would remain
23 significant and unmitigable even following the incorporation of all feasible
24 mitigation.

25 As noted above, emissions of PM10 and PM2.5 during Project construction
26 would exceed criteria pollutant thresholds established by the SCAQMD.
27 Furthermore, the emissions of PM10 and PM2.5 during Project operation
28

1 would exceed criteria pollutant thresholds established by the SCAQMD.
2 Additionally, results of the LSTs analysis indicate that construction
3 activities associated with the proposed Project would exceed the LSTs for
4 PM10 and PM2.5 emission thresholds set forth by the SCAQMD. The
5 South Coast Air Basin ("SCAB") fails to meet the national air quality
6 standards for ozone, PM10, and PM2.5, and is therefore considered a non-
7 attainment area for these pollutants. Because the SCAB is located in a non-
8 attainment area for PM10 and PM2.5, Project-related emissions of these
9 pollutants during near-term construction and long-term operation would
10 result in a cumulatively considerable net increase of criteria pollutants for
11 which the Project region is non-attainment. Although application of
12 standard regulatory requirements and the mitigation measures identified
13 below would reduce Project-related air quality impacts, these impacts
14 would remain significant and unmitigable.

15 Emissions of diesel particulate matter (DPM) would be considered
16 significant at the point of maximum impact; however, no sensitive receptors
17 are currently located at the point of maximum impact. Construction of the
18 Project would also expose sensitive receptors to PM10 and PM2.5
19 emissions. Application of standard regulatory requirements and the
20 mitigation measures identified below would reduce Project-related air
21 quality impacts to nearby sensitive receptors during both construction and
22 long-term operation; however, additional mitigation is not available to
23 reduce these impacts to less than significant levels. Therefore, these
24 impacts would remain significant and unmitigable.

25
26 2. Mitigation.

27 The Project has been modified to mitigate or avoid these potentially significant
28 impacts by the following mitigation measures, which are hereby adopted

1 and will be implemented as provided in the Mitigation, Monitoring, and
2 Reporting Program.

3 a. Prior to the issuance of grading and building permits, the County of
4 Riverside shall ensure that construction and grading plans include
5 statements that work crews must shut off equipment when not in
6 use. Idling times shall be limited to five (5) minutes or less.

7 b. Prior to the commencement of construction activities, the Project
8 Developer and/or construction supervisor shall post signs on the site
9 indicating that vehicular travel on unpaved roads shall be limited to
10 speeds of 15 miles per hour or less.

11 c. Concurrent with construction activities, regularly scheduled engine
12 maintenance to minimize equipment emissions shall be performed
13 by the contractor. The contractor(s) shall maintain a construction
14 equipment maintenance log that is available for inspection by the
15 County upon request.

16 d. Concurrent with construction activities, the construction contractor
17 shall utilize CARB Tier I, II, or III certified equipment or better, as
18 follows: 1 Dozer – CARB Tier I, 1 Dozer – CARB Tier II, 6
19 Scrapers – CARB Tier III, 2 Scrapers – CARB Tier II, 1 Blade –
20 CARB Tier I.

21 e. The Project Developer shall prepare a Fugitive Dust Control Plan,
22 which shall be submitted to the Riverside County Building and
23 Safety Department. The Fugitive Dust Control Plan shall include,
24 but not be limited to, the following measures:

- 25 1. Concurrent with construction activities, the construction
26 supervisor shall use periodic watering for short-term
27 stabilization of disturbed surface area and haul roads to
28

1 minimize visible fugitive dust emissions. Watering, with
2 complete coverage of disturbed areas, shall occur at least three
3 times a day, preferably in the mid-morning, afternoon, and
4 following the completion of work for the day.

5 2. Concurrent with construction activities, the construction
6 supervisor shall reduce "spill-over" effects by preventing soil
7 erosion, washing dirt from vehicles entering public roadways,
8 and washing/sweeping Project access to public roadways on a
9 regular schedule. All streets shall be swept once a day if visible
10 soil materials are carried to adjacent streets. Wheel washers
11 shall be installed where vehicles enter and exit unpaved roads
12 onto paved roads.

13 3. Immediately after clearing, grading, earthmoving or excavation
14 is completed, the construction supervisor shall ensure that the
15 entire area of disturbed soil is treated with non-toxic soil
16 stabilizers if subsequent development is delayed or expected to
17 be delayed more than five days. Chemical soils stabilizers, if
18 used, shall be applied according to manufacturers' instructions.
19 If the delay in construction is due to precipitation that dampens
20 the disturbed soil sufficiency to eliminate visible fugitive dust
21 emissions, this measure is not required.

22 4. The construction supervisor shall ensure that the entire area of
23 disturbed soil shall be covered with a vegetative ground cover
24 within 21 working days if active operations cease.

25 5. Concurrent with construction activities, the construction
26 supervisor shall ensure all soil stockpiled for more than two days
27
28

1 is covered, kept moist, or treated with soil binders to prevent
2 dust generation.

3 6. During clearing, grading, earthmoving, excavation, or
4 transportation of cut or fill materials, water trucks or sprinkler
5 systems shall be used at least two times per day to prevent dust
6 from leaving the site.

7 7. Concurrent with construction activities, the construction
8 supervisor shall ensure all clearing, grading, earthmoving, or
9 excavation activities cease when winds exceed 25 miles per hour
10 averages over a one-hour duration.

11 8. Trucks transporting soil, sand, cut or fill materials and/or
12 construction debris to or from the site shall be tarped from point
13 of origin.

14 f. In order to reduce localized Project impacts to sensitive receptors in
15 the Project vicinity during construction, the construction-supervisor
16 shall ensure that equipment staging areas are positioned at least 300
17 feet away from the sensitive receptors (residential homes) to the
18 north, south, and west of the Project site.

19 g. A construction traffic control plan shall be prepared by the Project
20 Developer and submitted to the Riverside County Transportation
21 Department for review and approval. The construction traffic
22 control plan shall require the following:

23 1. Timed construction activities so as to not interfere with peak
24 hour traffic and minimize obstruction of through traffic lanes
25 adjacent to the site;

26 2. A flag person to maintain safety and smooth traffic flow
27 adjacent to existing roadways during all phases of construction;
28

1 3. Schedule construction activities that affect traffic flow on the
2 arterial system to off-peak hours, to the extent practical; and

3 4. Routing of construction trucks away from congested streets and
4 residential areas, to the extent practical.

5 h. Coatings and solvents with a VOC content lower than required
6 under SCAQMD Rule 1113 (100 grams/liter of VOC) shall be used,
7 if commercially available. Construction drawings shall indicate that
8 contractors shall use High Pressure Low Volume (HPLV) paint
9 applicators with a minimum transfer efficiency of 50% or other
10 application techniques with equivalent or higher transfer efficiency.

11 i. Signs shall be posted along public roadways abutting the Project
12 site, indicating the contact name and phone number of the entity to
13 be contacted to report concerns about airborne dust during Project
14 construction. The entity shall either be a Riverside County, Project
15 contractor, or Project applicant representative who is designated to
16 resolve such concerns.

17 j. ~~Prior to construction activities, the Project Developer shall ensure~~
18 the future locations of permanent truck routing signs are indicated
19 on construction drawings. These truck routing signs shall be located
20 at Project's primary vehicular driveway exit points and direct traffic
21 to I-215. The signs shall be installed prior to issuance of the first
22 certificate of occupancy.

23 k. Prior to the approval of a building permit for any building over
24 100,000 s.f., the County Planning Department shall review the
25 parking lot striping and security gating plan to ensure that on-site
26 truck parking areas are adequate and allow for overnight parking to
27 minimize trucks parking on streets outside the Project boundary.

28 l. All buildings shall exceed minimum statewide energy requirements
a minimum of 10% beyond Title 24. The list of energy efficient
features shall be included on construction drawings and buildings

1 plans, and approved by the Riverside County Department of
2 Building and Safety.

3 m. Prior to final building inspection for any building, the Riverside
4 County Planning Department shall verify that an easily accessible
5 area that serves the entire building is dedicated to the collection and
6 storage of non-hazardous materials for recycling.

7 n. Prior to final building inspections, sign(s) stating that "EXTENDED
8 IDLING OF TRUCK ENGINES IS NOT PERMITTED" shall be
9 located at the entrance to warehouse facilities and at truck parking
10 areas. The sign(s) shall not be less than twenty four inches square
11 and shall provide directions to truck parking spaces with electrical
12 hookups.

13 o. Tenants receiving shipping container refrigerator units (RUs) shall
14 provide electrical hookups at all loading dock door positions as part
15 of the tenant improvement project for the building. The use of truck

16 engines or auxiliary generators to power refrigerated shipping
17 containers for more than five (5) minutes is not permitted.

18 Installation of electrical hook-ups shall be verified by Riverside
19 County as part of final building inspections.

20 p. Loading dock positions that receive shipping container refrigerator
21 units (RUs) shall not be located within 300 meters of any off-site
22 sensitive receptor (residential home, school, day-care center). This
23 prohibition shall be verified by Riverside County as part of final
24 building inspections.

25 q. Prior to the approval of Site Plans and/or Plot Plans, the County
26 Planning Department shall ensure that on-site stacking distances,
27 truck check-in points, and driveways are placed and designed to
28 prevent queuing of trucks outside the Project boundary.

Notwithstanding the foregoing, the implementation of the mitigation
measures described above will not be sufficient to mitigate impacts to air
quality to below levels of significance. Even with implementation of all

feasible mitigation measures, the Project would conflict with the SCAQMD AQMP because near-term construction emissions would exceed the CAAQS for emissions of VOC, NOx, CO, PM2.5, and PM10, and would exceed the SCAQMD's localized significance thresholds (LSTs) for PM 2.5 and PM10. Also, the Project would exceed the CAAQS during long-term operational activities for emissions of VOC, NOx, CO, and PM10. Project-related emissions during construction and long-term operation also would be significant because Project-related emissions of PM2.5 and PM10 would contribute to an existing air quality violation within the South Coast Air Basin. Project-related emissions during both construction and long-term operation also have the potential to expose nearby sensitive receptors to substantial pollutant concentrations.

The significant and unavoidable air quality impacts may be further reduced under the No Project/No Development Alternative, No Project/Implementation of PM No. 35350 Alternative, Reduced Project Alternative, and Modified Southern Perimeter Design Alternative discussed in the Final SEIR, but the SEIR identifies no other mitigation measures or alternatives that would reduce these impacts to a level of less than significant. The County finds that specific economic, legal, social, technological, or other considerations make infeasible the No Project/No Development Alternative, No Project/Implementation of PM No. 35350 Alternative, Reduced Project Alternative, and Modified Southern Perimeter Design Alternative that would reduce these impacts, as described more fully in the SEIR and these Findings. The No Project/No Development Alternative, No Project/Implementation of PM No. 35350 Alternative, Reduced Project Alternative, and Modified Southern Perimeter Design Alternative will not allow the County fully to achieve the goals and objectives of the Project, as

1 provided on page 3-1 of the Draft SEIR. In particular, the economic
2 opportunities provided by the Project justify these impacts and render the
3 No Project/No Development Alternative, No Project/Implementation of PM
4 No. 35350 Alternative, Reduced Project Alternative, and Modified Southern
5 Perimeter Design Alternative infeasible and/or unacceptable.

6 Any remaining air quality impacts are determined to be acceptable due to
7 the overriding social, economic, environmental, or other benefits of the
8 Project, as more fully set forth in the Statement of Overriding
9 Considerations set forth below.

10 C. Circulation and Traffic – Cumulative Impacts

11 1. Impact:

12 The Project would generate approximately ~~6,400 daily vehicle trips in~~
13 passenger car equivalents, which would contribute traffic to two
14 intersections that are projected to operate below acceptable levels of service
15 in the near-term and nine intersections that are projected to operate below
16 acceptable levels of service in the cumulative condition. Project traffic may
17 pass through these intersections before planned intersection improvements
18 are made to improve their operation to acceptable service levels. Impacts
19 would remain significant and unmitigable to two intersections in the near-
20 term and eight intersections in the cumulative condition prior to the
21 completion of required improvements.

22 The Project would contribute traffic to segments of Interstate 215 that
23 already operate below acceptable levels of service. Impacts would be
24 cumulative and temporary in nature and would be alleviated when planned
25 improvements are constructed by Caltrans and service levels improve. The
26 Project's incremental contribution of traffic to I-215 mainline segments is
27 considered a significant and unavoidable cumulative impact, until freeway
28

1 segment improvements are made by Caltrans. The Riverside County
2 Transportation Commission ("RCTC") recently approved funding to
3 complete the I-215 widening. It is estimated that the widening will be
4 complete from I-15 in Temecula up to Nuevo Road by 2012 and the
5 widening will be complete from Nuevo Road up to State Route 60 by 2015.
6 Thus, it is estimated that this temporary cumulative impact will be
7 alleviated by 2015.

8 2. Mitigation:

9 The Project has been modified to mitigate or avoid this potentially
10 significant impact by the following mitigation measures, which are hereby
11 adopted and will be implemented as provided in the Mitigation, Monitoring,
12 and Reporting Program.

- 13 a. At the intersection of Harvill Avenue (NS) at A Street (EW) / Street
14 "A" (EW), the Project shall install intersection improvements in
15 accordance with the geometric configuration specified in the
16 Project's conditions of approval issued by the Riverside County
17 Transportation Department. These improvements shall include the
18 installation of a traffic signal and the construction of dual
19 northbound and southbound left turn lanes and a westbound right
20 turn lane.

21 Notwithstanding the foregoing, the implementation of the mitigation
22 measure described above may not be sufficient to mitigate impacts to two
23 intersections in the near-term and eight intersections in the cumulative
24 condition, because Project traffic may pass through these intersections before
25 planned improvements are installed. Finally, the identified mitigation
26 would not be sufficient to mitigate impacts to the freeway mainline system.
27 The freeway system is under the authority of Caltrans. There is no
28

1 mechanism available for payment of fair share contributions to Caltrans to
2 mitigate freeway impacts.

3 As noted above, the RCTC has plans to widen the I-215. According to a
4 recent press announcement, the RCTC approved funding for the completion
5 of the entire I-215 widening project from the junction of I-15/I-215 in
6 Temecula to State Route 60 in Riverside. The widening will cover 29.25
7 miles and is designed to relieve traffic congestion and improve freeway
8 operation. However, until physical improvements are completed and
9 acceptable levels of service are maintained, the Project's temporary
10 cumulative impact will remain significant. As noted above, it is estimated
11 that the I-215 widening project will be complete by 2015, with the segment
12 from Temecula at the I-15 up to Nuevo Road (where the Project is located)
13 completed by 2012.

14 The significant and unavoidable cumulative impacts to study area
15 intersections and freeway segments may be further reduced under the No
16 Project/No Development Alternative, Reduced Project Alternative, and
17 Modified Southern Perimeter Design Alternative discussed in the Final
18 SEIR, but the SEIR identifies no other mitigation measures or alternatives
19 that would reduce these cumulative impacts. Until the I-215 improvements
20 planned by RCTC are physically constructed (estimated to be complete by
21 2015), impacts to freeway mainline segments remain significant and
22 unmitigable under any alternative except for the No Project/No
23 Development Alternative. In addition, near-term impacts to study area
24 intersections would remain impacted until TUMF or other County funding
25 sources identify funding for the necessary improvements. The County finds
26 that specific economic, legal, social, technological, or other considerations
27 make infeasible the No Project/No Development Alternative, No
28

1 Project/Implementation of PM No. 35350 Alternative, Reduced Project
2 Alternative, and Modified Southern Perimeter Design Alternative described
3 more fully in the SEIR and these Findings. The No Project/No
4 Development Alternative, Reduced Project Alternative, and the Modified
5 Southern Perimeter Design Alternative will not allow the County to fully
6 achieve the goals and objectives of the Project, as provided on page 3-1 of
7 the Draft SEIR. In particular, the economic opportunities provided by the
8 Project justify these impacts and render the No Project/No Development
9 Alternative, Modified Southern Design Alternative, and Reduced Project
10 Alternative infeasible and unacceptable. In addition, the No
11 Project/Implementation of PM No. 35350 Alternative would result in an
12 increase of approximately 75 average daily vehicle trips as compared to the

13 proposed Project; therefore, adoption of this alternative would result in
14 increased impacts as compared to the proposed Project and is deemed
15 unacceptable for this reason.

16 Near-term and cumulative impacts to study area intersections and
17 cumulative impact to freeway segments are determined to be acceptable due
18 to the overriding social, economic, environmental, or other benefits of the
19 Project, as more fully set forth in the Statement of Overriding
20 Considerations set forth below.
21

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that it
23 has considered the following alternatives identified in the SEIR in light of the environmental impacts
24 which cannot be fully mitigated and has rejected those alternatives as infeasible for the reasons hereinafter
25 stated:
26

27 A. No Project/No Development ("No Development") Alternative
28

- 1 1. The No Project/No Development Alternative (hereafter the "No
2 Development" Alternative) allows the decision-makers to compare the
3 impacts of approving the proposed Project against the impacts that would
4 occur if the site were to remain undeveloped for the foreseeable future. The
5 104.45-acre Project site in its existing condition contains three occupied
6 residential homes, fences, tree stumps, and 10 to 15 small trees. Vegetation
7 on the Project site is highly disturbed due to past residential development on
8 the western portion of the site and agricultural use on the eastern portion of
9 the site.
- 10 2. The No Development Alternative would fail to implement the Riverside
11 County General Plan and Mead Valley Area Plan, which designate the
12 Project site for development of Business Park (BP) land uses.
13 Improvements to Nuevo Road, Harvill Avenue, and Webster Avenue would
14 not be implemented under this alternative, and a public recreational trail
15 along the community trail segment along the Project site's southern
16 boundary with Nuevo Road would not be constructed. Erosion and
17 sedimentation would continue under existing conditions.
- 18 3. The Project as proposed is estimated to provide up to 1,000 jobs during the
19 operational phase. Temporary construction jobs would also be created for
20 the construction phase of the Project. The No Project/No Development
21 Alternative would fail to provide additional employment opportunities for
22 nearby residents. The Riverside County General Plan Program SEIR No.
23 441 concluded that Riverside County is "rich in housing and poor in jobs."
24 Furthermore, Riverside County General Plan Program SEIR No. 441 states,
25 "this means that residents of Riverside County are traveling to surrounding
26 counties to work, which, in turn equates to longer commute times, increased
27 air quality impacts, and a lower quality of life." The No Project/No
28

1 development Alternative would do nothing to alleviate the jobs/housing
2 balance in the County.

3 4. Because no discretionary action would be required, MSHCP fee payment
4 per County Ordinance No. 810 would not be required.

5 5. The No Project/No Development Alternative would not be consistent with
6 the County Redevelopment Agency's I-215 Corridor Project Area. The
7 Redevelopment Area identifies 9,720 acres of property along I-215 as an
8 area targeted for redevelopment and job growth. The No Project/No
9 Development Alternative also would not meet the objectives of the
10 Southern California Association of Governments' Comprehensive Plan and
11 Guide and Regional Transportation Plan, which by Policy 3.13 encourages
12 developments in and around activity centers, transportation corridors,
13 infrastructure systems, and areas needing recycling and redevelopment.
14 The Project site is located in a redevelopment area and selection of the No
15 Project/No Development Alternative would not provide for reuse of a
16 vacant site in an area of the County that has been identified for
17 redevelopment adjacent to a transportation corridor.

18 6. The No Project/No Development Alternative would meet none of the basic
19 Project objectives because it would not provide for a light industrial and
20 warehouse distribution business center to attract new businesses and jobs in
21 the Mead Valley Area in order to provide a more equal jobs/housing
22 balance in western Riverside County and reduce the need for members of
23 the existing local workforce to commute outside of the area for
24 employment. Furthermore, retention of the site in its existing undeveloped
25 condition would be inconsistent with the General Plan and the Mead Valley
26 Area Plan, which call for development of the site consistent with the
27 County's Business Park land use designation.
28

1 7. The No Project/No Development Alternative would not meet the County's
2 land use and economic development objectives. The County's General Plan
3 Land Use Element Policies LU 7.1 and LU 7.2 promote a balance of land
4 uses and stable employment uses that enhance fiscal viability. Policy LU
5 7.12 encourages the maintenance of a balance between jobs and housing
6 within the County and the County's jobs/housing balance is addressed
7 through implementation of the land use designations assigned by the
8 County's General Plan and Area Plan land use maps. The No
9 Project/Agriculture Alternative would not implement the site's Business
10 Park land use designation and, therefore, would not meet the County's
11 objectives to enhance fiscal viability and improve the County's
12 jobs/housing balance.

13 10. The No Project/No Development Alternative would not meet the County's
14 General Plan Policy C.1.1 to design a transportation system in accordance
15 with the County's Circulation Plan. Namely, Circulation Element road
16 improvements to Nuevo Road, Harvill Avenue, and Webster Avenue would
17 not occur within the site or along the site's frontage under the No
18 Project/No Development Alternative. Additionally, the No Project/No
19 Development Alternative would not advance the construction of a
20 community trail along the Project site's southern boundary with Nuevo
21 Road as called for by the Mead Valley Area Plan's Trails and Bikeway
22 Systems map.

23 11. The No Project/No Development Alternative would also not be
24 economically feasible because the Project applicant purchased the Project
25 site for the purpose of developing the Project. If no development occurs,
26 the Project applicant would earn no return on its investment and the Project
27 site's value has dropped since the purchase; thus, the Project applicant
28

1 would lose any return on its investment. Such a loss is not acceptable for a
2 reasonably prudent developer of an industrial project.

3 B. No Project/Implementation of PM No. 35350 ("No Project") Alternative

- 4 1. The No Project/Implementation of Tentative Parcel Map (PM) No. 35350
5 Alternative (hereafter, "No Project Alternative") considers development of
6 the site in accordance with approved PM No. 33530. Under this alternative,
7 47.25 acres of the site, which were tentatively subdivided by approved PM
8 No. 33530, would be developed with light industrial uses and the remainder
9 of the site (57.2 acres) would remain in its existing condition. The Lead
10 Agency selected this alternative for consideration because CEQA Section
11 15126.6(e) requires that an alternative be included that describes what
12 ~~would reasonably be expected to occur on the property in the foreseeable~~
13 future if the Project were not approved, based on current plans and
14 consistent with available infrastructure and community services. It is
15 reasonable to expect that approved PM No. 33530 would be implemented.
- 16 2. The No Project Alternative would fail to implement the Riverside County
17 General Plan and Mead Valley Area Plan, which designate the entire site for
18 the development of Business Park land uses, because 57.2 acres of the site
19 would not be developed and would remain vacant. Because the No Project
20 Alternative would only develop a portion of the site with light industrial
21 land uses, while leaving the remainder of the site as residential and vacant
22 land, development of this alternative would result in a substantial alteration
23 of the planned land use for the area.
- 24 3. The No Project Alternative would result in a reduction of employment
25 opportunities for nearby residents as compared to the proposed Project, as
26 the 57.2-acre portion of the site that would remain undeveloped would not
27 provide for employment opportunities associated with the development of
28

1 that portion of the Project site. Further, less construction jobs would be
2 created during the construction phase than would be created with the Project
3 The Riverside County General Plan Program SEIR No. 441 concluded that
4 Riverside County is "rich in housing and poor in jobs." Furthermore,
5 Riverside County General Plan Program SEIR No. 441 states, "this means
6 that residents of Riverside County are traveling to surrounding counties to
7 work, which, in turn equates to longer commute times, increased air quality
8 impacts, and a lower quality of life." The No Project Alternative would not
9 be as effective at alleviating the jobs/housing balance in the County as
10 would the Project.

11 4. Under the No Project Alternative, water leaving the undeveloped portions
12 of the site would not be filtered and would continue to contain sediment and
13 other potential pollutants, as occurs under existing conditions. The potential
14 for water quality impacts associated with sedimentation would be increased
15 under this alternative.

16 5. The No Project Alternative would not implement the County
17 Redevelopment Agency's I-215 Corridor Project Area as effectively as the
18 proposed Project, because approximately 57.2 acres of the site would not be
19 developed and would remain vacant. The Redevelopment Area identifies
20 9,720 acres of property along I-215 as an area targeted for redevelopment
21 and job growth. The No Project Alternative also would not meet the
22 objectives of the Southern California Association of Governments'
23 Comprehensive Plan and Guide and Regional Transportation Plan, which by
24 Policy 3.13 encourages developments in and around activity centers,
25 transportation corridors, infrastructure systems, and areas needing recycling
26 and redevelopment. The Project site is located in a redevelopment area and
27 selection of the No Project Alternative would not be as effective as the
28

1 proposed Project in providing for reuse of a vacant site in an area of the
2 County that has been identified for redevelopment adjacent to a
3 transportation corridor.

- 4 6. The No Project Alternative would meet a majority of the Project's goals and
5 objectives, but to a much lesser degree than the proposed Project. The No
6 Project Alternative would not allow for Business Park land uses to occur on
7 the 57.2 acres of the site that would remain undeveloped under this
8 alternative. General Plan Policies LU 2.1 and LU 3.1 specify that land use
9 development be accommodated in accordance with the patterns and
10 distribution of use and density depicted on the General Plan Land Use Map.
11 Also, Policy LU 6.1 requires land uses to develop in accordance with the
12 General Plan and Area Plans to ensure land use compatibility. The No
13 Project Alternative would retain portions of the site in an undeveloped
14 condition and would not result in development on the site in accordance
15 with the General Plan's Business Park (BP) land use designation.

- 16 7. The No Project Alternative would not be as effective as the proposed
17 Project in meeting the County's land use and economic development
18 objectives. The County's General Plan Land Use Element Policies LU 7.1
19 and LU 7.2 promote a balance of land uses and stable employment uses that
20 enhance fiscal viability. Policy LU 7.12 encourages the maintenance of a
21 balance between jobs and housing within the County and the County's
22 jobs/housing balance is addressed through implementation of the land use
23 designations assigned by the County's General Plan and Area Plan land use
24 maps. The No Project Alternative would not implement the site's Business
25 Park (BP) land use designation on approximately 57.2 acres of the site and,
26 therefore, would not be as effective in meeting the County's objectives to
27 enhance fiscal viability and improve the County's jobs/housing balance.
28

1 8. The No Project Alternative would produce 75 more vehicle trips in
2 passenger car equivalents than would the proposed Project because the
3 existing PM No. 35350 proposes smaller buildings that are associated with a
4 higher trip generation rate as compared to the large buildings proposed by
5 the Project. The increase in traffic associated with this alternative would
6 result in a greater severity of environmental impact associated with
7 operational-related traffic, air quality, and noise. The Project's significant
8 an unavoidable air quality and traffic impacts would be further exasperated
9 by the selection of the No Project Alternative.

10 9. The No Project Alternative would not be economically feasible for the
11 Project applicant because it purchased the 57.2 acres for the development of
12 the Project. If no development occurs on the 57.2 acre portion of the
13 Project site, the Project applicant would earn no return on that investment
14 and the Project site value has dropped since the purchase; thus, the Project
15 applicant would lose any return on its investment for the 57.2 acres. Such a
16 loss is not acceptable for a reasonably prudent developer of an industrial
17 project.

18 C. Reduced Project Alternative

19 1. The Reduced Project Alternative considers the development of the site with
20 the same building configuration as proposed by Plot Plan No. 23332
21 (Option A) and Plot Plan No. 23332 (Option B); however, this alternative
22 would eliminate the mezzanine floor spaces interior to the proposed
23 buildings. The elimination of the mezzanine floor spaces would reduce the
24 maximum building area of the site, thereby reducing the total development
25 intensity as compared to the proposed Project. However, the building
26 development footprint remains the same as the Project. The Reduced
27 Project Alternative would result in a reduction of 370,196 square feet of
28

1 total building area under Plot Plan No. 23332 (Option A) (a 17.5%
2 reduction) and a reduction of 296,669 square feet of total building area
3 under Plot Plan No. 23332 (Option B) (a 14% reduction). Improvements to
4 Nuevo Road, Harvill Avenue, and Webster Avenue would occur as they
5 would under the Project.

- 6 2. For nearby residents, the Reduced Project Alternative would provide fewer
7 job opportunities for nearby residents than the proposed Project due to the
8 proposed reduction in building area. The Riverside County General Plan
9 Program SEIR No. 441 concluded that Riverside County is "rich in housing
10 and poor in jobs." Furthermore, Riverside County General Plan Program
11 SEIR No. 441 states, "this means that residents of Riverside County are
12 traveling to surrounding counties to work which, in turn equates to longer
13 commute times, increase air quality impacts, and a lower quality of life."
14 The Reduced Project Alternative would be less effective at alleviating the
15 jobs/homes balance in the County than development of the Project would.

- 16 3. The Reduced Project Alternative reduces some of the Project's
17 environmental impacts, especially in the areas of air quality and traffic, due
18 to the decreased amount of maximum amount of square footage of building
19 area allowed for development. In that regard, the Reduced Project
20 Alternative would avoid the Project's significant and unmitigated impacts
21 associated with operational-related PM10 emissions and diesel particulate
22 emissions at the maximum point of impact. However, the Reduced Project
23 Alternative does not fully eliminate the Project's direct and cumulative air
24 quality impacts and cumulative impacts to study area intersections and
25 freeway mainlines that cannot be reduced to a level below significance with
26 feasible mitigation. Thus, development of the Reduced Project Alternative
27 would required the same mitigation measures as would the Project and
28

1 would still (1) exceed the CAAQS during grading and construction
2 activities for VOC, NOx, CO and PM 10; (2) exceed the SCAQMD LSTs
3 for PM 2.5 and PM 10; and (3) exceed the CAAQS during long-term
4 operational activities for emissions of VOC, NOx and CO.

5 4. Traffic and circulation impacts associated with this Alternative would be
6 reduced. With the reduction in the number of traffic trips, cumulative
7 impacts associated with the contribution of traffic to impacted study area
8 intersections and freeway mainline segments (which are under the authority
9 of Caltrans) would be less severe, but not eliminated. The contribution of
10 Project traffic to study area intersections would result in near-term
11 significant cumulative impacts that would remain until TUMF or other
12 funding sources identify, fund, and implement improvements to these
13 locations. Finally, no program exists to which Development Impact Fees
14 for freeway impacts may be paid. Until physical improvements planned for
15 I-215 are completed and acceptable levels of service are maintained, the
16 cumulative impact will remain significant.

17 5. The Reduced Project Alternative does not promote an efficient use of land
18 because a substantial portion of the site's development potential would not
19 be realized. The Reduced Project Alternative would be inconsistent with
20 the County's General Plan Land Use Element states that "land must be used
21 wisely and efficiently." Land Use Policy 7.4 also directs the County to
22 reevaluate the appropriateness of employment land use designations that are
23 inefficient; therefore, the development of an inefficient site design as would
24 occur under the Reduced Project Alternative is not appropriate.

25 6. The Reduced Project Alternative would not meet the Project objectives to
26 the same extent as the proposed Project because it would provide for less
27 light industrial and warehouse distribution business center development on
28

1 the site and provide fewer new business and employment opportunities,
2 while not fully eliminating the significant direct and cumulative air quality
3 impacts and cumulative traffic impacts, which are unavoidable impacts of
4 the Project.

5 7. As noted above, the Reduced Project Alternative would result in a reduction
6 of employment opportunities on-site. Thus, the Reduced Project
7 Alternative would not be as effective as the Project in meeting the County's
8 economic development objectives to stimulate industrial/business-type
9 clusters, promote the development of focused employment centers, and
10 enhance the County's fiscal viability (General Plan Land Use Policies LU
11 7.1, LU 7.2, LU 7.3, and LU 7.8).

12 8. The Reduced Project Alternative is not consistent with the General Plan
13 Business Park land use designation that is applicable to the Project site. The
14 Business Park land use designation recommends a FAR range of between
15 .25-.60. The Project FAR range is .23-.69 for Option A and .23-.55 for
16 Option B (total average FAR is .49). The Reduced Project Alternative FAR
17 range is between .12-.49 for Option A and .12-.46 for Option B. Thus the
18 FAR range for the Reduced Project Alternative is not consistent with the
19 Business Park land use designation.

20 8. According to data submitted in to the record by the Project applicant, the
21 Reduced Project Alternative is not economically feasible. Taking current
22 market conditions into consideration, development and operation of the
23 Project is estimated to generate a modest profit of \$112,154 under both
24 Option A and Option B. However, the Reduced Project Alternative is
25 estimated to generate a loss of \$3,118,648 for Option A and a loss of
26 \$2,840,819 for Option B. Further, the net annual rent for the Project is
27 estimated to be \$7,954,154, whereas the net annual rent for the Reduced
28

1 Project Alternative is estimated to be \$6,404,615 for Option A and
2 \$6,673,005 for Option B. According to information from the Project
3 applicant, the loss and the annual rent expectation for the Reduced Project
4 Alternative is below what is acceptable to the Project applicant for funding
5 and project operation. Further, these estimates are also below that which a
6 reasonable prudent developer would expect for development and operation
7 of a similar industrial project.

8 D. Modified Southern Perimeter Design Alternative

- 9 1. Under the Modified Southern Perimeter Alternative, the Project's proposed
10 12-foot noise attenuation wall would be replaced by a landscaped berm with
11 a shorter 6-foot wall placed on top of the berm, along with minor changes to
12 grading details as necessary to accommodate the berm. In addition, the size
13 and configuration of Building 7 would be changed as necessary to
14 accommodate the construction of the landscaped berm. This alternative
15 would reduce the total building area of the site by approximately 4% as
16 compared to the proposed Project; however, the limits of grading
17 considered by this alternative are identical to that of the proposed Project.
18 Improvements to Nuevo Road, Harvill Avenue, and Webster Avenue would
19 occur as they would under the Project.
- 20 2. The Modified Southern Perimeter Design Alternative would provide
21 slightly fewer job opportunities for nearby residents during the operation
22 phase. The Riverside County General Plan Program SEIR No. 441
23 concluded that Riverside County is "rich in housing and poor in jobs."
24 Furthermore, Riverside County General Plan Program SEIR No. 441 states,
25 "this means that residents of Riverside County are traveling to surrounding
26 counties to work which, in turn equates to longer commute times, increase
27 air quality impacts, and a lower quality of life." Further, the Modified
28

1 Southern Perimeter Design would not be as effective as the Project in
2 meeting the County's economic development objectives to stimulate
3 industrial/business-type clusters, promote the development of focused
4 employment centers, and enhance the County's fiscal viability (General
5 Plan Land Use Policies LU 7.1, LU 7.2, LU 7.3, and LU 7.8).

- 6 3. The Modified Southern Perimeter Design Alternative would result in only a
7 slight reduction in the Project's environmental impacts, with slight
8 reductions to air quality and traffic impact due to the decreased amount of
9 maximum amount of square footage of building area allowed for
10 development. However, this Alternative does not eliminate the Project's
11 direct and cumulative air quality impacts and cumulative impacts to study
12 area intersections and freeway mainlines that cannot be reduced to a level
13 below significance with feasible mitigation.
- 14 4. Traffic and circulation impacts associated with this Alternative would be
15 slightly reduced. Even with the reduction in the number of traffic trips,
16 cumulative impacts associated with the contribution of traffic to impacted
17 study area intersections and freeway mainline segments (which are under
18 the authority of Caltrans) would remain significant and not mitigated. The
19 contribution of Project traffic to study area intersections would result in
20 near-term significant cumulative impacts that would remain until TUMF or
21 other funding sources identify, fund, and implement improvements to these
22 locations. Finally, no program exists to which Development Impact Fees
23 for freeway impacts may be paid. Until physical improvements planned for
24 I-215 are completed and acceptable levels of service are maintained, the
25 cumulative impact will remain significant.
- 26 6. The Modified Southern Perimeter Design Alternative would meet most of
27 the Project objectives to a slightly lesser degree as the proposed Project
28

1 because it would provide for slightly less light industrial and warehouse
2 distribution business center development on the site and provide slightly
3 fewer new business and employment opportunities, while not eliminating
4 the significant direct and cumulative air quality impacts and cumulative
5 traffic impacts, which are unavoidable impacts of the Project.
6

7 E. Alternative Sites

- 8 1. CEQA Guidelines Section 15126.6(f)(2) requires that an SEIR identify
9 alternatives to the project, but does not expressly require that it discuss
10 alternative locations for the Project.
- 11 2. The Project's light industrial and warehouse distribution business center
12 land use is consistent with the Business Park (BP) land use designation
13 assigned to the property by the Mead Valley Area Plan. The property is
14 generally flat and is highly disturbed due to past agriculture uses. The
15 vegetation on the site consists of non-native and invasive plant species. The
16 site is not located within an MSHCP Criteria Area and does not contain
17 state or federally-listed plant or wildlife species; therefore impacts to
18 biological resources is limited.
- 19 3. Few other properties in Western Riverside County would offer less
20 developmental and environmental constraints, or fewer environmental
21 impacts than the Project site.
- 22 4. Development in an alternate location in Western Riverside County would
23 also result in freeway mainline impacts and long-term cumulative air
24 quality impacts. Therefore, there is no environmental benefit to considering
25 development of the Project at an alternate location. Further, the Project
26 applicant does not own or control any other possible sites for the Project
27 within the County of Riverside that would satisfy the Project objectives.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has balanced the benefits of
2 the Project against the unavoidable adverse environmental effects thereof, and has determined that the
3 following benefits outweigh and render acceptable those environmental effects pursuant to Public
4 Resources Code section 21081(b). Accordingly, the Board of Supervisors hereby adopts and certifies the
5 following Statement of Overriding Considerations for the proposed Project:

6 A. The Project provides development on the site that is consistent with the Mead Valley Area
7 Plan's land use designation of Business Park (BP) (recommended 0.25-0.60 Floor Area
8 Ratio range).

9 B. The Project proposes to develop nine (9) parcels with approximately 2,124,774 square feet
10 of light industrial and distribution warehouse business park development, which would
11 have the potential to foster economic growth in the surrounding area. Two versions of PP
12 No. 23332 have been submitted by the Project Applicant for County review. Option A
13 proposes the development of eight light industrial and warehouse distribution business
14 center buildings on eight of the parcels, while Option B proposes to develop six buildings
15 on eight of the parcels; total building area would remain the same under either Option.

16 Business development is identified as a critical factor in improving air quality and reducing
17 traffic congestion. Increasing employment opportunities within the County will allow
18 residents to obtain jobs locally and reduce commute times. "The objective of the jobs-to-
19 housing ratio concept is to reduce Vehicle Miles Traveled (VMT) by locating jobs and
20 housing closer together," according to the Riverside County General Plan (page AQ-19).
21 In this context, the Project assists the County in achieving its air quality goals by providing
22 business and employment opportunities. The Project would create temporary construction
23 jobs during the construction phase and has the potential to create up to 1,000 permanent
24 jobs during the operation of the Project.

25 C. The Project will attract new businesses that can provide jobs in Western Riverside County
26 to assist in providing a better jobs/housing balance and reduce the need for the local
27 workforce to commute to adjacent counties.
28

- 1 D. The Project will provide an employment area near the I-215 corridor, where multiple
2 transportation modes converge.
- 3 E. The Project provides public roadway improvements on and adjacent to the site to facilitate
4 safe vehicular travel to, from, and within the site.
- 5 F. The Project will assist in implementing the County Redevelopment Agency's I-215
6 Corridor Project Area, which was formed to encourage redevelopment and economic
7 growth in the I-215 corridor area.
- 8 G. The Project will make monetary contributions to Riverside County's Transportation
9 Uniform Mitigation Fee (TUMF) to assist in the construction of regional transportation
10 improvements.
- 11 H. The Project will make monetary contributions to the Western Riverside County MSHCP to
12 assist in property acquisition and maintenance of habitat core and linkage areas.
- 13 I. The Project will incorporate multiple design features to reduce operational energy
14 consumption.
- 15 J. The Project will qualify for a Leadership in Energy and Environmental Design (LEED)
16 Silver certification, using LEED Version 2.0 for "Core and Shell."
- 17 K. The Project will provide construction of a segment of a County-planned community trail
18 along the southern boundary of the site paralleling Nuevo Road.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
20 (Section 15126 (g)) require an SEIR to discuss how a proposed project could directly or indirectly lead to
21 economic, population, or housing growth. A Project may be growth-inducing if it removes obstacles to
22 growth, taxes community service facilities or encourages other activities which cause significant
23 environmental effects. The discussion is as follows:

24 A. Economic, Population, or Housing Growth

25 The proposed Project would accommodate approximately 2,124,774 square feet of
26 light industrial and distribution warehouse business center development that would
27 have the potential to foster economic growth in the surrounding environment.
28

1 Development of the Project would occur consistent with planned growth identified
2 in the Riverside County General Plan, the Mead Valley Area Plan, and the
3 Southern California Association of Governments (SCAG) Regional Comprehensive
4 Plan. An extensive analysis of the balance of jobs and housing was conducted as
5 part of the Housing Element of the County's General Plan. Because the Project
6 would be consistent with the General Plan Land Use Plan and the land use
7 designations assigned to the property by the Mead Valley Area Plan,
8 implementation of the Project would be consistent with growth forecasts and would
9 not create an imbalance between jobs and housing in the Project vicinity. The
10 Project site is currently undeveloped and vacant except for three occupied
11 residential homes, fences, tree stumps, and 10 to 15 small trees. Areas surrounding
12 the Project site contain a mixture of residential, light industrial, agriculture, vacant
13 lands, and open space. Development is occurring in accordance with the Mead
14 Valley Area Plan and in a phased manner with a logical extension of utility and
15 infrastructure improvements. Implementation of the Project would not stimulate
16 growth in the area beyond that anticipated by the General Plan and the Mead Valley
17 Area Plan.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project will implement
19 applicable elements of the Riverside County General Plan as follows:

20 A. Land Use Element

21 Development of the site with light industrial and warehouse distribution business
22 center land uses is permitted by the Riverside County's "Business Park (BP)" land
23 use designation. The Project is therefore consistent with the Land Use Element in
24 that the property would be developed in accordance with the Community
25 Development Foundation Component land use designations applied to the site by
26 the General Plan, and in accordance with the Business Park (BP) (0.25-0.60 Floor
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28

Area Ratio) land use designations applied to the site by the Mead Valley Area Plan.

B. Circulation Element

As part of the proposed Project, construction of improvements to Harvill Avenue, Nuevo Road, and Webster Avenue would provide consistency with the designations assigned to these roadways by the County General Plan Circulation Plan. The Project's technical traffic report concludes that implementation of the Project, in conjunction with planned improvements, would not degrade the level of service of any existing or intersection below an acceptable level; however, the contribution of traffic to freeway mainlines and to nine (9) study area intersections would be significant and unavoidable. Mitigation is not available for the Project's impacts to freeway mainlines because no program exists to which Development Impact Fees for freeway impacts may be paid. For eight of the cumulatively impacted intersections, impacts would remain significant in the near-term until TUMF or other funding sources identify and fund necessary improvements to these intersections. The Project is consistent with the General Plan Land Use Plan, and is thereby consistent with the traffic volumes envisioned by the General Plan Land use Plan. All required improvements that are directly attributable to the Project would be constructed as part of the proposed Project and fair share costs would be contributed for improvements to affected off-site roadways through payment of the Transportation Uniform Mitigation Fees (TUMF) and Development Impact Fees (DIF).

The General Plan identifies a Community Trail adjacent to Nuevo Road and Webster Avenue. The Project includes the construction of a 12-foot trail (within a 14-foot easement) along the Project's frontage with Nuevo Road, in compliance with the General Plan. Because the trail along Webster Avenue is planned for the

1 western side of the roadway, opposite the Project site, it is not required to be built
2 as part of the Project.

3 C. Multipurpose Open Space Element

4 The Project site is not identified for open space preservation by the General Plan or
5 the MSHCP. The General Plan designates the site as a Community Development
6 area for Business Park (BP) (0.25-0.60 Floor Area Ratio) uses. Vegetation on the
7 Project site is highly disturbed due to past residential development on the western
8 portion of the site and ongoing routine maintenance of fallow fields on the eastern
9 portion of the site. No state or federally listed plant or wildlife species exist on the
10 site. The State Farmland Mapping and Monitoring Program (FMMP) identifies the
11 site as containing Farmland of Local Importance, which is not a farmland
12 designation of concern for conversion to a non-agricultural land use. The site has
13 been completely disturbed by past development and ongoing maintenance of
14 fallow fields on-site and, as such, is not environmentally sensitive. No known
15 sensitive archaeological or paleontological resources are present; however, the
16 Project is preserving a portion of one archaeological site. The potential exists for
17 the discovery of archaeological or paleontological resources during grading and
18 construction and mitigation measures are presented in SEIR No. 507, Section 4.6
19 to reduce impacts to below a level of significance. Additionally, the Project site is
20 not located within or adjacent to any identified scenic corridors nor is it mapped
21 within a valuable mineral resource area.

22 D. Safety Element

23 Any structures designated for development would be constructed in accordance
24 with the California Building Code (CBC) and any site-specific conditions imposed
25 by the County Geologist; thus insuring geologic safety. The Project site is not
26 located within a blowsand area, is not located within a dam inundation area, and
27 would not conflict with any disaster preparedness plan. Compliance with the
28

1 requirements of the Riverside County Fire Department, and the required payment
2 of mitigation fees pursuant to Ordinance 659.6 would insure fire safety. Lastly, the
3 Project does not include the use of or creation of hazardous materials with the
4 exception of building materials and products that are not hazardous in small
5 concentrations. SEIR No. 507, Section 4.8 addresses remediation of potential
6 hazardous wastes present on the site.

7 E. Noise Element

8 As indicated in Section 4.10 of SEIR No. 507, noise impacts are anticipated during
9 construction and long-term on-site operations. SEIR No. 507, Section 4.10
10 provides mitigation measures to ensure that noise created during Project
11 construction and/or long-term operation is mitigated to below acceptable levels.
12 With application of the required mitigation measures, the Project would be
13 consistent with the General Plan Noise Element.

14 F. Housing Element

15 The General Plan Land Use designation for the Project site is Business Park (BP)
16 (0.25-0.60 Floor Area Ratio). The proposed Project is consistent with the land use
17 designations. Although the Project site currently includes three occupied
18 residential homes, of which two would be removed during construction of the
19 Project, the removal of these homes would not create the need to build substantial
20 amounts of replacement housing, as there is sufficient housing stock available in
21 western Riverside County. In addition, the Project does not propose housing.
22 Therefore, the no conflict with the Housing Element would occur with
23 implementation of the Project. The Project also would not disrupt or divide any
24 established community because the site is planned to be developed in accord with
25 the land use designations assigned to the site by the General Plan.

26 G. Air Quality Element
27
28

1 As disclosed in Section 4.4 of SEIR No. 507, the Project Applicant would be
2 required to implement mitigation measures intended to reduce direct air quality
3 impacts to the greatest feasible extent. Implementation of the mitigation measures
4 would ensure consistency with the Air Quality Element. Not unlike other
5 development Projects in Riverside County, and as disclosed in the SEIR prepared
6 for the County General Plan (SCH No. 2002051143), direct and cumulative air
7 quality impacts would remain significant and unmitigable. Although the Project's
8 contribution to air quality impacts is cumulatively significant, the mitigation
9 measures presented in Section 4.4 of SEIR No. 507 would reduce those impacts to
10 the greatest extent possible, in conformance with SCAQMD, EPA, and CARB
11 requirements.

12 H. Administration Element

13 The Administration Element contains information regarding the structure of the
14 General Plan as well as general planning principles and a statement regarding the
15 vision for Riverside County. No policy directives are included in this Element.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project is in conformance
17 with the conservation requirements of the Western Riverside County Multiple-Species Conservation Plan
18 (MSHCP) in that:

- 19 A. The Project site is not located within the MSHCP Criteria Area and as such is not
20 designated for open space conservation by the MSHCP. Thus, the Project would
21 not conflict with Reserve Assembly, because the Project site is not identified for
22 conservation.
- 23 B. Pursuant to Section 6.1.2 of the MSHCP, an assessment of potentially significant
24 effects on Riparian/Riverine Areas and Vernal Pools, which includes identification
25 and mapping of such areas located on the Project site, is required if such resources
26 are identified on the Project site. The property does not support federal or state
27
28

jurisdictional waters, including vernal pools and wetlands. Therefore, impacts to jurisdictional drainages would not occur with implementation of the Project.

C. Pursuant to Section 6.1.3 of the MSHCP, habitat assessments and/or focused surveys for certain Narrow Endemic plant species are required for properties within mapped survey areas. Narrow endemic species surveys were conducted between May 30, 2008 and June 30, 2008 and did not result in the identification of any Narrow Endemic plant species. Because of the heavily disturbed nature of the site, and the absence of sensitive plant species, the potential for narrow endemic species to occur is very low and impacts are less than significant.

D. Pursuant to Section 6.1.4 of the MSHCP, projects in close proximity to the MSHCP Conservation Area are required to incorporate mechanisms to address indirect effects to the MSHCP Conservation Area. The Project site is not located adjacent to the MSHCP Criteria Area or any MSHCP Preserve; the nearest MSHCP Criteria Area is located approximately 0.5 mile to the north and west of the northern Project boundary. Thus, the Project has no potential to result in secondary edge effect impacts on the MSHCP Preserve.

E. Pursuant to Section 6.3.2 of the MSHCP, habitat assessments and/or focused surveys for certain additional plant and animal species are required for properties within mapped survey areas. The MSHCP identifies wildlife species survey requirements on the site for burrowing owl. Focused Surveys for the burrowing owl were conducted in 2004 and 2008 and the results were negative. With implementation of the mitigation measures contained in Section 4.5 of SEIR No. 507, potential impacts to this species would be reduced to a level below significance.

F. Pursuant to Section 6.4 of the MSHCP, fuel management is required to be considered. No fuel management is required for the Project; regardless, because

1 the Project site is not located adjacent to the MSHCP Conservation Area, impacts
2 of fuel management would not affect the Conservation Area.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside that it
4 has reviewed and considered SEIR No. 507 in evaluating the Project, that SEIR No. 507 is an accurate
5 and objective statement that complies with the California Environmental Quality Act and reflects the
6 County's independent judgment, and that SEIR No. 507 is incorporated herein by this reference.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** SEIR No. 507
8 and **ADOPTS** the Mitigation Monitoring Plan specified therein.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Parcel Map No.
10 33530R1, on file with the Clerk of the Board, including the final conditions of approval and exhibits, are
11 hereby approved for the real property described and shown on the map, and said real property shall be
12 developed substantially in accordance with Tentative Parcel Map No. 33530R1, unless the map is
13 amended by the Board.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Tentative Parcel Map No.
15 33530R1 is consistent with the County of Riverside General Plan as adopted by the Riverside County
16 Board of Supervisors on October 7, 2003.

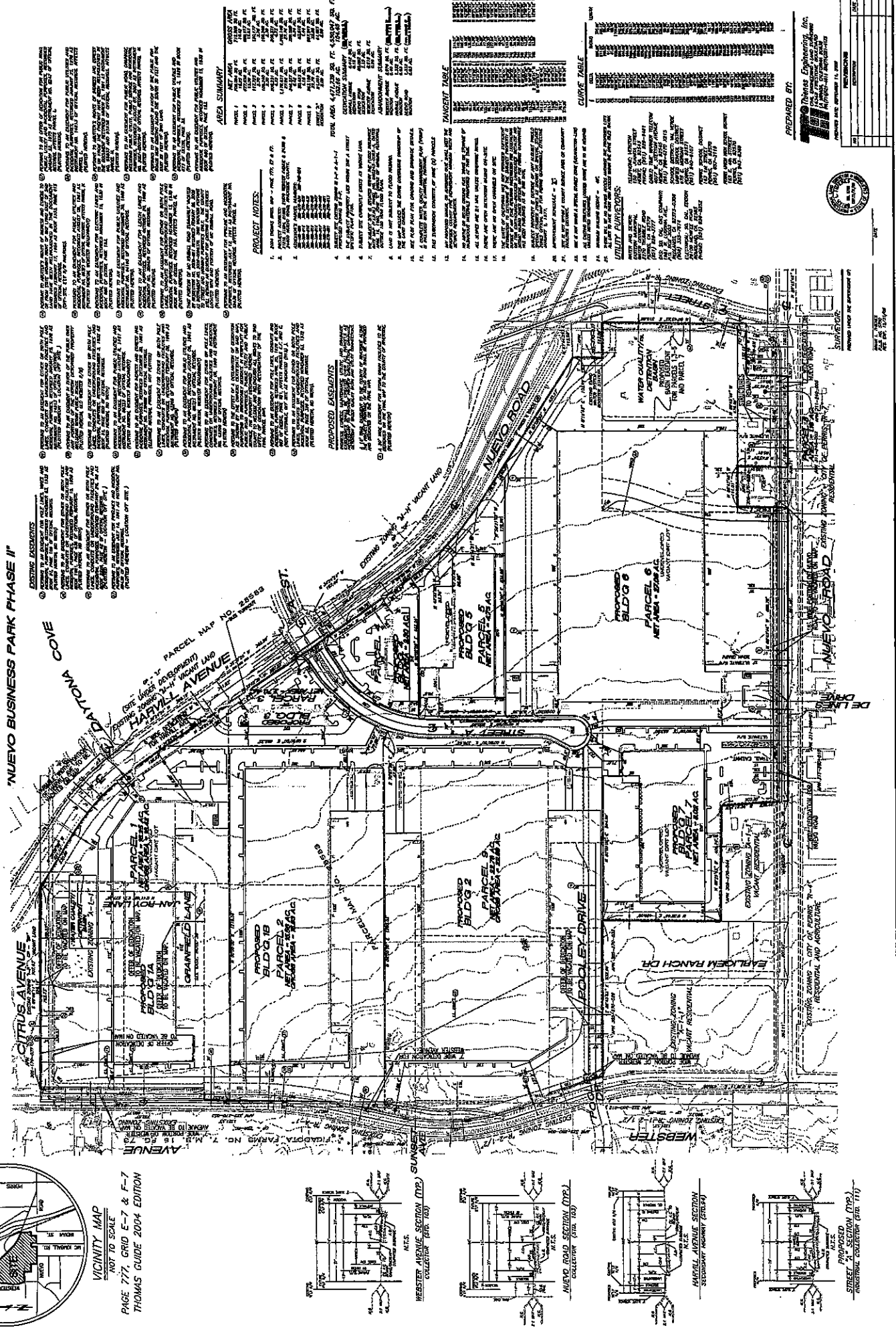
17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of the Project shall
18 placed on file in the Clerk of the Board, in the Office of the Planning Director, and in the Office of the
19 Building and Safety Director, and that no applications for other development approvals shall be accepted
20 for real property described and shown in the Project, unless such applications are substantially in
21 accordance herewith.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
23 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
24 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.
25

APPLICANT
TRUCO MARTEL INC. LLC
 11111 MARTEL BLVD.
 SUITE 200
 FORT WORTH, TEXAS 76137
 PHONE (817) 408-1370
 FAX (817) 408-1371

TENTATIVE PARCELS
 IN THE UNINCORPORATED TERRITORY OF THE
 STATE OF TEXAS
 SEC. 10, T4S, R10W, S8E4
 SEC. 24, T4S, R10W, S8E4

AP NO. 33530R1
 PREPARED BY
THOMAS ENGINEERING, INC.
 11111 MARTEL BLVD.
 SUITE 200
 FORT WORTH, TEXAS 76137
 PHONE (817) 408-1370
 FAX (817) 408-1371



EXISTING EASEMENTS

1. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG EAST SIDE OF CITRUS AVENUE.
2. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG WEST SIDE OF CITRUS AVENUE.
3. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG NORTH SIDE OF HAPVILLE AVENUE.
4. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG SOUTH SIDE OF HAPVILLE AVENUE.
5. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG EAST SIDE OF NUEVO ROAD.
6. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG WEST SIDE OF NUEVO ROAD.
7. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG NORTH SIDE OF POOLEY DRIVE.
8. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG SOUTH SIDE OF POOLEY DRIVE.
9. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG EAST SIDE OF WEBSTER AVENUE.
10. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG WEST SIDE OF WEBSTER AVENUE.
11. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG NORTH SIDE OF DE LUCA DRIVE.
12. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG SOUTH SIDE OF DE LUCA DRIVE.

PROPOSED EASEMENTS

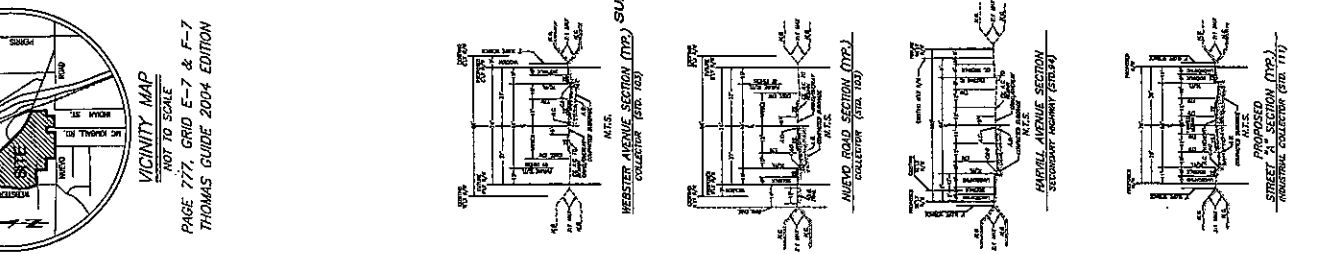
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AREA SUMMARY

AREA	AREA NO.	AREA DESCRIPTION	AREA AREA (SQ. FT.)	AREA PERCENT (%)
AREA 1	1	PROPOSED BLDG 1	10,000	10.0
AREA 2	2	PROPOSED BLDG 2	10,000	10.0
AREA 3	3	PROPOSED BLDG 3	10,000	10.0
AREA 4	4	PROPOSED BLDG 4	10,000	10.0
AREA 5	5	PROPOSED BLDG 5	10,000	10.0
AREA 6	6	PROPOSED BLDG 6	10,000	10.0
AREA 7	7	PROPOSED BLDG 7	10,000	10.0
AREA 8	8	PROPOSED BLDG 8	10,000	10.0
AREA 9	9	PROPOSED BLDG 9	10,000	10.0
AREA 10	10	PROPOSED BLDG 10	10,000	10.0
AREA 11	11	PROPOSED BLDG 11	10,000	10.0
AREA 12	12	PROPOSED BLDG 12	10,000	10.0
AREA 13	13	PROPOSED BLDG 13	10,000	10.0
AREA 14	14	PROPOSED BLDG 14	10,000	10.0
AREA 15	15	PROPOSED BLDG 15	10,000	10.0
AREA 16	16	PROPOSED BLDG 16	10,000	10.0
AREA 17	17	PROPOSED BLDG 17	10,000	10.0
AREA 18	18	PROPOSED BLDG 18	10,000	10.0
AREA 19	19	PROPOSED BLDG 19	10,000	10.0
AREA 20	20	PROPOSED BLDG 20	10,000	10.0
AREA 21	21	PROPOSED BLDG 21	10,000	10.0
AREA 22	22	PROPOSED BLDG 22	10,000	10.0
AREA 23	23	PROPOSED BLDG 23	10,000	10.0
AREA 24	24	PROPOSED BLDG 24	10,000	10.0
AREA 25	25	PROPOSED BLDG 25	10,000	10.0
AREA 26	26	PROPOSED BLDG 26	10,000	10.0
AREA 27	27	PROPOSED BLDG 27	10,000	10.0
AREA 28	28	PROPOSED BLDG 28	10,000	10.0
AREA 29	29	PROPOSED BLDG 29	10,000	10.0
AREA 30	30	PROPOSED BLDG 30	10,000	10.0
AREA 31	31	PROPOSED BLDG 31	10,000	10.0
AREA 32	32	PROPOSED BLDG 32	10,000	10.0
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AREA 37	37	PROPOSED BLDG 37	10,000	10.0
AREA 38	38	PROPOSED BLDG 38	10,000	10.0
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AREA 41	41	PROPOSED BLDG 41	10,000	10.0
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AREA 87	87	PROPOSED BLDG 87	10,000	10.0
AREA 88	88	PROPOSED BLDG 88	10,000	10.0
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AREA 91	91	PROPOSED BLDG 91	10,000	10.0
AREA 92	92	PROPOSED BLDG 92	10,000	10.0
AREA 93	93	PROPOSED BLDG 93	10,000	10.0
AREA 94	94	PROPOSED BLDG 94	10,000	10.0
AREA 95	95	PROPOSED BLDG 95	10,000	10.0
AREA 96	96	PROPOSED BLDG 96	10,000	10.0
AREA 97	97	PROPOSED BLDG 97	10,000	10.0
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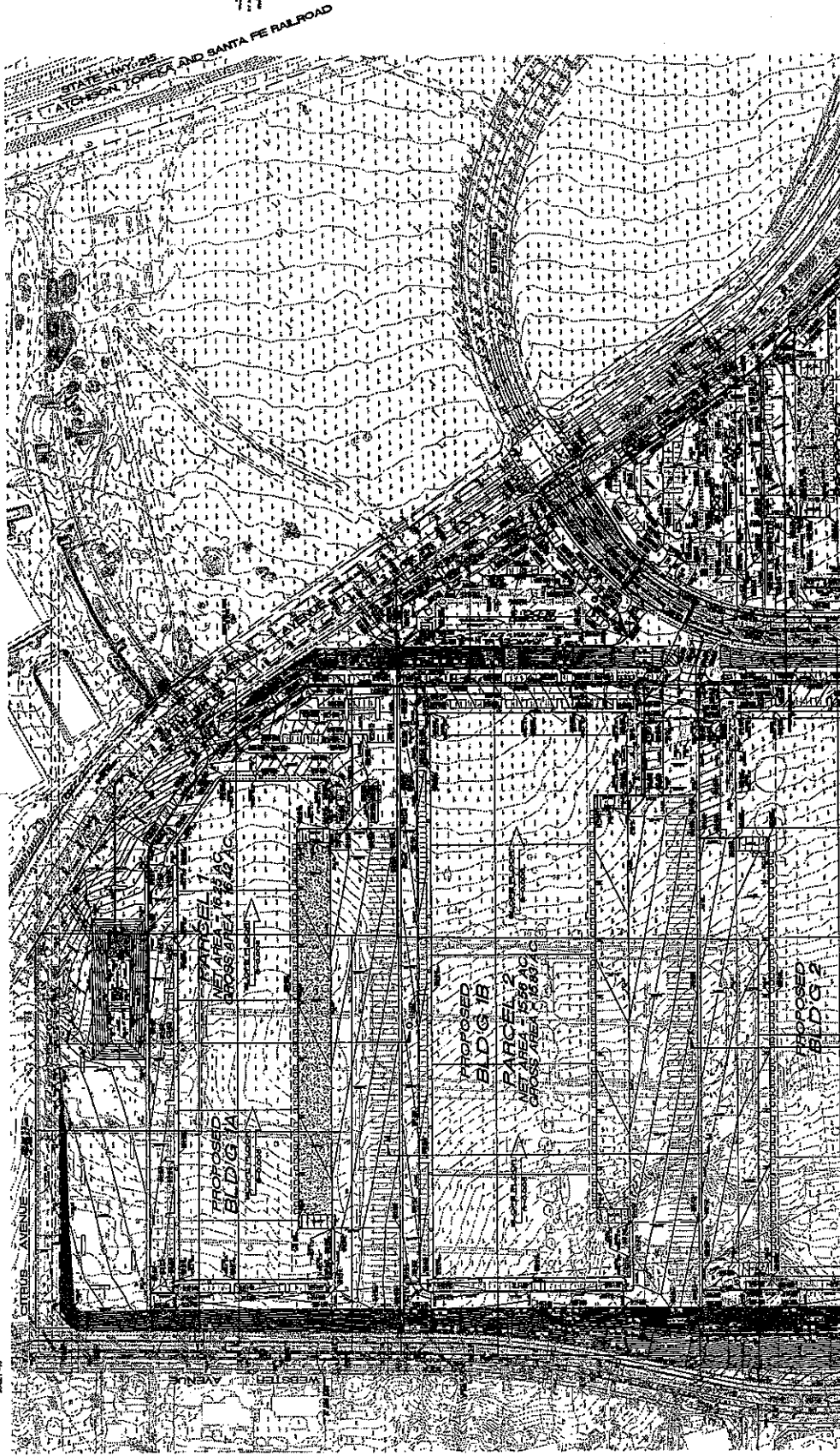
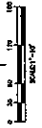
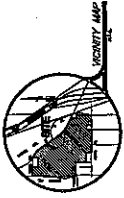
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5. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG EAST SIDE OF NUEVO ROAD.
6. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG WEST SIDE OF NUEVO ROAD.
7. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG NORTH SIDE OF POOLEY DRIVE.
8. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG SOUTH SIDE OF POOLEY DRIVE.
9. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG EAST SIDE OF WEBSTER AVENUE.
10. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG WEST SIDE OF WEBSTER AVENUE.
11. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG NORTH SIDE OF DE LUCA DRIVE.
12. EASEMENT FOR 10' WIDE SIDEWALK AND 10' WIDE BIKEWAY ALONG SOUTH SIDE OF DE LUCA DRIVE.

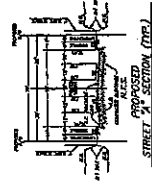
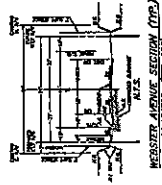
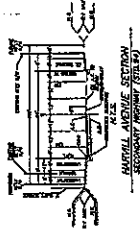


PREPARED BY
THOMAS ENGINEERING, INC.
 11111 MARTEL BLVD.
 SUITE 200
 FORT WORTH, TEXAS 76137
 PHONE (817) 408-1370
 FAX (817) 408-1371

CONCEPTUAL GRADING PLAN NUEVO BUSINESS PARK—PHASE II RIVERSIDE COUNTY



MATCHLINE SEE SHEET 2



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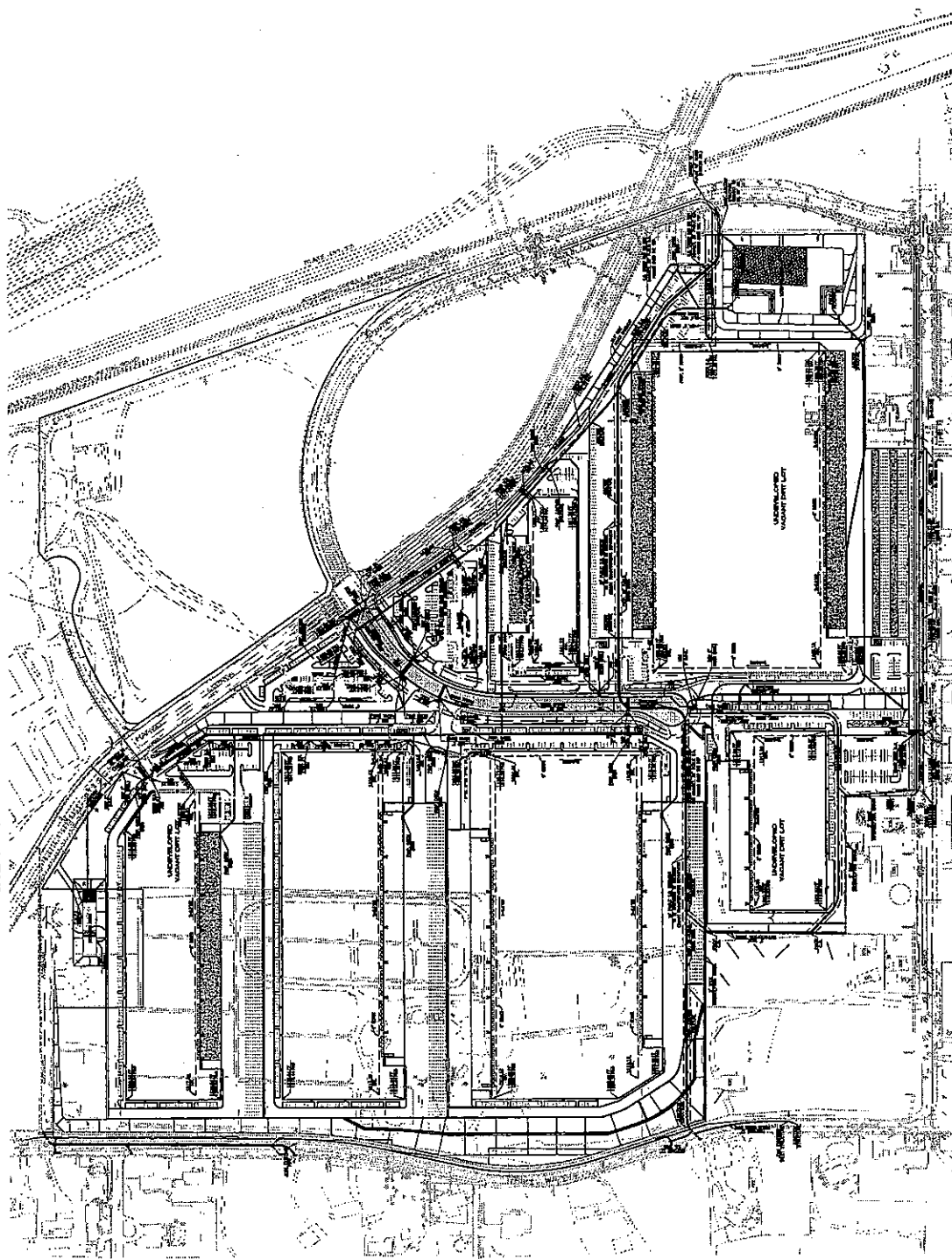
ENGINEER:
 T. J. Jones Engineering, Inc.
 1111 N. Main Street, Suite 200
 San Marcos, CA 92069
 Phone: (760) 434-1100
 Fax: (760) 434-1101

OWNER/DEVELOPER:
 FRY CAL HARVEY ROAD, LLC
 1111 N. Main Street, Suite 200
 San Marcos, CA 92069
 Phone: (760) 434-1100
 Fax: (760) 434-1101

COUNTY OF RIVERSIDE
 CONCEPTUAL GRADING PLAN
 PLOT PLAN NO. 23332
 TENT. P.H. NO. 355500A1
 F.H. NO. 2008-07
 NUEVO BUSINESS PARK PHASE II

SHEET
 1
 OF
 4

CONCEPTUAL UTILITY PLAN
 NUEVO BUSINESS CENTER
 RIVERSIDE COUNTY



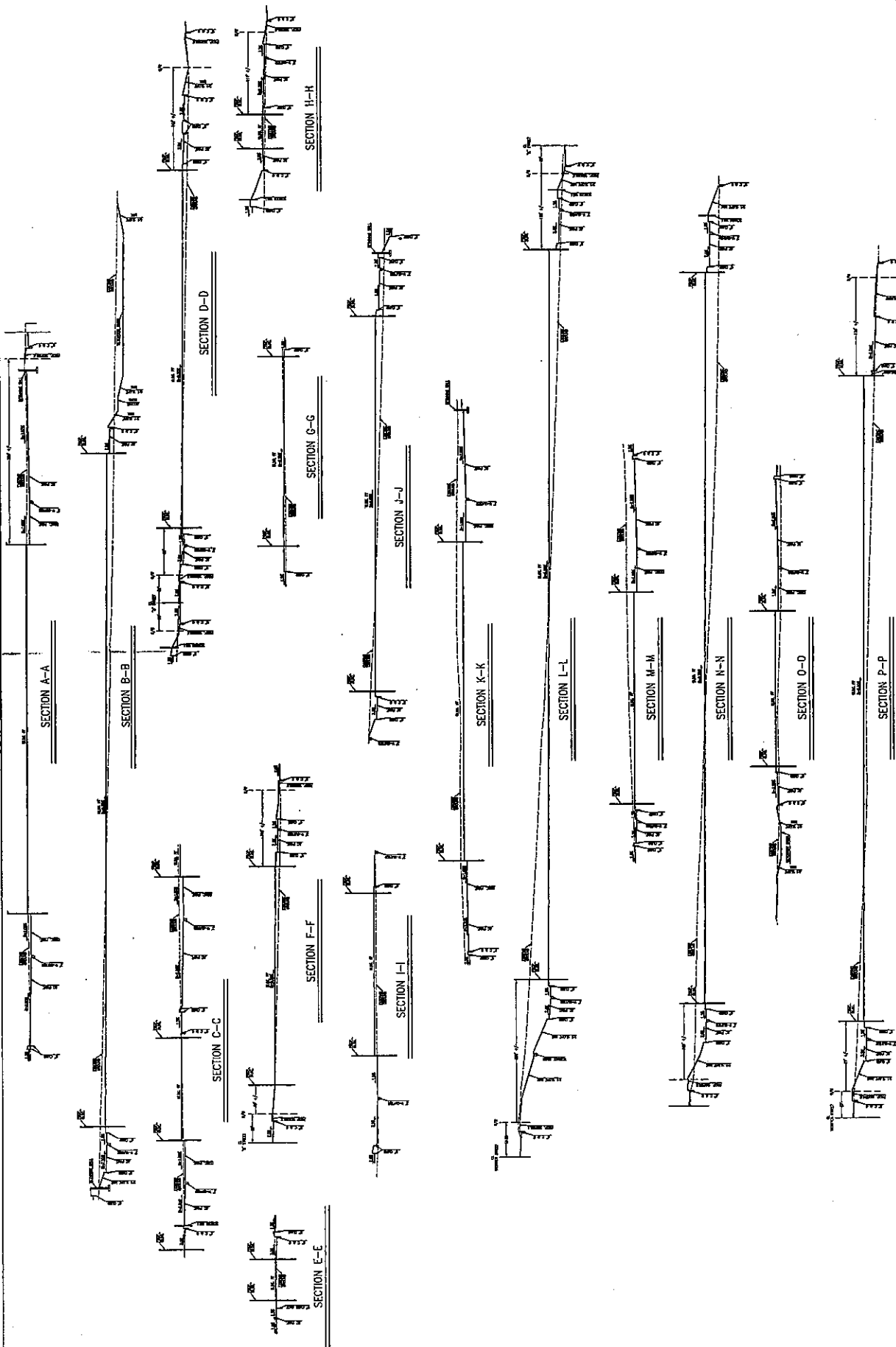
COUNTY OF RIVERSIDE
 CONCEPTUAL UTILITY PLAN
 NUEVO BUSINESS PARK
 RIVERSIDE COUNTY

OWNER/DEVELOPER:
 FIRST INDUSTRIAL REALTY TRUST
 114 PACIFIC COAST, SUITE 200
 PASADENA, CA 91101
 PHONE: (818) 448-1970
 FAX: (818) 448-1971

ENGINEER:
 J. J. Hines Engineering, Inc.
 114 PACIFIC COAST, SUITE 200
 PASADENA, CA 91101
 PHONE: (818) 448-1970
 FAX: (818) 448-1971

SCALE: 1" = 100'
 NORTH

SHEET
 3
 OF 4



COUNTY OF RIVERSIDE CONCEPTUAL GRADING PLAN PLOT PLAN NO. 233382 TENT. P.H. NO. 33530R1 FTA NO. 2008-07 NUEVO BUSINESS PARK PHASE II		SHEET 4 OF 4
ENGINEER: Thames Engineering, Inc. 11400 Wilshire Blvd., Suite 200 Los Angeles, CA 90025 Phone: (310) 441-1770 Fax: (310) 441-1771	OWNER/DEVELOPER: FR/ CAL AVENUE ROAD, LLC 11400 Wilshire Blvd., Suite 200 Los Angeles, CA 90025 Phone: (310) 441-1770 Fax: (310) 441-1771	DATE: 06-15-2008 BY: [Signature] CHECKED: [Signature]

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33530R1

Parcel: 305-180-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Commercial Parcel Map No. 33530R1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Commercial Parcel Map No. 33530R1 Amended No. 3, Option A, dated 9/23/09.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is to subdivide 104.45 acres into nine (9) parcels with lots ranging from 1.16 acres to 27.06 acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER RECOMMND

All parcels under Parcel Map#33530 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER (cont.) RECOMMND

lot are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 GENERAL COMMENTS-POOLS / SPAS RECOMMND

All proposed public pools and spas are subject to the review and approval of the Department of Environmental Health (DEH), District Environmental Services (DES) Division to ensure compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code. Please contact DEH at (951) 358-5172 for further information.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 04/08/09 RECOMMND

Parcel Map No. 33530 proposes a Schedule E subdivision of 104.45 gross acres into eight (8) parcels ranging in size

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 04/08/09 (cont.)

RECOMMND

from 1.44 acres to 51.11 acres and one (1) remainder parcel. The site is located in the Perris Valley area, north of Nuevo Road, south of Citrus Avenue, east of Webster Avenue, and west of Harvill Avenue. The site is located in the Perris Valley area, north of Nuevo Road, south of Citrus Avenue, east of Webster Avenue, and west of Harvill Avenue. The associate Plot Plan No. 23332 presents two (2) options. Option A proposes to develop eight (8) distribution warehouse buildings ranging in size from 39,000 to 499,913 square feet. Option B proposes to develop seven (7) distribution warehouse buildings ranging in size from 39,000 to 1,267,705 square feet on 103.01 gross acres. Plot Plan No. 23332, which is a proposal to construct an industrial park, is being processed concurrently with this project.

Our review indicates that the site is subject to tributary offsite stormwater runoff from the hills to the west. There are several Perris Valley Master Drainage Plan (MDP) facilities proposed to collect all the tributary offsite and onsite stormwater flows from this area and convey them to the District owned and maintained Perris Valley MDP Line J facility immediately downstream of the Interstate 215 Freeway. The Perris Valley MDP proposes Laterals J-7 and J-8 to collect stormwater runoff from the hills to the west of the site and convey the flows to the existing portion of Lateral J-9, which is also a District owned and maintained facility and located just upstream of Line J. Line J facility provides an adequate outlet for the drainage system, therefore mitigation for the incremental increased runoff will not be required. Portions of Laterals J-7 and J-9 have been constructed by another development to the northeast (Plot Plan 20103) with an alternate alignment than of that shown in the original MDP. This MDP revision/realignment was approved on February 13, 2007 and the new alignment has Lateral J-7 connecting to Lateral J-9 near the eastern terminus of Citrus Avenue. The plans for this alternate alignment have been approved and the construction is complete. The complete construction of Laterals J-7 and J-8 would provide this site with flood protection from the tributary offsite stormwater runoff from the north and the west. A proposed development (Parcel Map 34491) on the northeast corner of Citrus Avenue and Webster Avenue currently has improvement plans in plan check for the portion of Lateral J-7 from the intersection of Webster and Citrus Avenues to the downstream existing

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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 04/08/09 (cont.) (cont.) RECOMMND

portion in Harvill Avenue.

A portion of Lateral J-7 is already in place. Lateral J-7 shall be constructed from the western boundary of the site, including the portion south of the intersection of Webster Avenue and Citrus Avenue, to the existing portion of Lateral J-9 to provide the site with flood protection and an adequate outlet. Additionally, Lateral J-8 shall be constructed from the western boundary of this site to the existing portion of Lateral J-9. A catch basin shall be constructed at the sump within Harvill/Nuevo Road as well to alleviate runoff from ponding along Harvill Road. In order to protect public health and safety, these drainage facilities shall require public maintenance and shall be designed to District standards with particular attention to vehicular maintenance access at inlet and outlet works.

Exhibits and a preliminary project specific Water Quality Management Plan (WQMP) were received March 25, 2009. The submittals include information for both Options A and B. For both options, the WQMP indicates the use of two sand filter detention basins and inlet filters to mitigate the water quality impacts that the development of this site would generate prior to discharging the onsite runoff into the proposed public storm drain system. For both options, the sand filter basins are located along north and southeast portion of the site. For Option A, the upper north portion of the site drains to the northern basin and remaining site drains to the southeastern basin. For Option B, approximately the west quarter of the site drains to the northern basin with the remaining site draining to the southeastern basin. The northern basin varies in size dependent on the associated drainage area between the two options. However, the southern basin remains the same size for both options.

It should be noted that the site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 04/08/09 (cont.) (cont.) RECOMMND

or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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

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

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

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

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

10.FLOOD RI. 18 MAP CONSTRUCT MDP LAT. J-7 RECOMMND

Unless constructed by another development this project shall construct Perris MDP Lateral J-7 from Harvill Road to Lateral J-9, including the portion south of the intersection of Webster Avenue and Citrus Avenue.

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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP CONSTRUCT MDP LAT. J-8

RECOMMND

Lateral J-8 shall be constructed from the western boundary of this site to J-9.

10.FLOOD RI. 20 MAP CONSTRUCT CATCHBASIN

RECOMMND

A catch basin shall be constructed at the sump within Harvill/Nuevo Road to alleviate runoff from ponding along Harvill Road.

10.FLOOD RI. 21 MAP CONSTRN OF WQ FEATURES

RECOMMND

If the site is developed in phases, the first phase of the development must construct all the water quality mitigation features for the entire site unless otherwise approved by the District.

10.FLOOD RI. 22 MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.FLOOD RI. 22 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 23 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 5 MAP - 90 DAYS TO PROTEST RECOMMND

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.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

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PARCEL MAP Parcel Map #: PM33530R1

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - FEES FOR REVIEW

RECOMMND

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.

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

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.

10.PLANNING. 10 MAP - FINAL MAP PREPARER

RECOMMND

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

10.PLANNING. 11 MAP - ORD 810 OPEN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance. The fee shall be paid for each commercial/industrial parcel to be constructed within this land division. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each commercial/industrial parcel to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Setion for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 17 MAP - GEO02066

RECOMMND

County Geologic Report (GEO) No. 2066, submitted for this project (PP23332, PM33530R1 & Fast Track 2008-07) was prepared by Southern California Geotechnical (SCG) and is comprised of the following documents:

"Supplementary Geotechnical Investigation, Proposed Commercial/Industrial Center, Nuevo Business Park - Phase II (Dodson/Newton Parcels), NWC Nuevo Road at Interstate 215, Perris Area, Riverside County, California", dated July 7, 2008, Proposal No.: 07G113-11.

"Geotechnical Investigation and Liquefaction Evaluation, Proposed Commercial/Industrial Center, Nuevo Road at Interstate 215, Perris Area, Riverside County, California", dated February 28, 2007, Project No.: 07G113-1.

"Supplementary Geotechnical Investigation, Proposed

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10. PLANNING. 17 MAP - GEO02066 (cont.)

RECOMMND

Commercial/Industrial Center, Fernandez Parcels, NWC Nuevo Road at Interstate 215, Perris Area, Riverside County, California", dated August 17, 2007, Proposal No.: 07G113-3.

"Response to County of Riverside Geotechnical Report Review and Update of Geotechnical Report, Proposed Nuevo Business Park, Phase 2, Nuevo Road at Interstate 215, Perris Area, Riverside County, California", dated September 26, 2008.

"Second Response to County of Riverside Geotechnical Report Review and Update of Geotechnical Report, Proposed Nuevo Business Park - Phase 2, Nuevo Road at Interstate 215, Perris Area, Riverside County, California", dated November 7, 2008

GEO No. 2066 concluded:

1. Based on the results of the investigations, there is no evidence of geologic hazards that would adversely impact the proposed development.

2. The possibility of fault rupture on the subject site is considered to be extremely low.

3. The subject site is not considered to be subject to lateral spreading based on the lack of any potentially liquefiable soils in the vicinity of the site.

4. The potential for tsunami and seiches is considered to be negligible.

5. There are no significant slopes on the site that will be subject to landsliding.

6. The extent of manure that will exist on the property at the time of site grading is considered to be negligible.

GEO No. 2066 recommended:

1. Any topsoil, slopewash, colluvium, alluvium and rock materials which are considered unsuitable by the Geotechnical Engineer should be removed prior to fill placement.

2. Rocks 12 inches or more in diameter should be placed in rows at least 15 feet apart, 15 feet from the edge of the

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10.PLANNING. 17 MAP - GEO02066 (cont.) (cont.)

RECOMMND

fill, and 10 feet or more below subgrade.

3.All cut slopes should be inspected by the Geotechnical Engineer and Certified Engineering Geologist to determine the need for stabilization.

GEO No. 2066 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2066 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 21 MAP - FEES FOR REVIEW

RECOMMND

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.

10.PLANNING. 22 MAP - ORIGINAL APPROVAL DATE

RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on 6/19/07. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 29 MAP - FINAL MAP PREPARER

RECOMMND

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

10.PLANNING. 30 MAP - COMM. DESIGN STANDARDS

RECOMMND

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the I-P zone.

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - COMM. DESIGN STANDARDS (cont.) RECOMMND

- b. The minimum side yard setback shall equal not less than 10' for the two side lot areas combined.
- c. A minimum 25' setback shall be required on any street.
- d. The rear yard setback is 15 feet.
- e. The minimum average width of each parcel is 100 feet.
- f. The minimum parcel size is 20,000 square feet.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 31 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 35 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel approved under this subdivision.

10.PLANNING. 38 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

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10.PLANNING. 38 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 39 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 40

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1

MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

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10. TRANS. 1 MAP - DRAINAGE 1 (cont.) RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10. TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10. TRANS. 3 MAP - R-O-W EXCEEDS/VACATION RECOMMND

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

10. TRANS. 4 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These 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.

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10. GENERAL CONDITIONS

10. TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10. TRANS. 6 MAP - TS/CONDITIONS

RECOMMND

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

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

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

Harvill Avenue (NS) at:
Placentia Avenue (EW)

Harvill Avenue (NS) at:
Orange Avenue (EW)

Harvill Avenue (NS) at:
Daytona Cove/Project North Driveway (EW)

Harvill Avenue (NS) at:
Project Central Driveway (EW)

Harvill Avenue (NS) at:
North A Street (EW)

Harvill Avenue (NS) at:
Project South Driveway (EW)

North A Street (NS) at:
Nuevo Road (EW)

West Frontage Road (NS) at:

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10. GENERAL CONDITIONS

10. TRANS. 6 MAP - TS/CONDITIONS (cont.)

RECOMMND

Nuevo Road (EW)

I-215 Southbound Ramps (NS) at:
Nuevo Road (EW)

I-215 Northbound Ramps (NS) at:
Nuevo Road (EW)

East Frontage Road (NS) at:
Nuevo Road (EW)

Old Nuevo Road (NS) at:
Nuevo Road (EW)

Perris Boulevard (NS) at:
Nuevo Road (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three
(3) 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. A Land
Management System (LMS) hold shall be placed on the
TENTATIVE MAP, and a LMS hold shall be placed on any
subsequent minor change or revised map, which shall be set
to take effect on the expiration date. The LMS hold
effective date shall be extended in accordance with any
permitted extensions of time. The LMS hold shall be
downgraded to a LMS notice upon recordation of the the
first phase of the TENTATIVE MAP. The LMS hold or notice
shall remain in effect until the recordation of the final

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 MAP - EXPIRATION DATE (cont.)

RECOMMND

phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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.

PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following: A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented. B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified. C. Preliminary pad and roadway elevations shall be depicted. D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified. The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed 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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 3 MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3

MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP ADP FEES

RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9

MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 3

MAP - FINAL MAP PREPARER

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 5 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 6 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

50.PLANNING. 7 MAP - SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. C. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line. D. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP. E. The total number of industrial lots on the final map shall be seven (7) parcels with one (1) remainder parcel.

50.PLANNING. 8 MAP - COMMON AREA MAINTENANCE RECOMMND

Prior to the approval of any implementing land division project within the MAP (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8

MAP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements ~~with the~~ maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the MAP shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

e.Covenants, Conditions, and Restrictions for the MAP shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

50.PLANNING. 9

MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 17 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 18 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

50.PLANNING. 22 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until a change of zone for APN 305-180-009 from A-1-1 to I-P has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 23 MAP*- CC&R RES POA COM. AREA RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50. PLANNING. 23

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

RECOMMND

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

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

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50. PLANNING. 23 MAP*- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

more particularly described on TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common 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 Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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

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

NOTE: The CC&R's shall also cause the creation of reciprocal access agreements to facilitate ingress and egress to each parcel as shown on the TENTATIVE MAP.

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TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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.

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 4 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 6 MAP - EASEMENT RECOMMND

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

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Nuevo Road and so noted on the final map.

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50.TRANS. 8

MAP - VACATION

RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Nuevo Road from Webster Avenue to Street "A" along Webster Avenue from Nuevo Road to Citrus Avenue, and along Citrus Avenue from Webster Avenue to Harvill Avenue. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 9

MAP - ST DESIGN/IMPRV CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23332.

50.TRANS. 10

MAP - STRIPING PLAN

RECOMMND

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

50.TRANS. 11

MAP - STREET NAME SIGN

RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 12

MAP - INTERSECTION/50' TANGENT

RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

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50.TRANS. 13 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

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

50.TRANS. 14 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 15 MAP - STREET LIGHTS-L&LMD RECOMMND

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 16 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 17 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note

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50.TRANS. 17 MAP - UTILITY PLAN (cont.) RECOMMND

describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 18 MAP - DEDICATION RECOMMND

Street "A" is designated as an Industrial Collector road and shall be improved with 56 foot full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

2. Driveways shall be constructed per County Standard 207A.

50.TRANS. 19 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 21 MAP - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways per County Standard No. 207A, closure of existing driveways, sidewalks and/or drainage devices within County right-of-way, including sewer and water laterals on Harvill Avenue shall be constructed within the dedicated right-of-way in

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50.TRANS. 21 MAP - EXISTING CURB & GUTTER (cont.) RECOMMND

accordance with County Standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

NOTE: A raised median shall be constructed along Harvill Avenue to restrict left turn-in/-out movements fronting at the project central and southern driveways, as indicated in condition 80.TRANS.2.

50.TRANS. 22 MAP - PART-WIDTH RECOMMND

Nuevo Road along project boundary is designated as a Collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 74' full-width dedicated right-of-way (37' on project side and 37' on opposite side of centerline) in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. Construct transition AC pavement tapering and join existing AC pavement to the westerly and easterly project boundaries as approved by the Director of Transportation.

Webster Avenue along project boundary is designated as a Collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 74' full-width dedicated right-of-way (37' on project side and 37' on opposite side of centerline) in accordance with County Standard No. 103, Section "A".

NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.

2. Construct transition AC pavement tapering and join

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22

MAP - PART-WIDTH (cont.)

RECOMMND

existing AC pavement to the northerly and southerly project boundaries as approved by the Director of Transportation.

3. Proposed improvements and street alignment of Webster Avenue shall be coordinated with existing outcroppings adjacent to the public right-of-way and with Leslie Mouriquand, County Archeologist, (760) 393-3411 and shall be as directed and approved by the Director of Transportation Department.

50.TRANS. 23

MAP - R-O-W DEDICATED 1

RECOMMND

Sufficient public street right-of-way along Harvill Avenue from the north driveway southeasterly to the southern driveway shall be dedicated for public use to provide for a 44'-50 foot half width right-of-way.

50.TRANS. 24

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Harvill Avenue (NS) at:
North A Street (EW)

with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department

50.TRANS. 25

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Harvill Avenue (NS) and North A Street (EW) shall provide the following geometrics:

Northbound: One left turn lane (minimum of 325 feet of pocket length not including the transition),
one through lane, one shared through/right turn lane

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

Eastbound: One left turn lane, one shared through lane/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25

MAP - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of West Frontage Road (NS) and Nuevo Road (EW) shall provide the following geometrics:

Northbound:NA

Southbound:One right turn lane - stop control

Eastbound: Two through lanes

Westbound: One through lane, one shared through/right turn lane

NOTE: A raised median will be required on Nuevo Road to restrict this intersection to right turns in and out only.

The intersection of I-215 Southbound Ramps (NS) and Nuevo Road (EW) shall provide the following geometrics:

Northbound:NA

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

Eastbound: Two through lanes, one right turn lane

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

The intersection of I-215 Northbound Ramps (NS) and Nuevo Road (EW) shall provide the following geometrics:

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

Southbound:NA

Eastbound: One left turn lane, two through lanes

Westbound: Two through lanes, one right turn lane

NOTE: Alternatively, in lieu of the geometric improvements, the applicant shall implement traffic control equipment improvements at both the I-215/Nuevo Road interchange northbound and southbound ramp terminals specified in the traffic study date August 9, 2009 prepared by Kunzman and Associates. Subject to Caltrans approval, the following shall be implemented by the project:

1. Upgrade existing traffic control equipment
2. Utilize video detection cameras for enhanced responsive vehicle detectors.
3. Maximize the application of right turn/left turn overlap traffic signal phasing.
4. Implement a computerized traffic surveillance and

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50. PRIOR TO MAP RECORDATION

50. TRANS. 25

MAP - TS/GEOMETRICS (cont.) (cont.)

RECOMMEND

monitoring traffic signal system.

The intersection of East Frontage Road (NS) and Nuevo Road (EW) shall provide the following geometrics:

Northbound: NA

Southbound: One right turn lane - stop control

Eastbound: Two through lanes

Westbound: Two through lanes, one right turn lane

NOTE: A raised median will be required on Nuevo Road to restrict this intersection to right turns in and out only.

The intersection of Harvill Avenue (NS) and Daytona Cove/Project North Driveway (EW) shall provide the following geometrics:

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

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

Eastbound: One shared left turn/through lane, one right turn lane

Westbound: One shared left turn/through lane, one right turn lane

The intersection of Harvill Avenue (NS) and Project Central Driveway (EW) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: One through lane, one shared through/right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median will be required on Harvill Avenue to restrict this intersection to right turns in and out only.

The intersection of Harvill Avenue (NS) and Project South Driveway (EW) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: One through lane, one shared through right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND

NOTE: A raised median will be required on Harvill Avenue to restrict this intersection to right turns in and out only.

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.

All turn pocket lengths shall conform to the minimum County turn pocket length standards.

All improvements within the Caltrans right-of-way shall be subject to Caltrans review and approval. All improvements in the City of Perris shall be subject to review and approval by the City of Perris.

If any of the proposed improvements are found to be infeasible, or not approved by the responsible jurisdiction, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

50.TRANS. 26 MAP - TS/EVIDENCE OF APPROVAL RECOMMND

The project proponent shall provide evidence of approval by Caltrans of the required improvements at the interchange of I-215 and Nuevo Road.

The project proponent shall provide evidence of approval by the City of Perris of the required left-turn restrictions at Nuevo Road/West Frontage Road and Nuevo Road/East Frontage Road.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5

MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

60.BS GRADE. 6

MAP- NO PRECISE GRDG PERMIT

RECOMMND

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

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EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 3

MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD (cont.) RECOMMND

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Revision 1 to Parcel Map 33530 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 9 MAP GRADING PLAN RECOMMND

The grading plan shall show details (length, section, slope, etc.) of the approved Best Management Practices features consistent with the final Water Quality Management Plan.

60.FLOOD RI. 10 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 3 MAP - PLANNING DEPT REVIEW RECOMMND

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

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60.PLANNING. 3 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

be reviewed for compliance with the approved tentative map.

60.PLANNING. 4 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from the Temecula Band of Luiseno Mission Indians shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 18, 2005, summarized as follows: 1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Pre-Excavation Agreement with the Pechanga of Luiseno Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during the construction as well as provisions for tribal monitors. 2. Tribal monitors from the Pechanga Band of Luiseno Indians shall be allowed to monitor all grading, excavation and ground-breaking activities within native soils in the Tribe's aboriginal territory, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archeological resources discovered on the property, in conjunction with the archeologist and Lead Agency. 3. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition. 4. All sacred sites within the project area are to be avoided and preserved.

60.PLANNING. 7 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 104.45 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified

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60.PLANNING. 7 MAP - SKR FEE CONDITION (cont.) RECOMMND

in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 8 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 9 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 19 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 34 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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PARCEL MAP Parcel Map #: PM33530R1

Parcel: 305-180-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

grading/earthmoving activities (project paleontologist).

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

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

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PARCEL MAP Parcel Map #: PM33530R1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 35

GEN*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation (PD-A-4021) and information submitted by the Pechanga Band of Luiseno Indians in their letter dated May 26, 2009, archaeological monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

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

60.PLANNING. 36

GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of archaeological investigation (PD-A-4021) and information submitted by the Pechanga Band of

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PARCEL MAP Parcel Map #: PM33530R1

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 36

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

Luiseno Indians in their letter dated May 26, 2009, tribal monitoring is required for this project.

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

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 36 GEN*- SPECIAL INTEREST MONITOR (cont.) (cont.RECOMMND

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 37 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until a change of zone for APN 305-180-009 from A-1-1 to I-P has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3

MAP ADP FEES

RECOMMND

Revision 1 to Parcel Map 33530 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4

MAP SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - AGENCY CLEARANCE

RECOMMND

A clearance letter from the Val Verde Unified School District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 30, 2005, summarized as follows: 1.The District recommends that all environmental health agencies within your jurisdiction take into consideration the health, safety, and welfare of the students of the Val Verde Unified School District. 2.The District recommends that it be apprise of any traffic flow changes that might affect the health, safety, and welfare of the students of the Val Verde unified School District as well as the Val Verde Office staff. 3.Val Verde Unified School District has adopted appropriate State statutory industrial/commercial fees. Companies within the jurisdictions involved with the project will need to satisfy the appropriate fees prior to issuance of building permits.

80.PLANNING. 3

MAP - LANDSCAPE SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the

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PARCEL MAP Parcel Map #: PM33530R1

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 MAP - LANDSCAPE SECURITIES (cont.)

RECOMMND

installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 4 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

parking areas;

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

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

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

NOTE:

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND
materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND
Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 3 MAP FACILITY COMPLETION RECOMMND
The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 4

MAP - LNDSCP/IRRIG INSTALL INS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 5

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 6

MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

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

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PARCEL MAP Parcel Map #: PM33530R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7

MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 2

MAP STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 3

MAP - E STREET LIGHTS INSTALL

RECOMMND

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

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be

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PARCEL MAP Parcel Map #: PM33530R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND
completed.

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 7 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 8 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

Harvill Avenue (NS) at:
North A Street (EW)

If necessary, signal system upgrades at:
I-215 northbound ramps (NS) at:
Nuevo Road (EW)

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P. EL MAP Parcel Map #: PM33530R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - TS/INSTALLATION (cont.)

RECOMMND

I-215 southbound ramps (NS) at: Nuevo Road (EW)
with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department.

90.TRANS. 9 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall provide interconnect between the signal at Harvill Avenue/Daytona Cove and the signal at Harvill Avenue/North A Street. In addition the project proponent shall install signal interconnect conduit along the project's frontage on Harvill Avenue in order to provide for the future interconnection of the traffic signal at Harvill Avenue and North A Street to the south and to provide future interconnection to the traffic signal at Harvill Avenue and Daytona Cove/Project-North-Driveway to the north.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 13, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial
Hygiene
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape

Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Riv. EDA-Fast Track
ALUC-John Guerin
March Air Reserve Base-Grace
Williams
Supervisor Buster
Commissioner Roth
City of Perris
Perris Union High School Dist.

Val Verde Unified School Dist.
EMWD
Caltrans Dist. #8
Regional WQCB-Santa Ana
South Coast Management Dist.
U.S. Postal Service-San Bernardino
Mead Valley MAC
SCE
Southern California Gas
EIC "Attachment A"

PLOT PLAN NO. 23332, AND TENTATIVE PARCEL MAP NO. 33530, REVISED NO. 1, (FTA 2008-07) – EA41904 – Applicant: First Industrial Realty Trust– Engineer/Representative: Theines Engineering/Paul McClellan - First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25-0.60 floor area ratio) – Location: northerly of Nuevo Road, southerly of Citrus Avenue, easterly of Webster Avenue and westerly of Harvill Avenue - 101.55 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1), Industrial Park – (I-P) - **REQUEST:** The Plot Plan proposes to develop seven (7) distribution warehouse buildings, "Nuevo Business Park," on a 101.55 gross (99.55 net) acre site with a floor area ratio of 0.48 (Business Park requires a 0.25-0.60 floor area ratio) consisting of: 1,710,851 square feet of warehouse, 45,500 square feet of office, 368,423 square feet of mezzanine space, 722,648 square feet of landscaping area (17%), 1,622 parking spaces. The total building square footage proposed is 2,124,774 square feet as follows: Building 1A proposes 561,920 square feet with 81 loading docks in Parcel one (1); Building 1B proposes 561,920 square feet with 76 loading docks in Parcel one (1); Building 3 proposes 27,260 square feet in Parcel three (3); Building 4 proposes 39,000 square feet in Parcel four (4); Building 5 proposes 98,640 square feet with 16 loading docks in Parcel five (5); Building 6 proposes 575,331 square feet with 105 loading docks in Parcel six (6); and building 7 proposes 189,983 square feet with 28 loading docks in Parcel seven (7). The Revised Tentative Parcel Map is a schedule E subdivision of 101.55 gross (99.55 net) acres into seven (7) parcels and one (1) remainder parcel; Parcel one (1) – 52.28 gross acres, Parcel two (2) – 2.48 gross acres, Parcel three (3) – 2.78 gross acres, Parcel four (4) – 2.32 gross acres, Parcel five (5) – 4.73 gross acres, Parcel six (6) – 27.74 gross acres, Parcel seven (7) – 8.24 gross acres, and Parcel eight (8) – 1.45 gross acres. – APN(s) 305-180-009, 014, 018, 019, 027, 029, 034, 054, 305-270-001, 034, 035, 036, 045, 047, 058, 061, Related Cases: CZ07169, PM33530, EIR00480- Concurrent Cases: EIR00507 will be processed with concurrent cases at a later time.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 26, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Christian Hinojosa**, Project Planner, at (951) **955-0972** or email at chinojos@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| ☐ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☒ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM33530R1

DATE SUBMITTED: 3/10/08

APPLICATION INFORMATION

Applicant's Name: First Industrial Realty Trust Inc.

E-Mail: aayuyao@firstindustrial.com

Mailing Address: 114 Pacifica, Suite #220

Irvine, CA 92618

City

State

ZIP

Daytime Phone No: (949) 486-1970

Fax No: (949) 486-1971

Engineer/Representative's Name: Paul McClellan, Thienes Eng

E-Mail: paul@thieneseng.com

Mailing Address: 14349 Firestone Boulevard

La Mireada, CA 90638

City

State

ZIP

Daytime Phone No: (714) 521-4811

Fax No: (714) 521-4173

Property Owner's Name: FR/CAL Harvill Road LLC

E-Mail: aayuyao@firstindustrial.com

Mailing Address: 114 Pacifica, Suite #220

Irvine, CA 92618

City

State

ZIP

Daytime Phone No: (949) 486-1970

Fax No: (949) 486-1971

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

First Industrial Realty Trust Inc.

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

FR/CAL Harvill Road LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached Sheet

Section: 19 Township: 4 South Range: 3 West

Approximate Gross Acreage: 99 acres

General location (cross streets, etc.): North of Nuevo Road, South of Harvill Avenue, East of Webster Avenue, West of Harvill Avenue

Thomas Brothers map, edition year, page number, and coordinates: 2007 page 777, F-7

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

The proposed Nuevo Business Park development is located at the southeast corner of Webster Avenue and Harvill Avenue within the County of Riverside... See attached sheet

Related cases filed in conjunction with this request:

PM 33530, EIR 480

Is there a previous development application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). PM 33530 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): EIR No. 480

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

If yes, indicate the type of report(s) and provide a copy: All the above

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☒ No ☐

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: TBD

Estimated amount of fill = cubic yards TBD

Does the project need to import or export dirt? Yes ☐ No ☐

Import TBD Export TBD Neither TBD

What is the anticipated source/destination of the import/export?

TBD

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

TBD

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1.7 million sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☒ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☒ No ☐

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☒ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

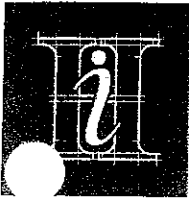
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature] Date 3/4/08

Owner/Representative (2) _____ Date _____



HOGLE-IRELAND

INC

A Land Planning & Development Consulting Firm

Irvine
Riverside
Palm Springs
Pasadena

APPLICATION INFORMATION

Applicants: First Industrial Realty Trust, Inc.

Property Owner's Name: FR/CAL Harvill Road LLC

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

305-180-009, 14, 18, 19, 27, 29, 34; 305-270-001, 34, 35, 36, 45, 47, 58, 61

PROJECT DESCRIPTION:

The proposed Nuevo Business Park development is located at the southeast corner of Webster Avenue and Harvill Avenue within the County of Riverside. The proposed project is the development of an industrial business center on approximately 99 acres of land, and consists of approximately 45,500 sq. ft. of office space, 1,710,760 sq. ft. of industrial space, and 57,880 sq. ft. of mezzanine space.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/10/09.

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

APN (s) or case numbers Pm 33530R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

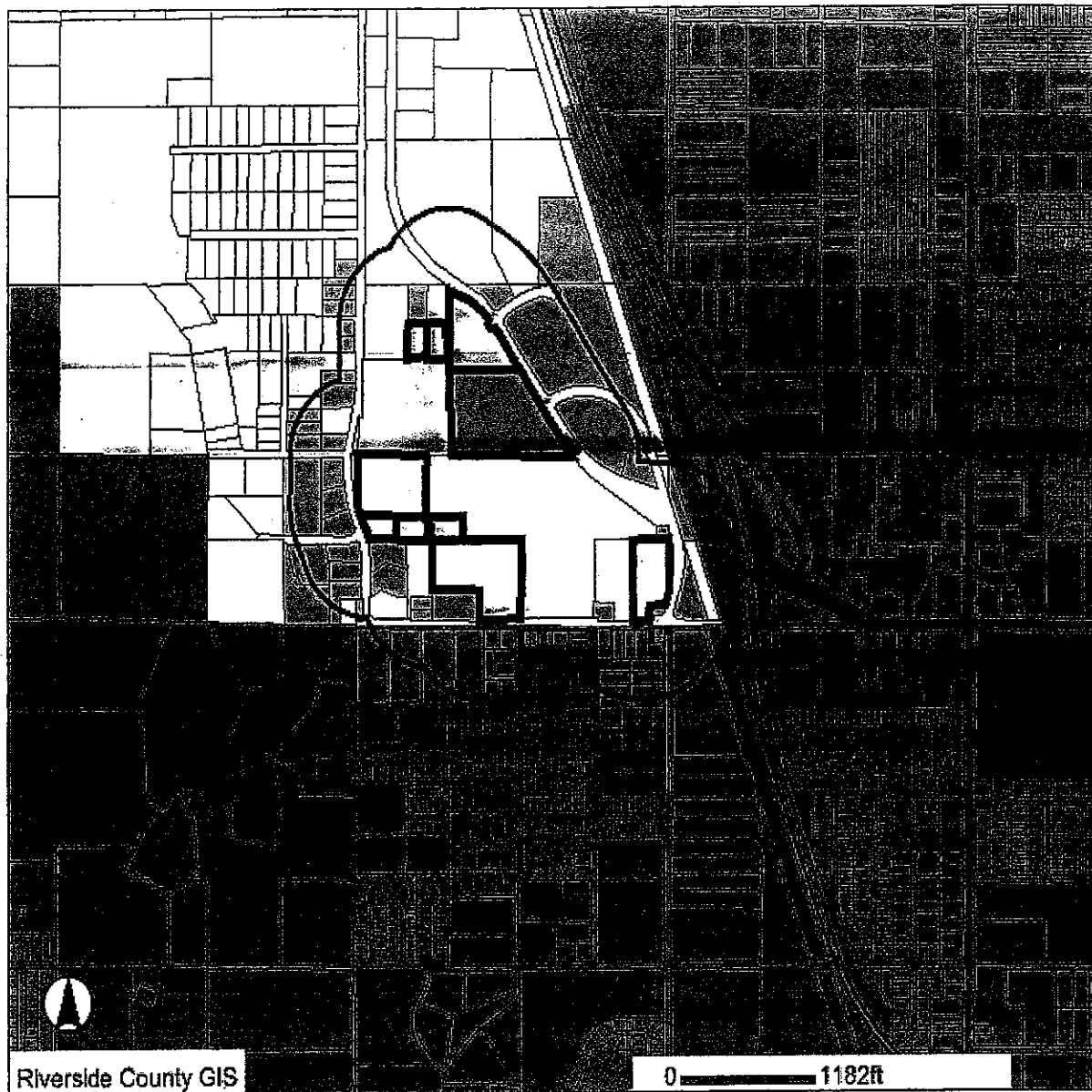
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 11/16/09 CND
EXPIRES 5/10/10

600 feet buffer

**Selected parcel(s):**

305-170-032	305-180-016	305-180-034	305-180-049	305-180-052	305-180-053	305-180-055
305-230-012	305-230-055	305-261-004	305-270-014	305-270-026	305-270-028	305-270-029
305-270-030	305-270-044	305-270-056	305-270-057	305-270-059	305-270-065	311-040-028
311-240-001	311-240-002	311-240-003	311-240-004	311-240-005	311-240-007	311-240-008
311-240-009	311-240-010	311-240-011	311-240-012	311-240-013	311-240-014	311-240-015
311-240-016	311-240-017	311-240-025	311-260-001	311-260-002	311-260-003	311-260-004
311-260-005	311-260-006	311-260-007	311-260-008	311-260-009	311-260-010	311-260-011
311-480-001	311-480-002	311-480-004	311-480-012	311-480-013	322-263-001	322-263-050
322-270-007	322-270-008	322-270-021	322-270-033	322-270-034	322-270-066	322-270-068
322-270-069	322-270-070	322-270-078	322-280-002	322-280-003	322-280-004	322-280-005
	322-280-012	322-280-013	322-280-017	322-280-019	322-280-021	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is

advisable.

MAP PRINTED ON...11/9/2009



APN: 305170032 ASMT: 305170032
ROBERT LEACH INV
10795 SAN SEVAINE
MIRA LOMA CA 91752

APN: 305180016 ASMT: 305180016
FR CAL HARVILL RD
C/O KATHY ZAMBRANO
200 W MADISON ST NO 3900
CHICAGO IL 60606

APN: 305180034 ASMT: 305180034
FR CAL HARVILL ROAD
898 N SEPULVEDA NO 750
EL SEGUNDO CA 90245

APN: 305180049 ASMT: 305180049
GUTHRIE LEACH
4225 GARNER RD
RIVERSIDE CA 92501

APN: 305180052 ASMT: 305180052
NUEVO ROAD DEVELOPERS
C/O T FETTER & CO INC
2560 5TH AVE NO 629
SAN DIEGO CA 92109

APN: 305180053 ASMT: 305180053
NEEL HOTELS
C/O ADAM S ROSSMAN
1888 CENTURY PARK E 1500
LOS ANGELES CA 90067

APN: 305180055 ASMT: 305180055
FR CAL NUEVO ROAD ONE
C/O 1ST INDUSTRIAL REALTY TR INC
898 N SEPULVEDA STE 750
EL SEGUNDO CA 90245

APN: 305230012 ASMT: 305230012
RIVERSIDE COUNTY TRANSPORTATION
COMMISSION
PO BOX 12008
RIVERSIDE CA 92502

APN: 305230055 ASMT: 305230055
PARKER 215
27989 HOLLAND RD
MENIFEE CA 92584

APN: 305261004 ASMT: 305261004
STEVEN DOUGLAS ATKINSON
CHERI VIOLET ATKINSON
17871 PARK PLAZA NO 200
CERRITOS CA 90703

APN: 305270014 ASMT: 305270014
WILLIAM F DONAHOE
JANE F VAUGHN
MARGARET M JOHNSON
C/O JANE F VAUGHN
2073 FAIRVIEW AVE
RIVERSIDE CA 92506

APN: 305270026 ASMT: 305270026
EDWARD W LOCKE
24092 NUEVO RD
PERRIS CA. 92571

APN: 305270028 ASMT: 305270028
OSCAR MADRID
24082 NUEVO RD
PERRIS CA 92570

APN: 305270029 ASMT: 305270029
ALI K PREGLER
21885 EARLIGEN RANCHITOS DR
PERRIS CA. 92571

APN: 305270030 ASMT: 305270030
VICTORIA YOUNG
42488 CORTE CANTANTE
MURRIETA CA 92562

APN: 305270044 ASMT: 305270044
DANIEL NICHOLAS BEDNORZ
JOY LYNETTE BEDNORZ
PMB 233
75 W NUEVO RD STE B
PERRIS CA 92571

APN: 305270056 ASMT: 305270056
COUNTY OF RIVERSIDE
4080 LEMON ST
RIVERSIDE CA 92501

APN: 305270057 ASMT: 305270057
EASTERN MUNICIPAL WATER DIST
C/O DEPT OF BLDG SERV
P O BOX 8300
PERRIS CA 92572

APN: 305270059 ASMT: 305270059
NEIL G PEAKE
JEAN E PEAKE
9761 DARON DR
VILLA PARK CA 92861

APN: 305270065 ASMT: 305270065
OSCAR I CARO
24390 NUEVO RD
PERRIS CA 92571

APN: 311040028 ASMT: 311040028
PERRIS SCHOOL DISTRICT
C/O GEERLINGS LYONS & VICKERS
3535 10TH ST
RIVERSIDE CA 92501

APN: 311240001 ASMT: 311240001
MARY JOYCE JOHNSON
19865 ORANGE ST
NUEVO CA 92567

APN: 311240002 ASMT: 311240002
ALVARO ENRIQUEZ
LINDA ENRIQUEZ
1551 MCKIMBALL RD
PERRIS CA. 92570

APN: 311240003 ASMT: 311240003
ROBERT L BRISCOE
12763 VIA MAURA
SAN DIEGO CA 92128

APN: 311240004 ASMT: 311240004
SHANNAN D VILLEGAS
420 NUEVO RD
PERRIS CA. 92571

APN: 311240005 ASMT: 311240005
ERIC J NOWELL
LINDA L NOWELL
410 NUEVO RD
PERRIS CA. 92571

APN: 311240007 ASMT: 311240007
PETE L PACHECO
28850 LAKEVIEW AVE
NUEVO CA 92567

APN: 311240008 ASMT: 311240008
JESUS TOSCANO
RAQUEL TOSCANO
135 S 47TH ST
SAN DIEGO CA 92113

APN: 311240009 ASMT: 311240009
DAVID ONSTOTT
1580 N A ST
PERRIS CA. 92570

APN: 311240010 ASMT: 311240010
RAUL I RIVERA
IRENE M RIVERA
1500 N A ST
PERRIS CA. 92570

APN: 311240011 ASMT: 311240011
NERON N TCHIR
HILDA TCHIR
C/O A ST TRUST
1450 N A ST
PERRIS CA. 92570

APN: 311240012 ASMT: 311240012
BERNICE AYALA VALLIN
CARLOS G VALLIN
1501 MCKIMBALL RD
PERRIS CA. 92570

APN: 311240013 ASMT: 311240013
RUBEN ZAMARRIPA
ALFREDO NIETO ZAMARRIPA
MAURA C ZAMARRIPA
C/O ALFREDO ZAMARRIPA
20833 HORST AVE
LAKEWOOD CA 90715

APN: 311240014 ASMT: 311240014
DENNIS LEO WENKER
CAROL ANN WENKER
1401 MCKIMBALL RD
PERRIS CA. 92570

APN: 311240015 ASMT: 311240015
DAVID JOHN WENKER
1400 N A ST
PERRIS CA. 92570

APN: 311240016 ASMT: 311240016
JORGE BRICENO
MARY E BRICENO
1350 A ST
PERRIS CA. 92570

APN: 311240017 ASMT: 311240017
MARY M WENKER
1351 MCKIMBALL RD
PERRIS CA. 92570

APN: 311240025 ASMT: 311240025
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

APN: 311260001 ASMT: 311260001
JESSE WASHINGTON
DIANE WASHINGTON
30506 CINNAMON TEAL DR
CANYON LAKE CA 92587

APN: 311260002 ASMT: 311260002
DONALD R WOODS
LENORA G WOODS
676 W NUEVO RD
PERRIS CA. 92570

APN: 311260003 ASMT: 311260003
JOHN E KINUM
199 LITTON AVE
COLTON CA 92324

APN: 311260004 ASMT: 311260004
ADEL H BISSADA
P O BOX 10304
MARINA DEL REY CA 90295

APN: 311260005 ASMT: 311260005
VICTOR E SEVILLA
MARIA DELOSANGELES SEVILLA
18021 ROBERTS RD
RIVERSIDE CA 92508

APN: 311260006 ASMT: 311260006
V B MIRROR IMAGES MANAGEMENT SYSTEMS CO
C/O TAX SERVICE
2886 SANDBERG ST
RIVERSIDE CA 92506

APN: 311260007 ASMT: 311260007
JOANNE MARTZEN
1454 DELINES DR
PERRIS CA. 92570

APN: 311260008 ASMT: 311260008
LOLA MARSHALL
THOMAS MARSHALL
1476 DELINES DR
PERRIS CA. 92570

APN: 311260009 ASMT: 311260009
FRANCIS ANTONIO G TARCELO
MARIA JOCELYN F TARCELO
27502 ETHAN ALLEN WAY
SUN CITY CA 92585

APN: 311260010 ASMT: 311260010
REO PROP CORP
C/O GREEN TREE SVCING
7366 S KYRENE RD
TEMPE AZ 85283

APN: 311260011 ASMT: 311260011
MICHAEL POLAND
1542 DELINES DR
PERRIS CA. 92570

APN: 311480001 ASMT: 311480001
RVONE HOMES
C/O NELSON CHUNG
1000 DOVE ST NO 100
NEWPORT BEACH CA 92660

APN: 311480002 ASMT: 311480002
JOAO C DESOUSA
ELIZABETH DESOUSA
582 QUIGLEY LN
PERRIS CA. 92570

APN: 311480004 ASMT: 311480004
BENITO I DIRAIN
LIRIA M DIRAIN
562 QUIGLEY LN
PERRIS CA. 92570

APN: 311480012 ASMT: 311480012
CITY OF PERRIS
101 N D ST
PERRIS CA 92507

APN: 311480013 ASMT: 311480013
MAGNOLIA
1000 DOVE ST STE 200
NEWPORT BEACH CA 92660

APN: 322263001 ASMT: 322263001
LEIF THOMAS SWENSON
21475 WEBSTER AVE
PERRIS CA. 92570

APN: 322263050 ASMT: 322263050
ROY YUMAN
21483 WEBSTER AVE
PERRIS CA. 92570

APN: 322270007 ASMT: 322270007
BRITTANY ANNE MOONEY
2517 ARMOUR LN
REDONDO BEACH CA 9027C

APN: 322270008 ASMT: 322270008
HARVEY J BUSMAN
MELODY L BUSMAN
23960 RHODES AVE
PERRIS CA. 92570

APN: 322270021 ASMT: 322270021
THOMAS B PARKER
MIDGIE J PARKER
21621 WEBSTER AVE
PERRIS CA 92570

APN: 322270033 ASMT: 322270033
OTILIO TALAVERA
21575 WEBSTER AVE
PERRIS CA. 92570

APN: 322270034 ASMT: 322270034
WAYNE CITRANO
DARLENE CITRANO
21595 WEBSTER AVE
PERRIS CA. 92570

APN: 322270066 ASMT: 322270066
SOFIA COBIAN
10242 ORANGE AVE
SOUTH GATE CA 90280

APN: 322270068 ASMT: 322270068
JOHN A MCDONALD
VICTORIA G MCDONALD
23910 PROSPECT ST
PERRIS CA. 92570

APN: 322270069 ASMT: 322270069
JEFF BASS
JACQUELYN BASS
38 LEE ST
IRVINE CA 92620

APN: 322270070 ASMT: 322270070
GERALD F KELLY
MARY I KELLY
21690 PROSPECT ST
PERRIS CA. 92570

APN: 322270078 ASMT: 322270078
DENNEY R MARSH
SHARRON R MARSH
21675 WEBSTER AVE
PERRIS CA 92570

APN: 322280002 ASMT: 322280002
JESSE J OLSEN
ISABEL OLSEN
23975 SUNSET AVE
PERRIS CA. 92570

APN: 322280003 ASMT: 322280003
CHRIS GARbutt
CHARLENE GARbutt
21805 WEBSTER AVE
PERRIS CA. 92570

APN: 322280004 ASMT: 322280004
RICARDO SORIA
17100 SAN PEDRO CIR
FOUNTAIN VALLEY CA 92708

APN: 322280005 ASMT: 322280005
IMAD BASSIOUNI
NAHIDA BASSIOUNI
4730 HILLARD AVE
LA CANADA FLT CA 91011

APN: 322280012 ASMT: 322280012
MICHAEL A LEE
CHRISTINE M LEE
23983 POOLEY DR
PERRIS CA. 92570

APN: 322280013 ASMT: 322280013
DANNY R TAYLOR
STARR TAYLOR
12832 AMETHYST
GARDEN GROVE CA 92645

APN: 322280017 ASMT: 322280017
KARRÖLL I MAZLO
EDITH L MAZLO
23875 POOLEY DR
PERRIS CA 92570

APN: 322280019 ASMT: 322280019
EDITH L MAZLO
P O BOX 837
PERRIS CA 92572

APN: 322280021 ASMT: 322280021
ROBERT P GONZALEZ
MARGARITA GONZALEZ
21923 WEBSTER AVE
PERRIS CA 92570

City of Banning
P.O. Box 998
Banning, CA 92220

City of Beaumont
550 East 6th Street
Beaumont, CA 92223

City of Calimesa
P.O. Box 1190
Calimesa, CA 92320
Attn: Lyle Allberg

City of Canyon Lake
Attn: John Frieman
31516 Railroad Canyon Road
Canyon Lake, CA 92587-9400

Cathedral City, City Hall
68700 Avenida Lalo Guerrero
Cathedral City, CA 92234

City of Coachella
1515 Sixth Street
Coachella, CA 92236

City of Corona
Attn: Bradley L. Robbins
815 W. Sixth Street
Corona, CA 92882-3238

City of Colton
650 N. La Cadena Drive
Colton, CA 92324

Fontana City Hall
8353 Sierra Avenue
Fontana, CA 92335

City of Hemet
445 E. Florida Avenue
Hemet, California 92543

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

City of Ontario
303 East B Street
Ontario, CA 91764

City of Rialto
Planning Department
131 S. Willow Avenue
Rialto, CA 92376

City of La Quinta
P.O. Box 1504
La Quinta, CA 92253-1504

City of Riverside
3900 Main Street
Riverside, CA 92501
Attn: Beverlee J. Williams

La Paz County Planning Department
1112 Joshua Street, # 202
Parker, AZ 85344

City of Indio
100 Civic Center Mall
Indio, CA 92201

Imperial County
Attn: David Black
2995 S. 4th Street, Suite 103
El Centro, CA 92243

City of Yorba Linda
Planning Department
4845 Casa Loma Avenue
Yorba Linda, CA 92886

San Diego Co. Planning Department
Attn: Glenn Russell
5201 Ruffin Rd. Suite B
San Diego, CA 92123

City of Redlands
P.O. Box 3005
Redlands, CA 92373

City of Palm Desert
Planning Department
73510 Fred Waring Drive
Palm Desert, CA 92260

City of Grand Terrace
22795 Barton Road
Grand Terrace, CA 92324

City of Temecula
Attn: Gary Thornhill
43200 Business Park Drive
P.O. Box 9033
Temecula, CA 92589-9033

City of Moreno Valley
P.O. Box 1440
Moreno Valley, CA 92388

City of Norco
P.O. Box 478
2870 Clark Road
Norco, CA 91760

City of Rancho Mirage
Planning Department
69825 Highway 111
Rancho Mirage, CA 92270

City of San Jacinto
201 East Main Street
P.O. Box 488
San Jacinto, CA 92383

City of Murrieta-City Hall
26442 Beckman Court
Murrieta, CA 92562

City of Perris
101 North D Street
Perris, CA 92570

County of Orange
Env. Planning Service Division
Attn: Tim Neely, Manager
P.O. Box 4048
Santa Ana, CA 92702-4048

Desert Hot Springs
Planning Department
65950 Pierson Blvd.
Desert Hot Springs, CA 92240

City of Chino Hills
Planning Department
2001 Grand Avenue
Chino Hills, Ca 91709

City of Blythe
235 North Broadway
Blythe, CA 92225

City of Indian Wells
Planning Department
44950 Eldorado Drive
Indian Wells, CA 92210

City of Loma Linda
26000 Barton Frontage Road
Loma Linda, CA 92354

City of Palm Springs
Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Riverside Co. Housing Authority
Attn: Emilio Ramirez
5555 Arlington Avenue
Riverside, CA 92504

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521

Riverside Transit Authority
1825 3rd Street
Riverside, CA 92507-3884

Riverside Co. Public Library System
3392-A Durahart Street
Riverside, CA 92507

Eastern Municipal Water District
Attn: Joseph Makawinski
2270 Trumble Road
P.O. Box 8300
Perris, CA 92572-8300

Riv. Co. Parks Advisory Commission
Riv. Co. Regional Trails Committee
c/o Kim Johnson
4600 Crestmore Road
Riverside, CA 92508

U.S. Fish and Wildlife Service
Ecological Services-Carlsbad Field Office
6010 Hidden Valley Road
Carlsbad, CA 92009-4213

Region Water Quality Control Board #8
Attn: Adam P. Fischer
Santa Ana Basin Region
3737 Main St. # 500
Riverside, CA 92501-3348

Riv. Co. Waste Resources Mgmt. Dept.
Attn: Ryan Ross
Mail Stop #2990
14310 Frederick Street
Moreno Valley, CA 92553

Riverside Co. Sheriff Department
Attn: Bob Doyle
4095 Lemon Street
Riverside, CA 92501
Stop # 1450

Riverside County Regional Park
& Open Space District
Attn: Marc Brewer
4600 Crestmore Road
Riverside, CA 92509-6858

Southern California Edison Co.
2244 Walnut Grove Ave., Rm. 312
P.O. Box 800
Rosemead, CA 91770-0800

Department of Conservation
801 K Street, MS 13-71
Sacramento, CA 95814-3500

BNSF Railway Company
Attn: Robert E. Brenda
Dir. Industrial Development
740 E. Carnegie Drive
San Bernardino, CA 92408

CA. Department of Fish & Game
Environmental Services Division
Attn: Leslie MacNair
3602 Inland Empire Blvd. # C-220
Ontario, CA 91764

Laura Y. Miranda
Deputy General Counsel
Pechanga Tribal Government
12705 Pechanga Road
Temecula, CA 92592

March Air Reserve Base
Attn: Doug Adams
452 MSG/CE
610 Meyer Dr. Building 2403
March ARB, CA 92518

Riverside-Corona Resource
Conservation District
4500 Glenwood Drive
Riverside, CA 92501-3042

U.S. Army Corps. Of Engineers
L.A. District- Regulatory Branch
Attn: Crystal L Marquez
911 Wilshire Blvd.
Los Angeles, CA 90017

CA. Department of Transportation
Division of Aeronautics
1120 N. Street, Room 3300
Sacramento, CA 95814

University of California Riverside
Tomas Rivera Library
Attn: Reference Librarian
3401 Watkins Drive
Riverside, CA 92521

California Native Plant Society
c/o Ms. Lorrae Fuentes
Rancho Santa Ana Botanic Garden
1500 North College Avenue
Claremont, CA 91711-3157

Riverside Co. Office of Education
Attn: Kenn Young, Superintendent
P.O. Box 868
Riverside, CA 92502-0868

Mead Valley Community Center
Attn: Renee Hill, Director
21000 Rider Street
Pe. CA 92570

U.S. Post Office Growth Mgr Coord.
Attn: Kristi Barrios
San Bernardino MSC Mail Facility
San Bernardino, CA 92403-9334

Western Municipal Water District
Attn: Reference Librarian
P.O. Box 5286
Riverside, CA 92517-5286

San Bernardino County Museum
Development Monitoring Commission
Attn: Kathleen Springer
2024 Orange Tree Lane
Riverside, CA 92374

Sierra Club, San Gorgonio Chapter
4079 Mission Inn Avenue
Riverside, CA 92501

Perris Elementary School District
Attn: Edward Agundez,
District Superintendent
143 E. First Street
Perris, CA 92570

Metro Water District of So. Cal.
Attn: Harry Bannerman
700 North Alameda Street
Los Angeles, CA 90012-2944

CALTRANS District #8
CALTRANS PLANNING
464 W. Fourth Street
San Bernardino, CA 92401-1400

California Air Resources Board
2020 L Street
Sacramento, CA 95814-2815

South Coast Air Quality Mgmt. District
Attn: Steve Smith
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

Department of Toxic Substances Control
Attn: Greg Holmes
5796 Corporate Avenue
Cypress, CA 90630

Southern California Gas Co.
Transmission Department
Attn: David Reed
9400 Oakdale Avenue
Chatsworth, CA 91311-4213

San Bernardino Assoc. of Governments
Attn: Norman R. King, Exec. Director
1170 W. 3rd Street
San Bernardino, CA 92410-1715

March Joint Powers Authority
3430 Bundy Avenue, Bldg. 3408
Riverside, CA 92518

So. California Assoc. of Governments
Attn: Intergovernmental Review
818 W. 7th Street, 12th Floor
Los Angeles, CA 90017-3435

Riverside Co. LAFCO
Attn: George J. Spiliotis, Exec. Director
3850 Vine Street, Suite 110
Riverside, CA 92507-4277

Pechanga Band of Luiseno Mission Indians
Attn: Gary DuBois, Cultural Res. Dir.
P.O. Box 2183
Temecula, CA 92593

State Clearinghouse
Office of Planning and Research
Attn: Terry Roberts, Director
1400 Tenth Street, Room 212
Sacramento, CA 95814

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Riverside National Cemetery
22495 Van Buren Blvd.
Riverside, CA 92518

Val Verde Unified School District
Attn: Sandee Hackett
975 West Morgan Street
Perris, CA 92571

Riverside County Library
Nuvew Library Branch
Attn: Reference Librarian
29990 Lakeview Ave
Nuevo, CA 92567

City of Riverside Public Library –
Main Library
Attn: Reference Librarian
3581 Mission Inn Avenue
Riverside, CA 92501

Cesar E. Chavez Library
Attn: Reference Librarian
163 East San Jacinto Avenue
Perris, CA 92570

City of Moreno Valley Public Library
Attn: Reference Librarian
25480 Alessandro Boulevard
Moreno Valley, CA 92522

Riverside Co. Airport Land Use Comm.
Attn: John Guerin
4080 Lemon Street 9th Floor
Riverside, CA 90501-1405

Riverside Co. Clerk and Recorder
2724 Gateway Drive
Riverside, CA 92507

RCFCD
Attn: Dusty Williams
Mail Stop #2990
199 1/2 Market Street
Riverside, CA 92501

Western Riverside County Council of
Governments
4080 Lemon Street, 3rd Floor
Mail Stop # 1032
Riverside, CA 92501-7985

Captain Jason Neuman
Strategic Planning Division
Riverside County Fire Department
2300 Market St., Ste. #150
Riverside, CA 92501

Riverside County Economic
Development Agency
PO Box 1180
Riverside, CA 92502

Riverside Co. Health Agency
Office of Industrial Hygiene
Attn: Steve Uhlman
PO Box 7600
Riverside, CA 92503-7600

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114 Pacifica Suite 220
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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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

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

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

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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(951) 955-3200

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