

**ADDENDUM
TO THE MITIGATED NEGATIVE DECLARATION FOR
ENVIRONMENTAL ASSESSMENT NO. 39498
CITY OF EASTVALE
Hamner Avenue and Riverside Drive
(Crowe Holdings Industrial)**

Prepared for:

City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Prepared by:

City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

MARCH 2016

TABLE OF CONTENTS

I. PROJECT INFORMATION	1
II. ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION	1
A. Project Background.....	1
B. Project Description.....	2
III. CEQA REQUIREMENTS FOR AN ADDENDUM	2
IV. ENVIRONMENTAL ANALYSIS OF THE PROPOSED MODIFICATION	6
V. CONCLUSION.....	15

TABLES

Table II-1 Approved Project vs. Proposed Project

ATTACHMENTS

- Attachment A 2006 MND No. 39498 and Conditions of Approval (County Conditions)
- Attachment B Mitigation, Monitoring, and Reporting Program (MMRP)
- Attachment C Notice of Determination (Plot Plan No. 14886R2)

**ADDENDUM
TO THE MITIGATED NEGATIVE DECLARATION FOR
ENVIRONMENTAL ASSESSMENT NO. 39498
CITY OF EASTVALE**

I. PROJECT INFORMATION

- i) Project Title: Addendum to Mitigated Negative Declaration for Environmental Assessment No. 39498
- ii) Lead Agency Name City of Eastvale
and Address: 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752
- iii) Contact: Mark Teague, Environmental Planning Manager
- iv) Project Location: The proposed project is located south of Riverside Drive and east of Hamner Avenue.

II. ENVIRONMENTAL SETTING AND PROJECT INFORMATION

A. Project Background

On March 24, 1997, the Riverside County Planning Director approved Plot Plan No. 14886. The approved plot plan permitted the currently existing 162,612-square-foot manufacturing and warehouse building, 196 parking spaces, and landscaping on the subject site. These land uses occupy approximately 40 percent of the site. The remainder of the site is currently vacant and vegetated with scrub-like plants. The land uses on surrounding parcels at the time the approved Mitigated Negative Declaration (MND) was written included a vineyard to the north, an industrial building under construction to the south, field croplands to the west, and an industrial building to the east.

On December 20, 1999, the County of Riverside certified the Mitigated Negative Declaration for Environmental Assessment (EA) No. 37781. The revised permit application (Plot Plan No. 14886R1) proposed the construction of two industrial buildings on an existing 16.75-acre industrial site. The larger of the two buildings (Building A) was a proposed 127,218-square-foot industrial building with 2,500 square feet of office space. The smaller building (Building B) was a proposed 43,351-square-foot building consisting of 2,500 square feet of office space and 40,851 square feet of warehouse space. The approved square footage of both buildings totaled 170,569 square feet.

On February 22, 2006, the County of Riverside certified the MND for EA No. 39498 and approved Plot Plan No. 14886R2, which included an expansion of an existing warehouse building (currently houses Snapware) and the development of two warehouse buildings with smaller footprints than previously approved with Plot Plan No. 14886R1. The two additional warehouse buildings are 115,452 square feet and 41,026 square feet, totaling 156,478 square feet. In August 2009, the County of Riverside approved an extension of time for Plot Plan No. 14886R2 to remain valid until February 22, 2009. No additional extension of time was requested. Thus, the approval for the development of this site has expired.

The City of Eastvale subsequently incorporated on October 1, 2010. The City is now the lead agency for the purposes of the California Environmental Quality Act (CEQA) and has jurisdiction over the entitlements and development of the property. As part of the city's incorporation, this project was accepted by the City as originally approved by Riverside County. However, as part of this Addendum, all mitigation measures will be modified to reflect the City as the lead agency, responsible for the implementation of the mitigation measures, and a revised mitigation monitoring and reporting program will be adopted. Except as modified in this Addendum, all mitigation measures will apply to the proposed project.

The applicant submitted application No. 15-1508 to request approval of a Major Development Review.

B. Project Description

The proposed project includes a Major Development Review to develop two industrial/business park buildings totaling 156,478 square feet. The proposed project consists of two Class A industrial buildings with the same square footage as the building approved in the originally approved Plot Plan No. 14886R2, except with different square footage for office and warehouse spaces. Building A is a proposed 115,452-square-foot building with 5,000 square feet of office space. Building B is a proposed 41,026-square-foot building with 3,500 square feet of office space. The project includes access through the Southern California Edison transmission easement, which was proposed in the original MND. The overall square footage of the proposed buildings is the same as with the 2006 approval, except with an increase in office space square footage inside the building. **Table II-1** illustrates the overall approved and proposed building intensities and the office and warehouse square footages.

**Table II-1
Approved Project vs. Proposed Project**

Building Detail	Approved Project – Plot Plan 14866R2				Proposed Project			
	Approved Acreage	Approved Square Footage	Office Space	Warehouse Space	Proposed Acreage	Proposed Square Footage	Office Space	Warehouse Space
Building A	16.75	115,452	2,100	113,352	16.75	115,452	5,000	110,452
Building B		41,026	2,704	38,322		41,026	3,500	37,526
TOTAL	16.75	156,478	4,804	151,674	16.75	156,478	8,500	147,978

III. CEQA REQUIREMENTS FOR AN ADDENDUM

This Addendum has been prepared in accordance with the current CEQA Statutes and Guidelines for implementing CEQA. CEQA Section 15164 includes the following procedures for the preparation and use of an Addendum to an environmental impact report (EIR) or negative declaration:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.*

- (c) *An addendum need not be circulated for public review, but can be included in or attached to the Final EIR or adopted negative declaration.*
- (d) *The decision making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

The information contained in this Addendum supports a finding that the MND adequately addressed the environmental impacts of the proposed project.

If changes to a project or its circumstances occur or new information becomes available after certification of an EIR or negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the certified EIR/negative declaration are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum (State CEQA Guidelines Section 15164(b)).

Under Section 15162, a subsequent EIR or negative declaration is required only when:

- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

The proposed project would not change the type of land uses to be developed on the project site, and it reflects an overall reduction in intensity when compared to approved MND No. 39498. Furthermore, the project would affect the same geographic area that was previously analyzed and thus result in similar amounts and location of ground disturbance. The proposed project will not result in additional changes to the environment beyond those analyzed in the original MND and therefore does not affect the impact analysis originally discussed in the MND.

- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

The impacts of the proposed project are analyzed below and in the technical studies included with this Addendum and demonstrate that the proposed project would not result in additional environmental impacts beyond those analyzed in MND No. 39498. The change in circumstance that most affects the proposed project is the incorporation of the City of Eastvale. As discussed in this Addendum, the proposed project would result in the same building square footage as what was analyzed in the approved MND. Therefore, impacts identified in MND No. 39498 would not result in an increase over what was identified in the approved MND.

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:*

(A) *The project will have one or more significant effects not discussed in the previous EIR;*

Based on recent technical studies provided for the proposed project and included with this Addendum, the proposed project would not result in greater impacts than those identified in approved MND No. 39498 because the overall building square footage and development intensity are the same. Therefore, as discussed in this Addendum no additional impacts beyond those identified in MND No. 39498 would occur.

(B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*

As discussed in this Addendum and in the technical studies included with this Addendum, the proposed project does not increase the severity of any of the environmental impacts identified in MND No. 39498. In fact, the proposed project would have similar impacts to those identified in approved MND No. 39498 because the overall building square footage and development intensity are the same.

(C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or*

Original mitigation measures adopted with MND No. 39498 have been modified slightly to reflect changes in industry practice and the incorporation of the City of Eastvale and have been accepted by the applicant as part of the project review process. In addition, no new mitigation measures have been added because the proposed project will result in the same building square footage and development intensity as what was originally approved. However, in one instance, a mitigation measure (County COA 90 PLANNING 019) has been met by the applicant since the approval of MND No. 39498. Therefore, that mitigation measure has not been included in this addendum or the Mitigation Monitoring and Reporting Program (MMRP) accompanying this document.

(D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Mitigation measures adopted with MND No. 39498 have been modified slightly to reflect changes in industry practice and the incorporation of the City of Eastvale and have been accepted by the applicant as part of the project review process. In addition, no new mitigation measures have been added because the proposed project will result in the same building square footage and development intensity. In one instance, a mitigation measure (County COA 90 PLANNING 019) has been met by the applicant since the approval of MND No. 39498. Therefore, that mitigation measure has not been included in this addendum or the MMRP accompanying this document. In addition, the changes to project design are not substantial and would not affect the overall mitigation strategy.

IV. ENVIRONMENTAL ANALYSIS OF THE PROPOSED MODIFICATION

The following conclusions were developed regarding potential impacts from approval and implementation of the proposed project. It should be noted that the approved MND No. 39498 included County Conditions of Approval (COA), which have been included with this addendum as **Attachment A**. This addendum includes an MMRP (**Attachment B**) which corresponds with the mitigation measures included in the approved MND No. 39498. Since the approval of MND No. 39498, a mitigation measure requiring the project to prepare landscaping and irrigation plans (County COA 90 PLANING 019) has been met. Therefore, this mitigation measure has not been included in this addendum or the MMRP (**Attachment B**).

Aesthetics

Approved MND No. 39498 determined that the proposed project would not result in any impacts to scenic highways or scenic resources, or interfere with the nighttime use of the Palomar Observatory. The MND also determined that the proposed project would result in less than significant impacts to exposing residential property to unacceptable light levels and less than significant impacts with mitigation incorporated related to the creation of substantial light or glare that would adversely affect day or nighttime views in the area.

The proposed project modifications would not result in an increase in overall square footage compared to what was originally examined in the approved MND. Therefore, the project is anticipated to create a similar new man-made visual feature on a vacant parcel. However, the approved MND concluded that impacts to scenic resources are less than significant because the project site is not located within a scenic highway corridor and there are no scenic resources located on the industrial site. Changes to the project design result in similar development intensity. Therefore, the proposed project would not create any additional visual features or lighting and glare beyond what was examined in the approved MND. Further, the approved MND conditioned the proposed project to hood and direct new light used in conjunction with the proposed use (County COA 10 PLANNING 3). In addition, per Section C, Lighting and Utility, in the City of Eastvale Design Standards and Guidelines, Standard GDS-14 requires that outdoor lighting (other than lighting which requires tall luminaires) be low to the ground or shielded and hooded to avoid light shining onto adjacent properties and streets. Therefore, by incorporating proper lighting into project design and compliance with the City of Eastvale Design Standards and Guidelines, this impact will remain less than significant.

Agricultural Resources

As discussed in MND No. 39498, the proposed project site is not in an agricultural preserve; the County General Plan maps the area as Prime Farmland. However, the project site is zoned and designated for industrial land use and there is an existing industrial use building on the site. Additionally, the Jurupa Community Plan EIR (Riverside County Resolution No. 93-042) established a nonagricultural land use for the site and included a statement of overriding considerations that established findings by the County Board of Supervisors that the need for employment and road improvements outweighed the unavoidable adverse effects on agricultural lands.

The entirety of the proposed project site was analyzed for development in MND No. 39498. The project would affect the same geographic area that was previously analyzed and determined to result in the loss of viable agricultural land. However, according to the California Department of Conservation, the proposed project site is designated as Urban and Built Up Land, not Prime Farmland. Regardless, the City's General Plan and General Plan EIR determined that conversion of agricultural land was a significant and unavoidable impact of land development within the

Eastvale city limits. Because this property was designated for development with medium-density residential development as part of the General Plan, the conversion of agricultural uses is consistent with the adopted General Plan and General Plan EIR (Impact 3.1.1 of the General Plan EIR). In addition, General Plan Policy AQ-39 states that the loss of agricultural productivity on lands designated for urban uses within the city limits is anticipated as a consequence of the city's development. Therefore, based on these factors, impacts are considered less than significant.

Air Quality

Approved MND No. 39498 determined that the proposed project would result in less than significant impacts related to violation of air quality standards, to a cumulatively considerable net increase of any criteria air pollutant for which the project region is in nonattainment, and to exposure of sensitive receptors located within 1 mile of the project site to project substantial point source emissions.

The approved MND indicated that a previous air quality report prepared for approved Plot Plan No. 18440, which is directly adjacent to the proposed project site, determined that the project would not have potentially significant air quality impacts. As discussed in the approved MND, the proposed project would result in similar air quality impacts because the scope of the project is much smaller than what was analyzed for approved Plot Plan No. 18440. No mitigation measures or conditions of approval were included in the MND.

Development on the entirety of the proposed project site was analyzed for development in MND No. 39498; the project would result in similar land uses to those previously analyzed for impacts to air quality. As such, impacts are considered less than significant.

Biological Resources

As discussed in MND No. 39498, the proposed project site lies within a Criteria Cell of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and as such, the project is required to comply with all provisions of the MSHCP and requires all necessary habitat assessments and focused surveys. A habitat assessment performed on the project site (PD-B #2803) concluded that the study area does not contain habitat suitable to support or sustain a viable Delhi sands flower-loving fly (DSFF) population. The report also concluded that a suitable habitat to support Brand's phacelia was not recorded on-site during the May 2004 survey. In addition, no direct observations of or signs of burrowing owls were recorded during the May 2004 survey. However, to comply with the MSHCP, a mitigation measure (City of Eastvale mitigation measure **BIO-1**) was included requiring the project to conduct a burrowing owl survey 30 days prior to the issuance of grading permits (County COA 60 PLANNING 001).

Ecological Sciences, Inc., conducted a subsequent biology study titled "General Habitat Assessment, Focused Narrow Endemic Plant Surveys, Focus Burrowing Owl Surveys, and MSHCP Consistency Analysis" (October 15, 2015) (**Appendix A**) on the project site. According to their report, the proposed project site has been heavily disturbed by activities associated with agricultural uses. The site is generally characterized as a previously disturbed vacant lot that primarily supports a dense layer (interstitial thatch before discing) of non-native annual grassland. The site does not support any native vegetation communities, in part, due to these recurring surface disturbances. The project site appears to have been a vineyard at one time; however, that vineyard has been abandoned. A concrete V-ditch is present in the southern development area. This V-ditch transfers water onto the site from the adjacent commercial development project. The vast majority (90 percent) of the total vegetative cover consists of invasive, ruderal plant

species. Total vegetative coverage was estimated at 70–100 percent. Portions of the site may have historically been graded, and some fill material appears to be present in the southern portion of the site (Ecological Sciences 2015).

Conflicts with Adopted HCP

The site occurs within the overall Plan Area of the Western Riverside County Multiple Species Habitat Conservation Plan. Accordingly, the project is subject to any applicable survey and/or conservation requirements. However, the site is not in an MSHCP Criteria Area. Therefore, the project is not required to set aside conservation lands pursuant to the MSHCP and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or to Joint Project Review (JPR). The project is consistent with the biological requirements of the MSHCP, specifically pertaining to the project's relationship to reserve assembly, Section 6.3.2, Additional Survey Needs and Procedures (multiple focused BUOW and DSFF surveys [DSFF report under separate cover; Ecological Sciences 2015] completed and referenced in the 2015 habitat assessment), Section 6.1.3, Protection of Narrow Endemic Plant Species (focused NEPS surveys completed in 2015), Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (habitat assessment completed in 2015), Section 6.1.4, Guidelines Pertaining to the Urban/Wildlands Interface (the project site is not located adjacent to the MSHCP Conservation Area), and Section 6.3.1 (individual project-level vegetation mapping completed in 2015).

Results of the general habitat assessment, focused DSFF, burrowing owl (BUOW), and narrow endemic plant species (NEPS) surveys, and the MSHCP consistency analysis conducted July–September 2015 indicate that habitats located on the project site generally represent low biological resource values based on the degree to which expected impacts to on-site resources would meet MSHCP and CEQA criteria and the context in which they occur (e.g., highly disturbed site conditions present in a predominantly degraded and isolated environment). The existing degraded condition of the site is the direct consequence of long-standing discing/historic agricultural development activities, resulting in low biological diversity (e.g., dominance of non-native species), absence of special-status plant communities, and overall low potential for most special-status species to utilize or reside on the site. Construction activities involve ground disturbance similar to those of agricultural uses and will not directly impact federally or state-listed threatened or endangered species, jeopardize the continued existence of listed species (or special-status species), or directly impact designated critical habitat. Site development would also not be expected to substantially alter the diversity of plants or wildlife in the area because of current degraded site conditions. The loss of these habitats would not be expected to substantially affect special-status biological resources or cause a population of sensitive plant or wildlife species to drop below self-sustaining levels.

Adverse Effects to Candidate, Sensitive, or Special-Status Species

Although no listed species (currently protected by the federal or California Endangered Species Act) are expected to occur due to the absence of suitable habitat, the potential presence of certain special-status species (e.g., BUOW) may impose some degree of constraint to development, depending on the nature of both direct and indirect impacts on these resources, as well as on the particular species and seasonal timing of construction activities. During permitting procedures, certain measures (e.g., BUOW preconstruction survey) to avoid or further reduce project-related impacts to potentially occurring sensitive biological resources may be necessary pursuant to CEQA and/or MSHCP guidelines. Results of the 2015 surveys suggest that no significant impacts to special-status biological resources are expected as a result of project-related activities. Upon

completion of all recommendations by reviewing agencies, the proposed project could be deemed consistent with MSHCP procedures, policies, and guidelines.

Development on the entirety of the proposed project site was analyzed for development in MND No. 39498; the project would result in similar land uses to those previously analyzed for impacts to biological resources. Mitigation Measure **BIO-1** requiring MSHCP compliance identified in the MND would still apply to the proposed project. Therefore, impacts are considered less than significant.

Geology and Soils

Analysis contained in MND No. 39498 determined that the project site is located in a paleontologically sensitive area based on the County General Plan Paleontological Sensitivity Map. A mitigation measure (County COA 60 PLANNING 014) was included in the approved MND requiring monitoring by a paleontologist for subsurface paleontological resources (City of Eastvale mitigation measure **GEO-1**). It was also determined in the approved MND that the proposed project would result in minor increase in water erosion, either on- or off-site, and wind erosion. As a result, in the approved MND, mitigation measures (City of Eastvale mitigation measures **GEO-2**) are required to comply with grading requirements (County COAs 10 BS GRADE 006; 60 BS GRADE 003). MND No. 39498 also concluded that the proposed project site is not located in an earthquake fault zone as delineated by the Alquist-Priolo Earthquake Fault Zoning Act and is not in an area having liquefaction potential, landslide risk, ground subsidence, or seiche, mudflow, or volcanic hazards. Additionally, the MND determined that the project site is within Zone 4 of the 1997 Uniform Building Code, meaning there is a high potential for ground shaking. Additionally, MND No. 39498 determined that the proposed project will not substantially impact soils or result in soil erosion. The project site is underlain by Hanford-Tujunga soils and the project site is not composed of expansive soil which has low shrink-swell potential. Therefore, the project site would not be at risk for expansive soils. The approved MND concluded that the project is located in an area with high wind erodibility. As such, conditions (County COA's 10 BS GRADE 005; 80 PLANNING 022; 90 PLANNING 018, 019) were required to reduce impacts to this issue area (City of Eastvale mitigation measure **GEO-3** through **GEO-5**). The 2006 approved MND included an additional mitigation measure to prepare landscape and irrigation plans (County COA 90 PLANNING 019). This requirement has since been met and is therefore, not included in the current MMRP accompanying this addendum (**Attachment B**).

A geotechnical investigation was prepared by Sladden Engineering in 2015 (**Appendix B**) as part of the planning application process. The study concluded that there were no signs of active surface rupture or secondary seismic effects (lateral spreading, lurching, etc.) identified on the site during their field investigation (Sladden Engineering 2015). However, the site is expected to be exposed to strong seismic ground shaking due to its proximity to nearby active faults. The geotechnical investigation also analyzed the project site for liquefaction/seismic settlement, tsunamis and seiches, slope failure, landsliding, rockfalls, and expansive soil. All of these seismic-related hazards were considered negligible and not likely to occur on-site.

The proposed project site was analyzed for development in MND No. 39498; the project would result in similar ground disturbance in the same geographic area that was previously analyzed for geology and soil impacts. In addition, all development in Eastvale is required to be designed in accordance with California Building Code (CBC) requirements that address structural seismic safety. All new development and redevelopment would be required to comply with the CBC, which includes design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members and provide calculation

methods to assist in the design process. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and includes measures such as anchoring to the foundation and structural frame design. Further, Section 110.60.010 of the City of Eastvale Municipal Code codifies the report and application of the Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code Section 2621 et seq.). All new development and redevelopment would be required to comply with the requirements of the act.

Additionally, all allowed development associated with the proposed project would be subject to compliance with the requirements set forth in the National Pollutant Discharge Elimination System (NPDES) Storm Water General Construction Permit for construction activities. Compliance with the NPDES would minimize effects from erosion and ensure consistency with the Water Quality Control Plan of the Santa Ana Regional Water Quality Control Board (1995), which establishes water quality standards for the groundwater and surface water of the region. Additionally, the project applicant will be required to comply with Chapter 14.12, Stormwater Drainage System Protection Regulations, of the City of Eastvale Municipal Code, which requires new development or redevelopment projects to control stormwater runoff by implementing appropriate best management practices (BMPs) to prevent deterioration of water quality. The displacement of soil through cut and fill will be controlled by Chapter 33 of the 2013 California Building Code relating to grading and excavation, other applicable building regulations, and standard construction techniques; therefore, there will be no significant impact.

Further, a stormwater pollution prevention plan (SWPPP) would be required as part of the grading permit submittal package. The SWPPP provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices, including any additional site-specific and seasonal conditions. Erosion control BMPs include but are not limited to the application of straw mulch, hydroseeding, the use of geotextiles, plastic covers, silt fences, and erosion control blankets, as well as construction site entrance/outlet tire washing. The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications which would demonstrate the skills, knowledge, and experience necessary to implement such plans. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. Water quality features intended to reduce construction-related erosion impacts will be clearly noted on the grading plans for implementation by the construction contractor.

Additionally, the City routinely requires the submittal of detailed erosion control plans with any grading plans. The implementation of this standard requirement is expected to address any erosional issues associated with grading and overexcavation of the site. Additionally, fugitive dust would be controlled in compliance with South Coast Air Quality Management District (SCAQMD) Rules 403 and 1166. The following erosion control features associated with SCAQMD rules used during remedial activities would be employed: covering stockpiles with plastic sheeting; covering loaded soils with secured tarps; prohibiting work during periods of high winds; and watering exposed soils during construction. Further, in accordance with Clean Water Act and NPDES requirements, water erosion during construction would be minimized by limiting certain construction activities to dry weather, covering exposed excavated dirt during periods of rain, and protecting excavated areas from flooding with temporary berms. As a result, impacts associated with soil erosion are considered less than significant with the implementation of the necessary erosion and runoff control measures required as part of the approval of a grading plan.

City of Eastvale General Plan policies protect people from risks associated with seismic-related hazards. Safety Element Policy S-3 requires research into new foundation design systems that better resist the climatic, geotechnical, and geological conditions present in Eastvale and Riverside County. Action S-2.1 requires geotechnical reports to be prepared for new development projects in areas with the potential for liquefaction or settlement. The site-specific geotechnical investigations ensure that any buildings developed are properly designed to address these constraints.

Therefore, adherence to the CBC, the City of Eastvale Municipal Code, the County's Conditions of Approval, the City's mitigation measures (**GEO-1** through **GEO-5**) and the City's General Plan would reduce any seismic-related impacts to less than significant.

Greenhouse Gases

As previously described, the MND for EA No. 39498 was certified in 2006. At the time of approval of the MND, the issue of contribution of GHG emissions to climate change was a prominent issue of concern. On March 18, 2010, amendments to the State CEQA Guidelines took effect which set forth requirements for the analysis of GHG emissions under CEQA. Since the MND has already been approved, the determination of whether GHG emissions and climate change needs to be analyzed for this specific development is governed by the law on addendums (CEQA Guidelines Section 15164). GHG emissions and climate change are not required to be analyzed under those standards unless it constitutes "new information of substantial importance, which was not known and could not have been known at the time" the MND was approved (CEQA Guidelines Section 15162(a)(3)).

The issue of GHG emissions and climate change impacts is not new information that was not known or could not have been known at the time of the approval of the MND. The issue of climate change and GHG emissions was widely known prior to the MND approval. The United Nations Framework Convention on Climate Change was established in 1992. The regulation of GHG emissions to reduce climate change impacts was extensively debated and analyzed throughout the early 1990s. The studies and analyses of this issue resulted in the adoption of the Kyoto Protocol in 1997.

As is clear from documents in the administrative record, the fact that GHG emissions could have a significant adverse environmental impact was known at the time the MND was approved in 2006. Consistent with the statutory language, the courts have repeatedly held that new information that "was known" or "could have been known with the exercise of reasonable diligence" at the time of the MND approval does not trigger the supplemental EIR standard. (*Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515, 532 ("CREED II"); *ALARM*, supra, 12 Cal.App.4th at 1800–1803.) In particular, the courts have held that information on GHG emissions could have been known as early as 1994 and therefore do not trigger the new information standard under Section 21166 for approvals after that date (*CREED II*, supra, 196 Cal.App.4th at 530–532 [Impact from GHGs not new information for EIR certified in 1994.]). Since the MND was approved in 2006 *CREED II* is dispositive and establishes that no review of this environmental issue is required for this project. (See also *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301—the potential effects of GHG emissions were known and could have been addressed in conjunction with the approval of the MND in 2006.)

Therefore, the impact of GHG emissions on climate change was known at the time of adoption of the MND in 2006 and therefore; under CEQA standards, it is not new information that requires

analysis in a supplemental EIR or negative declaration. No supplemental environmental analysis of the project's impacts on this issue is required under CEQA.

Hazards and Hazardous Materials

As discussed in MND No. 39498, the proposed project was reviewed by the Riverside County Department of Environmental Health, Hazardous Materials Division, which concluded that the proposed project will not interfere with emergency response or evacuation, nor is the site located within a quarter-mile of an existing or proposed school. In addition, the proposed project site is not within any airport land use plan, nor is it located in a high fire area.

The Riverside County Department of Environmental Health is the Certified Unified Program Agency (CUPA) for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Eastvale and Riverside County as a whole. The department also implements the Hazardous Material Management Plans (Business Emergency Plans) that include an inventory of hazardous materials used, handled, or stored at any business in the city. The department is also responsible for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, aboveground storage tanks, and stationary sources handling regulated substances.

A Phase I Environmental Site Assessment (ESA) was conducted by Vertex in 2015 (**Appendix C**). The following methods were used to compile information for the study: interviews regarding site history; historical records review; regulatory records review; and site reconnaissance. The Phase I ESA determined that no evidence of Recognized Environmental Conditions (RECs) is present on-site.

The entirety of the proposed project site was analyzed for development in MND No. 39498; the project would result in similar land uses to those previously analyzed for impacts to hazards and hazardous materials. Therefore, impacts are considered less than significant.

Hydrology and Water Quality

It was determined in MND No. 39498 that the proposed project would not substantially alter the existing drainage pattern of the site or the area or substantially deplete groundwater supplies. Additionally, the project site is not located in a 100-year flood zone. No hydrology impacts or impacts associated with drainage were identified in the approved MND.

A preliminary hydrology study was conducted by Albert A. Webb Associates in 2015 (**Appendix D**). Existing and proposed drainage facilities are discussed in the study. Upon project implementation, off-site drainage flows would be conveyed to a proposed basin/weir diversion structure located along the southerly boundary. This structure will divert low flows to a storm drain pipe that will bypass water quality facilities. However, in the case of larger storm events, only a portion of off-site flows will enter the low-flow system, and the remainder will be collected downstream at the catch basin/diversion structure (Albert A. Webb Associates 2015). Runoff generated by the proposed project will be collected and treated in underground infiltration basins. Two collection points are located along the site's southerly boundary. The first catch basin/diversion structure is the collection point for a majority of the project site and any off-site flow that bypasses the low-flow system. Once storage is exceeded, stormwater will back up into the diversion structure and bypass into a proposed storm drain that conveys flows toward the second collection point, which is an underground storage facility. Once the underground storage

capacity has been exceeded, flow will back up into the diversion structure and also be diverted into the outlet storm drain.

Project-related development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge requirements. The proposed project would be required to obtain a General Construction Permit from the Santa Ana Regional Water Quality Control Board (RWQCB), which requires the preparation, approval, and implementation of a SWPPP. The SWPPP would include best management practices (BMPs) to be implemented during and after project construction to minimize erosion and sedimentation of downstream watercourses. Additional hydrological analyses will be performed as part of the final site-specific engineering when additional details of the proposed project design will be established. If it is determined that the receiving water bodies are designated municipal separate storm sewer systems (MS4s), the project is subject to the Riverside County Storm Water Permit, also issued by the RWQCB (Order No. R8-2010-003, NPDES No. CAS 618033, as amended by R8-2013-0024, NPDES No. CAS618033) for discharges into MS4s draining the county.

The proposed project site was analyzed for development in MND No. 39498; the project would result in similar ground disturbance in the same geographic area that was previously analyzed for hydrology and water impacts. Therefore, impacts are considered less than significant.

Land Use and Planning

As discussed in MND No. 39498, the facility proposed by the project is a permitted use (through a plot plan from the County) and is therefore compatible with existing zoning. With the exception of the Mira Loma Warehouse/Distribution Center Policy Area, the proposed project was analyzed as consistent with the land use designations and policies of the General Plan. The MND stated that project site lies “immediately outside” of the Mira Loma Warehouse/Distribution Center Policy Area; however, it is subject to the limitations of the policy, which states that the intent of the policy is to keep potential diesel and hazardous emissions, traffic generation, land use compatibility, and other environmental concerns away from residential areas. The MND concluded that the proposed project does avoid exposing residential areas to such environmental concerns and as a result, is consistent with the General Plan.

The Mira Loma Warehouse/Distribution Center Policy is found in the Jurupa Area Plan (October 2011). The requirement of the policy states that the Business Park, Light Industrial, and Heavy Industrial land use designations will only be permitted in the following area:

...the area in Mira Loma defined and enclosed by these boundaries: San Sevaine Channel from Philadelphia Street southerly to Galena Street on the east, Galena Street from the San Sevaine Channel westerly to Wineville Road on the south, Wineville Road northerly to Riverside Drive, then Riverside Drive westerly to Milliken Avenue, then Milliken Avenue north to Philadelphia Street on the west, and Philadelphia Street easterly to the San Sevaine Channel on the north.

According to the current policy definition, the proposed project is not within its boundaries. However, the City of Eastvale has since incorporated and as a result, the project site is subject to the City’s General Plan policies and Municipal Code. The General Plan land use designation is Business Park, which allows employee-intensive uses, including research and development, technology centers, corporate and support office uses, “clean” industry, and supporting retail uses. The project site is zoned Industrial Park (I-P), which permits various industrial and

manufacturing uses as outlined in Table 3.3-1 of the City's Zoning Code. The proposed project is consistent with the requirements of both the General Plan land use designation and zoning. The project would result in similar land uses to those previously analyzed in the approved MND related to land use and planning. The proposed project would not result in new environmental effects. Therefore, impacts are less than significant.

Public Services

As discussed and analyzed in MND No. 39498, the proposed project would result in less than significant impacts to fire and law enforcement services and would be conditioned to comply with the requirements of the Riverside County Fire Department to pay public facilities fees through Riverside County Ordinance 659 (Payment of Public Facilities Fees; County COA 90 PLANNING 31) and through the Jurupa Community Plan Public Facilities Fee. In addition, the project is located within the boundaries of the Jurupa Unified School District and is conditioned to pay school mitigation fees in accordance with state law.

The Riverside County Fire Department provides fire protection and safety services to the City of Eastvale. The nearest fire station is Eastvale Fire Station #27, located at 7067 Hamner Avenue, approximately 3.7 miles south of the project site. Any potential future development would be conditioned to comply with the requirements of the Riverside County Fire Department and for the payment of the City's development impact fees pursuant to Eastvale Municipal Code Chapter 110.28. It should be noted that the Riverside County Fire Department has reviewed the project; other than standard comments (i.e., fire hydrant related), the department cited no issues with the project. Since the proposed project is not expected to result in unusual circumstances that may generate high demand for fire protection services, payment of the City's fees would fully mitigate any potential impact on Riverside County Fire Department facilities.

Police protection services are provided by the Eastvale Police Department, under contract from the Riverside County Sheriff's Department. The nearest sheriff's station is the Jurupa Valley Station, located at 7477 Mission Boulevard in Jurupa Valley, approximately 7.2 miles east of the project site. A total of 80 deputy sheriffs are assigned to the Jurupa Valley Station, a number of whom could respond to any calls for service in Eastvale (City of Eastvale 2012). The proposed project is not expected to result in any unusual circumstances that may generate high demand for police protection services. In addition, any potential future development would be conditioned for the payment of the City's development impact fees pursuant to Eastvale Municipal Code Chapter 110.28. Payment of the City's fees would fully mitigate any potential impact on Riverside County Sheriff's Department facilities.

The proposed project site is located in the Jurupa Unified School District (JUSD). The district has established school impact mitigation fees to address the facility impacts created by residential, commercial, and industrial development. The district uses these fees to pay for facility expansion and upgrades needed to serve new students. Pursuant to California Government Code Section 65996, payment of these fees is considered full mitigation for project impacts to the JUSD.

The entirety of the proposed project site was analyzed for development in MND No. 39498; the project would result in similar land uses to those previously analyzed for impacts to public services. Adherence to the City's Municipal Code Chapter 110.28 and compliance with California Government Code Section 65996 would apply to the proposed project. Therefore, impacts would be less than significant.

Recreation

As discussed in the approved MND, the proposed project would result in potential impacts related to recreational trails. A mitigation measure (City of Eastvale mitigation measures **REC-1** and **REC-2**) conditioned (County COA 90. TRANS 015, 016) the project to construct a community trail prior to map recordation and issuance of grading permits.

The proposed project site is in the Jurupa Area Recreation and Park District (JARPD). The proposed project would bring in new job opportunities to the city, and along with that a potential increase in the population within the JARPD, and therefore may result in an incremental increased use of existing neighborhood and regional parks or other recreational facilities. However, the JARPD has established development impact fees to fund park development as needed to respond to area growth. Payment of these fees would ensure that existing parks are maintained and that adequate parkland and recreational facilities are made available to the residents of the district and to the city as a whole. In addition to the payment of fees, the applicant is conditioned to construct a community trail (City of Eastvale mitigation measures **REC-1** and **REC-2**). Therefore, impacts would be less than significant.

Transportation and Traffic

MND No. 39498 did not identify any traffic-related impacts and the County's Transportation Department found the project exempt from traffic study requirements. However, the proposed project is conditioned to pay the following fees:

1. Prior to issuance of building permits on the project site, the project applicant is required to pay appropriate Transportation Uniform Mitigation Fees (Eastvale Municipal Code Chapter 10.36, Transportation Demand Management Program).
2. Prior to issuance of building permits, the project applicant will be required to pay appropriate development impact fees to comply with Eastvale Municipal Code Chapter 110.28.
3. Prior to issuance of building permits, the project applicant will be required to pay appropriate Mira Loma Road and Bridge Benefit District fees (Riverside County Resolution No. 2005-482). The proposed project site is in Zone A, which currently requires a payment of \$4,000 per gross acre.

The proposed project's off-site traffic impacts are similar to what was assumed in the MND; therefore, impacts would remain less than significant. The entirety of the proposed project site was analyzed for development in MND No. 39498; the project would result in the same land uses as those previously analyzed for impacts to circulation. Therefore, no new significant environmental effects would occur. As such, impacts are less than significant.

V. CONCLUSION

MND No. 39498 was used as a basis for this Addendum, updated with current information from sources cited, referenced, and attached to this Addendum. Based on this evidence, the potential adverse environmental impacts from implementation of the proposed project, as defined in Section IV of this document, will not be greater than those identified in MND No. 39498. This Addendum provides an update of the impacts associated with the modifications proposed for the project and identifies the continued need to implement the measures required in the original environmental document.

Pursuant to CEQA Section 15164, certified MND No. 39498, as updated with this Addendum, can be relied upon for documentation of the effects of the proposed project on the environment. Because the changes in the project do not exceed the thresholds outlined in Sections 15162 and 15164 of the State CEQA Guidelines that would require preparation of either a supplemental or subsequent environmental document, no further analysis of the environmental impacts of the proposed project is required.

References

Albert A. Webb Associates. 2015. *Preliminary Hydrology Study*.

City of Eastvale. 2012. *General Plan*.

County of Riverside. 1999. *Mitigated Negative Declaration No. 39498*.

———. 2008. *General Plan*.

———. 2011. *Jurupa Area Plan*.

Ecological Sciences, Inc. 2015. *General Habitat Assessment; Focused Narrow Endemic Plant Surveys; Focused Burrowing Owl Surveys; MSHCP Consistency Analysis*.

Santa Ana Regional Water Quality Control Board. 1995. *Water Quality Control Plan for the Santa Ana River Basin*.

Sladden Engineering. 2015. *Geotechnical Investigation: Industrial Warehouse Buildings SWC Riverside Drive and Hamner Avenue (APNs 156-040-087 and 088)*.

Vertex. 2015. *Phase I Environmental Site Assessment*.

Attachment A

00-187

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

May 24, 2006

Albert A Webb Associates
3788 McCray St
Riverside, CA 92506

*Let's proceed
- Approved Planning & RDP
- per Mr. Fleming*

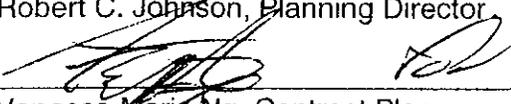
**RE: Tentative Parcel Map No. 32313 / Plot Plan No. 14886 Revised Permit No. 2
Environmental Assessment No. 39498
Regional Team: Riverside**

On March 28, 2006, the **Riverside County Board of Supervisors** approved the above referenced case subject to the attached **FINAL** conditions.

The original approval letter was issued to the applicant on April 3, 2006. No appeal was filed within ten (10) days of the date of the Board's decision, therefore, action taken on the above referenced case is considered final.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Robert C. Johnson, Planning Director



Vanessa Marie Ng, Contract Planner

TO:

Transportation Dept. – Jim Knutson
Dept. of Building & Safety
Environmental Health Dept.
Fire Dept.

Riverside County Flood Control District
Survey - Copy of approved exhibit
CC: Planning Dept. - Riverside Office

Y:\Planning Master Forms\Approval Forms\BOS Rec & File Final Approval Letter.doc

PINKS

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 14, 2006

SUBJECT: PLOT PLAN NO. 14886, REVISED PERMIT NO. 2 / TENTATIVE PARCEL MAP NO. 32313 - EA39498 - Applicant: Cal Mold, Inc. - Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District - Prado-Mira Loma Zoning District - Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25 - .060 Floor/Area Ratio - Location: Southerly of Riverside Drive on the easterly side of Hamner Avenue - 22.0 Gross Acres - Zoning: Industrial Park (I-P) - **REQUEST:** The revised permit to the plot plan proposes to expand an existing warehouse distribution site containing one 162,612 square foot industrial building for manufacturing and warehousing. The revised permit will permit the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site. The tentative parcel map is a Schedule E subdivision of 22.0 acres into 3 industrial parcels with sizes ranging from 2.99 acres to 9.66 acres.

Departmental Concurrence

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 22, 2006.

The Planning Commission Department recommended Approval; and,
THE PLANNING COMMISSION

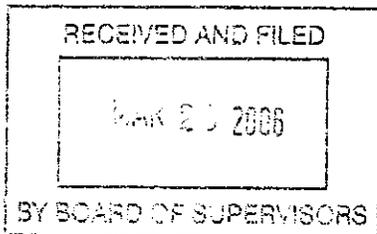
Robert C. Johnson
Planning Director

RCJ:dm

Policy

Consent

Dept Rec
Per Exec. Ofc.:



Prev. Agn. Ref.

District: Second | Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 22, 2006
RIVERSIDE-REGULAR MEETING**

- I. AGENDA ITEM 4.1: TENTATIVE PARCEL MAP NO. 32313 / PLOT PLAN NO. 14886** - EA39498 – Applicant: Cal Mold, Inc. – Engineer/Representative: Albert A. Webb Associates - Second Supervisorial District - Prado Mira Loma Zoning Area - Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Riverside Drive and easterly of Hamner Avenue - 22.2 Gross Acres - Zoning: Industrial Park (I-P) - APN(s): 156-040-052 and 156-040-003. (Quasi-judicial)
- II. PROJECT DESCRIPTION**
The Tentative Parcel Map proposes a Schedule E subdivision of 22.20 acres into 3 industrial parcels. The Plot Plan proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 170 additional automobile parking spaces and 3 acres of landscaping to the site.
- III. MEETING SUMMARY**
Subject proposal did not require a presentation.
Project Planner: Vanessa Marie Ng, (951) 955-5133, or E-mail at vmng@rctlma.org.

No one spoke neutral, in favor of or in opposition to the subject proposal.
- IV. CONTROVERSIAL ISSUES**

NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;
APPROVAL WITHOUT DISCUSSION
- VI. TAPES**
The entire discussion of this agenda item can be found on Tape No. 1A. For a copy of the tapes, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER MARCH 16, 2005
RIVERSIDE – REGULAR MEETING**

- I. AGENDA ITEM NO. 6.4:** PLOT PLAN NO. 14886, REVISED NO. 2 with TENTATIVE PARCEL MAP NO. 32313- EA 39348 - Cal Mold, Inc. - Prado-Mira Loma Zoning Area - Second Supervisorial District - Located south of Riverside Drive, on the east side of Hamner Avenue; 22 Acres – 3 Lots - I-P (Industrial Park) Zone – Schedule E. (Quasi-judicial)

II. PROJECT DESCRIPTION:

Plot Plan No. 14886, Revised No. 2 proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed **Building A** will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed **Building B** will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 170 additional automobile parking spaces and 3 acres of landscaping to the site.

Tentative Parcel Map No. 32313 proposes to divide 22.20 acres into 3 industrial parcels.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, Vanessa Marie Ng, (951) 955-5133, or E-mail at vmng@rctlma.org

No one spoke in favor or opposition to the subject proposal.

IV. CONTROVERSIAL ISSUES:

A request for Joint Project Review (JPR) was submitted on December 8, 2004. As of date, comments from the Regional Conservation Authority (RCA) have not yet been received. Without final determination of required conservation, staff cannot recommend approval at this time.

V. PLANNING COMMISSION ACTION

By a vote of 4-0, the Planning Commission, (Commissioner Porras Absent)

CONTINUED WITHOUT DISCUSSION TO 3/30/05

VI. TAPES:

The entire discussion of this agenda item can be found on Tape No.1A. For a copy of the tapes, please contact Nikki Wyrick, Planning Commission Secretary, at (951) 955-3251 or E-mail at nwyrick@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2005
RIVERSIDE – REGULAR MEETING**

- I. AGENDA ITEM NO. 6.6:** PLOT PLAN NO. 14886, REVISED NO. 2 with TENTATIVE PARCEL MAP NO. 32313- EA 39348 - Cal Mold, Inc. - Prado-Mira Loma Zoning Area - Second Supervisorial District - Located south of Riverside Drive, on the east side of Hamner Avenue; 22 Acres – 3 Lots - I-P (Industrial Park) Zone – SP: N/A - Schedule E. (Quasi-judicial)

II. PROJECT DESCRIPTION:

Plot Plan No. 14886, Revised No. 2 proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 170 additional automobile parking spaces and 3 acres of landscaping to the site.

Tentative Parcel Map No. 32313 proposes to divide 22.20 acres into 3 industrial parcels.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner, Larry Ross, (951) 955-2402 or E-mail at lross@rctlma.org

The following spoke in favor to the subject proposal:

Applicant: Cal Mold, Inc.

Engineer/Rep.: Albert A. Webb Associates

No one spoke in opposition to the subject proposal.

IV. CONTROVERSIAL ISSUES:

A request for Joint Project Review (JPR) was submitted on December 8, 2004. As of date, comments from the Regional Conservation Authority (RCA) have not yet been received. Without final determination of required conservation, staff cannot recommend approval at this time.

V. PLANNING COMMISSION ACTION

By a vote of 5-0, the Planning Commission, continued PLOT PLAN NO. 14886, REVISED NO. 2 with TENTATIVE PARCEL MAP NO. 32313 without discussion to March 16, 2005 Riverside.

MINUTE ORDER: FEBRUARY 16, 2005
AGENDA ITEM 6.6: Page 2

VI. TAPES:

The entire discussion of this agenda item can be found on Tape No. 1A. For a copy of the tapes, please contact Dorothy Bradberry, Planning Commission Secretary, at (951) 955-3251 or E-mail at dbradber@rctlma.org.

Agenda Item No.: 4.1
Area Plan: Jurupa
Supervisorial District: Second
Project Planner: Vanessa Ng
Planning Commission: February 22, 2006
Continued From: February 16, 2005, March 16, 2005, March 30, 2005 Planning Commission Hearing

Plot Plan No. 14886R2
Tentative Parcel Map No. 32313
EA No: 39498
Applicant: Cal Mold, Inc.
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 14886 Revised No. 2 proposes to expand an existing warehouse distribution site, entailing the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site.

Tentative Parcel Map No. 32313 proposes to divide 22.0 acres into 3 industrial parcels.

The proposed project is located south of Riverside Drive, on the east side of Hamner Avenue.

BACKGROUND:

During the March 30, 2005 Planning Commission hearing the project was continued off calendar in order to complete Joint Project Review and receive final determination of required conservation from the Regional Conservation Authority. On December 16, 2005, the RCA determined that the proposed project is in conformance with the Western Riverside County Multi-Species Habitat Conservation Plan and that no conservation is required.

FURTHER PLANNING CONSIDERATIONS:

February 16, 2005

A request for Joint Project Review (JPR) was submitted on December 8, 2004. As of February 16, 2005, comments from the Regional Conservation Authority (RCA) were not yet received. The project was continued to the March 16, 2005 in order to receive final determination from the RCA.

March 16, 2005

As of March 16, 2005, comments from the Regional Conservation Authority (RCA) were not yet received. The project was continued to the March 30, 2005 in order to receive final determination from the RCA.

March 30, 2005

As of March 30, 2005, comments from the Regional Conservation Authority (RCA) were not yet received. The project was continued off calendar until a final determination from the RCA was made.

SUMMARY OF FINDINGS:

1. Existing Land Use:

Existing building and vacant land

- | | |
|------------------------------|--|
| 2. Surrounding Land Use: | Existing industrial buildings, vacant land and San Bernardino County |
| 3. Existing Zoning: | Industrial Park |
| 4. Surrounding Zoning: | Industrial Park and Scenic Highway Commercial |
| 5. General Plan Designation: | Business Park |
| 6. Project Data: | Total Acreage: 22.0
Number of Buildings: 2 proposed
Square Footage of Buildings: 156,478 proposed
Number of Parking Spaces: 160 additional
Commercial Acreage: |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39498**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 32313**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVAL of **PLOT PLAN NO. 14886, REVISED NO. 2**, 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 all elements of the Riverside County General Plan, with the exception of the Mira Loma Warehouse Distribution Center Policy Area.
2. The proposed project is consistent with the I-P zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project will not have a significant effect on the environment.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).
8. The proposed project is compatible with Countywide Design Standards and Guidelines adopted January 13, 2004.

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 Business Park (BP) on the Jurupa Area Plan.
2. The Mira Loma Warehouse/Distribution Center Policy indicates that in the Business Park land use designation within the Jurupa Area Plan, warehousing and distribution may only occur within the policy area. The proposed project lies immediately outside the policy area boundary, and is subject to the limitations of the policy. However, the intent of the Mira Loma Warehouse/Distribution Center Policy is to keep potential diesel and hazardous emissions, traffic generation, land use compatibility, and other environmental concerns away from residential areas. With respect to the proposed project, the following conditions exist:
 - a. The proposed project is an expansion of an existing warehouse facility.
 - b. The proposed project is surrounded by existing warehouses to north, east, and south.
 - c. Vehicular traffic coming to and from the project site will avoid contact with residential neighborhoods. The proposed project lies approximately 1/3 of a mile south of the 60 freeway, and no residences exist between the 60 freeway and the project site.
 - d. There are no existing residences within the vicinity of the project area.

In light of the above, the proposed project is considered consistent with the intent of the Mira Loma Warehouse/Distribution Center Policy Area.

3. The project site is surrounded by properties which are designated BP to the north, south, and east. Properties to the west are not within the County of Riverside.
4. The zoning for the subject site is Industrial Park (I-P).
5. Surrounding zones I-P to the north, south, and east. Properties to the west are not within the County of Riverside.
6. The proposed use, a warehouse building, is permitted in the BP designation.
7. The proposed use, a warehouse building, is consistent with the development standards set forth in the I-P zone.
7. The land uses on the subject site are offices and warehouses.
8. The land uses on surrounding parcels include industrial/warehousing to the north, south, and east. Properties to the west are not within the County of Riverside.
9. This project is located within Criteria Area 68 (Cell Group A) of the Multi-Species Habitat Conservation Plan. The project underwent the HANS Review process (HANS #420) and Joint Project Review, where it was concluded that conservation is not required.
10. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 39312:
 - (a) Aesthetics
 - (b) Biological Resources
 - (c) Cultural Resources
 - (d) Geology/Soils
 - (e) Recreation

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

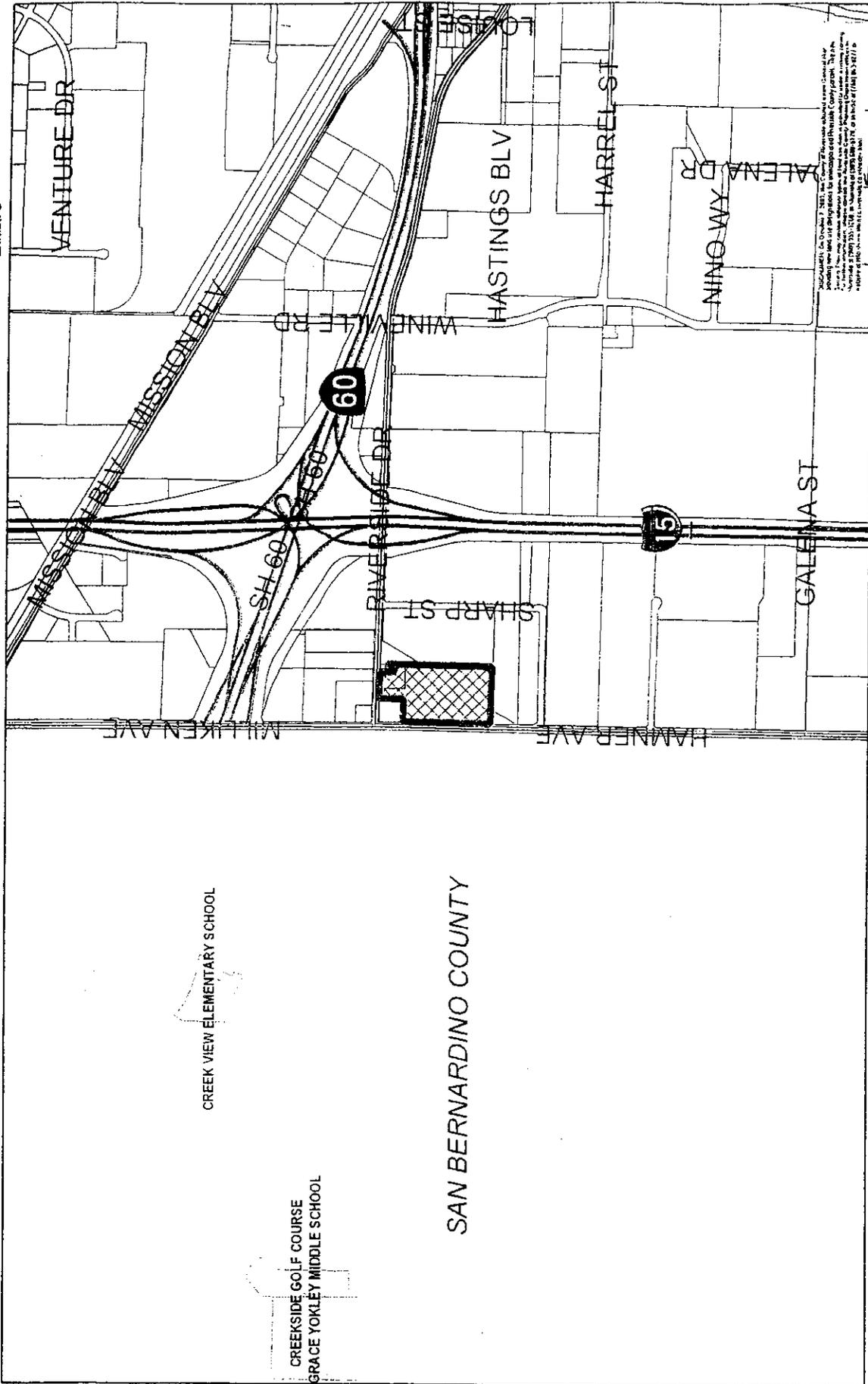
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. an Alquist-Priolo earthquake fault hazard study zone;
 - b. a 100 year flood plain, an area drainage plan, or a dam inundation area;
 - d. a city of sphere of influence;
 - e. a General Plan hazardous fire area;
 - f. Mt. Palomar light regulation zone; and
 - g. a Stephen's Kangaroo Rat fee area or a core reserve, California Gnatcatcher, Quino checkerspot.
3. The project site is located within:
 - a. The Jurupa Unified School District;
 - b. Jurupa Community Services District;
 - c. A Criteria Cell of the MSHCP;
 - d. Jurupa Area Recreation and Park District; and
 - e. The Mira Loma Warehouse/Distribution Center Policy Area.
4. The subject site is currently designated as Assessor's Parcel Number(s) 156-040-003, 052.

Supervisor Tavaglione
District 2
DATE DRAWN: 1/20/05

PP14886R2 PM32313
VICINITY MAP

Planner: Larry Ross
Date: 2/16/05
Exhibit 5

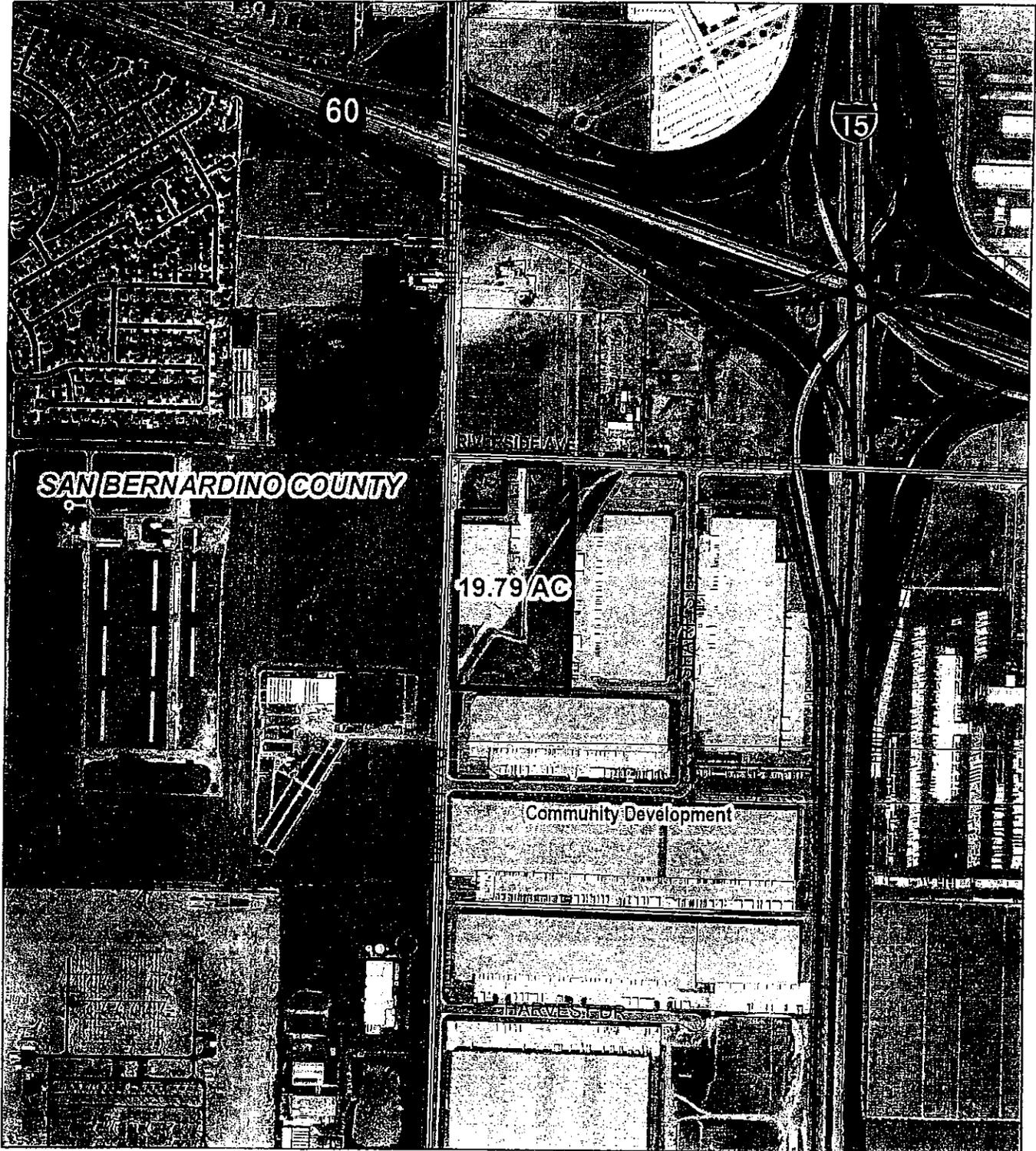


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 7

ASSESSORS 156-04
BK. PG.
THOMAS
BROS.PG 643 E7

2004/04/15, On October 7, 2003, the Assessor's Office was notified by the Planning Department that the parcel shown on this map is pending new state fire designations for unincorporated Riverside County. The fire designations are subject to change and are subject to the final determination of the Assessor's Office. The Assessor's Office is currently reviewing the information provided and will update the map as soon as the final designations are available. The Assessor's Office is currently reviewing the information provided and will update the map as soon as the final designations are available. The Assessor's Office is currently reviewing the information provided and will update the map as soon as the final designations are available.



RIVERSIDE COUNTY PLANNING DEPARTMENT

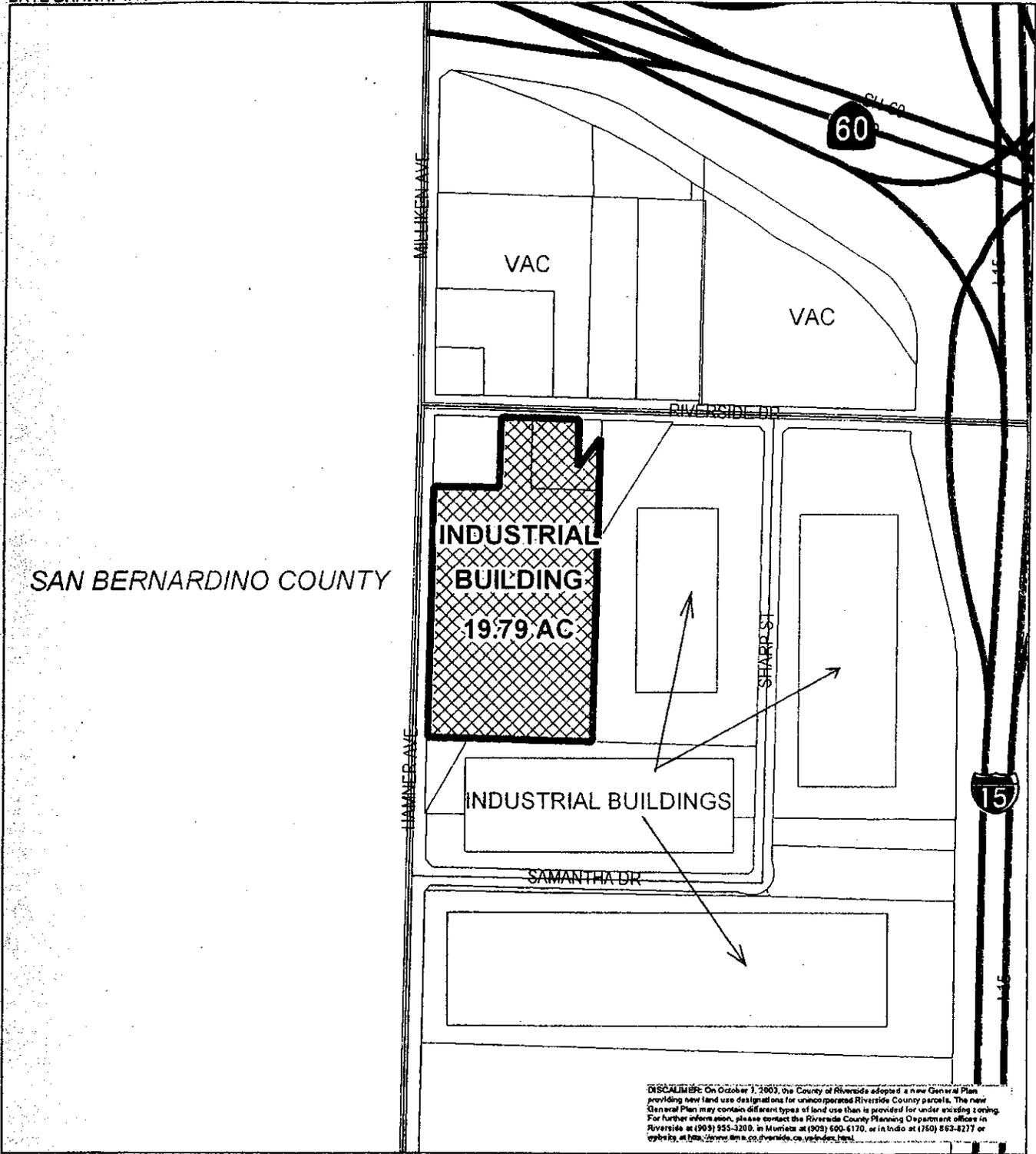
Area
Plan: Prado-Mira Loma
Township/Range: T2SR6W
SECTION: 7



ASSESSORS 156-04
BK. PG.
THOMAS 643 E7
BROS.PG



DATE DRAWN: 1/19/05



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or e-mail at planning@riverside.ca.gov.

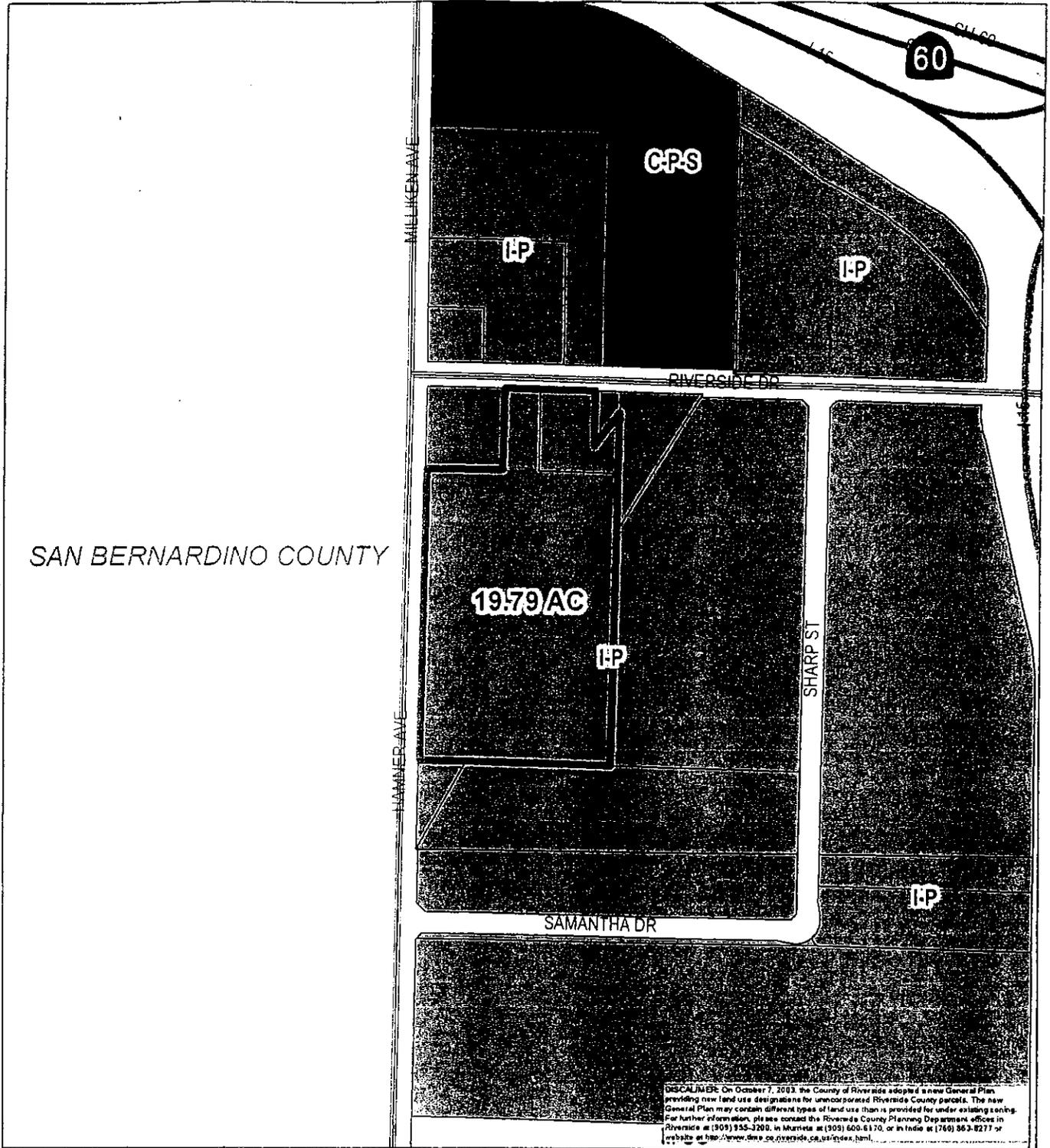
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Prado-Mira Loma**
Township/Range: T2SR6W
Section : 7



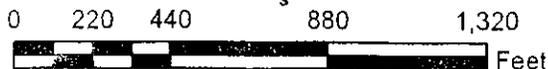
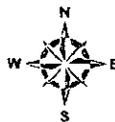
ASSESSORS 156-04
BK. PG.
THOMAS 643 E7
BROS.PG

PP14886R2 PM32313
EXISTING ZONING

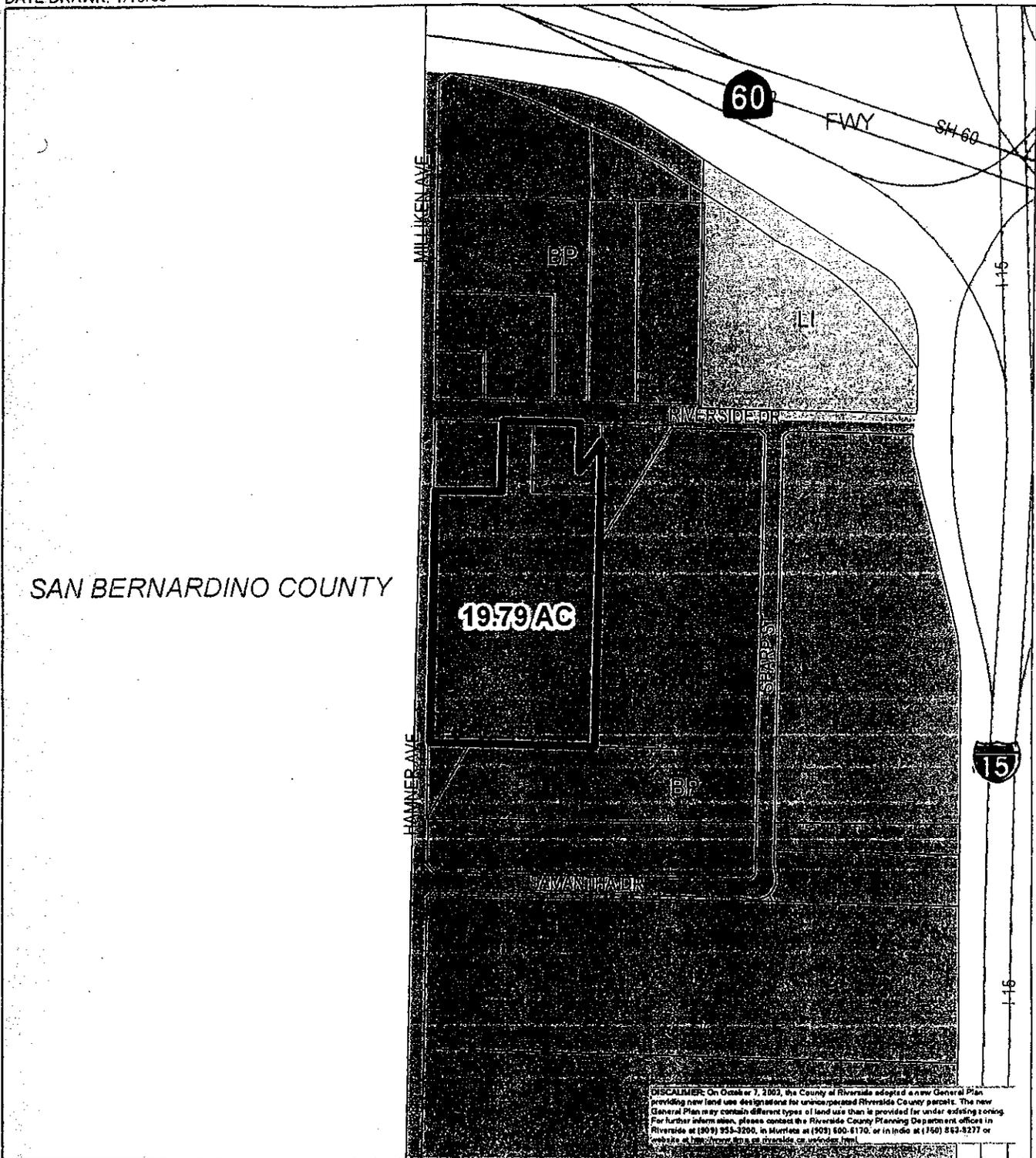


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Prado-Mira Loma**
 Township/Range: T2SR6W
 Section : 7



ASSESSORS
 BK. PG. 156-04
 THOMAS
 BROS.PG 643 E7



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 862-8277 or website at <http://www.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR6W
Section: 7



ASSESSORS
BK. PG. 156-04
THOMAS
BROS.PG 643 E7

RIVERSIDE COUNTY ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39498

Project Case Type (s) and Number(s): Plot Plan No. 14886, Revised No. 2 and Tentative Parcel Map No. 32313

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Larry Ross

Telephone Number: (951) 955-2046

Applicant's Name: Cal-Mold, Inc.

Applicant's Address: 3900 Hamner Avenue, Mira Loma, California 91752

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 14886 Revised No. 2 proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site.

Tentative Parcel Map No. 32313 proposes to divide 22.0 acres into 3 industrial parcels.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area:

Residential Acres:	Lots:	Units:	Projected Number of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 22.0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
		156,478	
Other:			

D. Assessor's Parcel No(s): 156-040-003, 052

E. Street References: The proposed project is located south of Riverside Drive, on the east side of Hamner Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 7, Township 2 South, Range 6 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The site appears to have been a vineyard at one time, now long abandoned. The site has been exposed to recurring surface disturbances likely from weed abatement activities and does not support any native vegetation communities for these reasons. A dense coverage of non-native grasses and weedy species dominate the site. Vegetative cover was estimated at 60-75 percent. A SCE transmission line easement bisects the property in a northeast-southwest trending direction. Trash debris is also scattered throughout the site.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. Area Plan Map Information**
 - 1. Area Plan: Jurupa
 - 2. Area Plan Land Use: Business Park
 - 3. Area Plan Policy Area, if any:
- B. Adopted Specific Plan Information**
 - 1. Name and Number of Specific Plan, if any:
 - 2. Specific Plan Planning Area, and Policies, if any:
- C. Existing Zoning: Industrial Park (I-P)**
- D. Proposed Zoning, if any: n/a**
- E. Adjacent and Surrounding Zoning: Industrial Park (I-P) and Scenic Highway Commercial (C-P-S)**

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

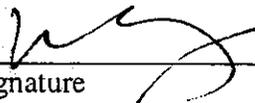
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

February 23, 2005

Date

Vanessa Ng, Contract Planner

Printed Name

For Robert Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. C-9

Findings of Fact: The site is not located in scenic highway corridor. The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark feature, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS data base, Ord. No. 655, EIR 329

Findings of Fact: The project is located approximately 60.38 miles from the Mt. Palomar Observatory, and is not subject to the provisions of Ordinance 655.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Project application materials.

Findings of Fact: The proposed project may generate additional amounts of lights that would adversely affect day or nighttime views or expose residential property to unacceptable light levels. However, impacts to day or nighttime views and unacceptable light levels may be mitigated through proper hooding and direction of new light.

Mitigation: The project has been conditioned to hood and direct any new light used in conjunction with the proposed use. (COA 10. PLANNING. 3)

Monitoring: Monitoring will occur through the plan check process.

AGRICULTURE RESOURCES Would the project**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. OS-2, Ordinance No. 625, EIR 329

Findings of Fact: The project site is located within an area mapped as Prime Farmland, however the project is an expansion of an existing industrial site and surrounding properties have also been converted to industrial uses. The project site is not located within an existing agricultural preserve, Farmland of Statewide Importance, or Unique Farmland. This project will not cause the development of a non-agricultural use within 300 feet of agriculturally zoned property. Thus, this project is not subject to Ordinance No. 625. The proposed project will not result in the further conversion of farmland to non-agricultural uses.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials, Air Quality Report

Findings of Fact: A previous air quality report was prepared for Approved Plot Plan No. 18440, which determined that the project would not have potentially significant air quality impacts. Since Approved Plot Plan No. 18440 is immediately adjacent to the proposed project, and since the scope of the proposed project is significantly smaller than that of Approved Plot Plan No. 18440, the findings of the air quality report may also apply to the proposed project.

The proposed project will not conflict with or obstruct implementation of the applicable air quality plan. The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant. The proposed project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions. The proposed project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

BIOLOGICAL RESOURCES	Would the project			
6. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: MSHCP, Review by County Biologist, PD-B #2803

Findings of Fact: The project lies within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (MSHCP). As such, the project is required to comply with all provisions of the MSHCP. This includes providing any necessary habitat assessments, focused surveys, etc. to the County of Riverside.

A habitat assessment was performed on the project site (PD-B #2803) and concluded that the study area does not contain habitat currently suitable to support or sustain a viable Delhi Sands Flower-Loving Fly population. The report also indicated that suitable habitat to support Brand's phacelia was not recorded on site during the May 2004 survey. In addition, no direct observations or burrowing owl signs were recorded during the May 2004 survey. However, the project has been conditioned for a burrowing owl survey prior to grading.

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

Based on the conclusions of PD-B #2803 and review by the Environmental Programs Department and Regional Conservation Authority, the project does not conflict with the provisions of any conservation plan. The project will not have a substantial adverse effect on any endangered or threatened species. The project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species. The project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species, or with established wildlife corridors, or impede on native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive communities. The project will not have a substantial adverse effect on federally protected wetlands. The project will not conflict with any local policies or ordinances protecting biological resources. In addition, the project is not within the Stephen's Kangaroo Rat fee area, therefore is not subject to pay SKR fees.

Mitigation: In order to mitigate any impacts to local species and in order to comply with the MSHCP, the project has been conditioned for a burrowing owl survey thirty days prior to the issuance of grading permits. (COA 60.PLANNING.1)

Monitoring: Monitoring will occur through the plan check process.

CULTURAL RESOURCES Would the project

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

Source: Project materials, RCIP Fig. OS-7, PD-A #3410

Findings of Fact: An historical/archaeological resource survey (PD-A #3410) was performed on the project site and produced "completely negative results for potential cultural resources". However, if any buried cultural materials are found during grading activities, materials must be examined and evaluated by a qualified archaeologist prior to any further activity.

Based on the findings of PD-A #3410, it is unlikely that the project will alter or destroy an historic site. The project will not cause a substantial adverse change in the significance of an historical resource.

The project has been conditioned for a grading permit note, indicating that activities will be halted if any cultural resources are uncovered. (PP14886R2 COA 60.PLANNING.15 and PM32313 COA 60.PLANNING.11)

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials, RCIP Fig. OS-6, PD-A #3410

Findings of Fact: An historical/archaeological resource survey (PD-A #3410) was performed on the project site and produced "completely negative results for potential cultural resources". However, if any buried cultural materials are found during grading activities, materials must be examined and evaluated by a qualified archaeologist prior to any further activity.

Based on the findings of PD-A #3410, it is unlikely that the project will alter or destroy an archaeological site. The project will not cause a substantial adverse change in the significance of an archaeological resource. The project will not disturb any human remains or restrict existing religious/sacred uses.

The project has been conditioned for a grading permit note, indicating that activities will be halted if any cultural resources are uncovered. (PP14886R2 COA 60.PLANNING.15 and PM32313 COA 60.PLANNING.11)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: RCIP Fig. OS-8

Findings of Fact: The project is located within an area of potential paleontology resources. The RCIP designation is High B (Hb).

Mitigation: The plot plan and parcel map have been conditioned to be monitored by a paleontologist for sub-surface paleontological resources. (PP 14886R2 COA 60.PLANNING. 14 and PM32313 COA. 60. PLANNING. 4)

Monitoring: Mitigation will occur through the plan check process

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable
 U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

A-P Zones NA PS U R
 CFH Zones NA PS U R

Source: RCIP Fig. S-2

Findings of Fact: The project site is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone
 Seismic-related ground failure, including

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

liquefaction?

NA S PS U R

Source: RCIP Fig. S-3

Findings of Fact: The project site is not located within an area of liquefaction potential.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

Strong seismic ground shaking?

NA S PS U R

Source: UBC 1997, Fig. 16.2

Findings of Facts: The project is located within zone 4 of 1997 Uniform Building Code, this indicates a high amount of potential ground shaking. The Department of Building and Safety requires new structures to conform with the requirements of the Uniform Building Code. The impact from ground shaking for buildings built to these standards is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk

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

NA S PS U R

Source: RCIP Fig. S-6

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

Findings of Fact: The project site is relatively flat and not located on a geologic unit or soil that is unstable, that would potentially result in on- or off- site landslide, lateral spreading, collapse, or rockfall hazard.

Mitigation: No mitigation required

Monitoring: No monitoring required

14. Ground Subsidence

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

Source: RCIP Fig. S-7, review by County geologist

Findings of Fact: The project site is not located on a geologic unit or soil that is unstable, or would become unstable as a result of the project. The project will not potentially result in ground subsidence.

Mitigation: No mitigation required

Monitoring: No monitoring required

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Source: Staff review, RCIP

Findings of Fact: This project has been reviewed by the County Geologists. The project is not subject seiche hazard, mudflow, or volcanic hazard.

Mitigation: No mitigation required

Monitoring: No monitoring is required

Would the project:

16. Slopes

a) Change topography or ground surface

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. S-4

Findings of Fact: This project will result only in less than significant change in topography or ground surface relief features in order to accommodate drainage. This project will not create cut or fill slopes greater than 2:1. This project will not result in grading that will affect or negate subsurface sewage disposal system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The construction of the proposed project will not substantially impact soils or result in erosion. The project site is not composed of expansive soil. The soil type is Hanford-Tujunga-Greenfield which has a low shrink-swell potential.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, project materials

Findings of Fact: The construction of the proposed buildings will not substantially impact soils or result in erosion. The type of topsoil is Hanford-Tujunga-Greenfield Association. The project will not impact deposition, siltation, or erosion that would modify the channel of a river or stream or the bed of a lake. The proposed project may cause minor amounts of erosion and has been conditioned by the Department of Building and Safety Grading Division to mitigate for erosion.

Mitigation: The project has been reviewed by the Riverside County Grading Division, and has been conditioned to comply with their requirements. (COA 10. BS GRADE. 6; 60. BS GRADE. 3)

Monitoring: Monitoring will occur through the plan check process

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: RCIP Fig. S-8, Ord. No. 460, Sec. 14.2 & Ord. No. 484

Findings of Fact: The project is located in area of potentially high wind erodibility. The project site is not located within a blowsand area.

Mitigation: The potential for wind erosion has been mitigated through dust control measures. (COA 10. BS GRADE. 5) The project has also been conditioned for landscaping, which will help mitigate wind erosion. (COA 80. PLANNING. 22; 90. PLANNING. 18, 19)

Monitoring: Monitoring will occur through the plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project materials

Findings of Fact: The project has been reviewed by County Environmental Health Hazardous Materials Division. No hazardous materials are associated with this project. The project does not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS, RCIP Fig. LU-7

Findings of Fact: The project site is not located within two miles of a public airport or private airstrip, therefore will not result in a safety hazard for people working or residing within the project area. This project does not require review by the Airport Land Use Commission. Furthermore, this project will not result in an inconsistency with an Airport Master Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: RCIP Fig. S-11, GIS

Findings of Fact: The project site is not located within a high fire area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District - Flood Hazard Report, project materials

Findings of Fact: The project will not substantially alter the existing drainage pattern of the site. The project will not violate any water quality standards or waste discharge requirements. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project will not create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems. The project will not place housing or other structures within a 100-year flood hazard area. The project will not otherwise substantially degrade water quality.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. S-9, S-10

Findings of Fact: The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The proposed project will not cause changes in absorption rates or the rate and amount of surface runoff. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). The proposed project will not cause changes in the amount of surface water in a water body.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS, Project materials, RCIP Fig. LU-1

Findings of Fact: The land uses on surrounding parcels include existing industrial buildings. The addition of the project to the site will not result in an alteration of the present land use. The General Plan indicates that the planned use for this area is Business Park (BP). The proposed project will not represent a substantial alteration of this planned land use since this type of project is considered a permitted used through the plot plan application process.

The project is not within a city sphere of influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. LU-1, Staff Review, GIS materials

Findings of Fact: The project site is currently zoned Industrial Park (I-P). This type of facility is considered a permitted used through a plot plan application within the

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

Industrial Park zone, and therefore it is compatible with existing zoning. Surrounding properties are also zoned Industrial Park and consist of existing industrial buildings, therefore the proposed project is compatible with surrounding zoning and land uses. The project is consistent with the land use designations and policies of the Comprehensive General Plan, with the exception of the Mira Loma Warehouse/Distribution Center Policy. The proposed project lies immediately outside the policy area boundary, and is subject to the limitations of the policy. However, the intent of the Mira Loma Warehouse/Distribution Center Policy is to keep potential diesel and hazardous emissions, traffic generation, land use compatibility, and other environmental concerns away from residential areas. The proposed project does avoid exposing residential areas to such environmental concerns, therefore it may be considered consistent with the General Plan. This project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. OS-5

Findings of Fact: The RCIP indicates that the project site is located within MRZ-3a designation. The MRZ-3a designation indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined. Because the project site is not zoned for mineral resources or mining, the project will not result in the loss of availability of a known mineral resource. The project will not result in the loss of a locally-

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

Source: RCIP Fig. C-1

Findings of Fact: There are no railroads in the vicinity of the project site. Therefore, the project will not be impacted by railroad noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Highway Noise

NA A B C D

Source: RCIP Fig. C-1

Findings of Fact: The proposed project is located 1/2 mile from Highway 60; however industrial uses are not considered a sensitive receptor to highway noise.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Other Noise

NA A B C D

Source: RCIP Fig. C-1

Findings of Fact: The proposed project is not expected to be impacted by "other noise".

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

Findings of Fact: The project will not result in a substantial increase in ambient noise levels above existing levels without the project. The project will not expose persons to or generate noise levels in excess of standards established in the general plan or noise ordinance. The project will not expose persons to or generate excessive groundborne vibration or noise levels. The project will have to abide by the Riverside County noise ordinance.

The project has been conditioned for exterior noise levels. (COA 10.PLANNING.21)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING	Would the project			
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project description and materials

Findings of Fact: The project will not displace any existing housing or necessitate the construction of replacement housing. The project will not create any additional demand for housing. The project will not displace any amount of people. The project is located in the Jurupa Redevelopment Area and has been transmitted to the Economic Development Agency for review. The project will not have a cumulative effect on regional or local population projections. Because the project will bring additional jobs to the region, it has the potential to induce population growth.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

34. Fire Services

Source: RCIP Fig. S-13

Findings of Fact: There is a fire station 3.9 miles from the project site. The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department, and for the payment of standard mitigation fees pursuant to Ordinance No. 659. (COA 90. PLANNING. 31)

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

35. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP Fig. S-13

Findings of Fact: The Riverside Sheriff's Station is 7.0 miles from the project site. The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659. (COA 90. PLANNING. 31)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: RCIP Fig. S-14

Findings of Fact: The proposed project is located within the Jurupa School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project is conditioned for the payment of standard school impact fees in accordance with state law. (COA 80 PLANNING. 18)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project materials

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Health Services

Source: Project materials, RCIP Fig. S-12

Findings of Fact: This project will not impact health services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCIP Fig. OS-3, Ord. No. 460, Section 10.35, Ord. No. 659, letter from Jurupa Area Recreation and Park District.

Findings of Fact: The proposed project will not include recreational facilities or required the construction or expansion of facilities. The proposed project will not include the use of existing neighborhood or regional parks or other recreational facilities. The project is

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

located within the Jurupa Area Recreation and Park District. However, the Jurupa Area Recreation and Park District has determined that the project will not have direct impact to the District and will not be required to pay Quimby fees.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

40. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Source: RCIP Fig. C-5 & C-6

Findings of Fact: A RCIP designated Community Trail lies within the northern boundary of the project area. The proposed project has been conditioned for a community trail easement by the Transportation and Planning Departments.

Mitigation: The proposed project has been conditioned prior to map recordation, prior to issuance of grading permits, and prior to building final inspection for a community trail. (PP14886R2 COA 90. Trans. 15, 16 and PM32313 COA 10. Planning. 16; 50. Planning. 18, 19; 50. Trans. 28, 29; 60. Planning. 12)

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC	Would the project			
-------------------------------	-------------------	--	--	--

41. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP Fig. C-1

Findings of Fact: The project will not produce any significant amounts of traffic. The Transportation Department reviewed the proposal and found it exempt from traffic study requirements.

The proposed project has been conditioned by the Transportation Department for standard payment of fees, submission of plans, and improvements. (COA. 10. TRANS. 1, 2, 3, 4, 6, 7; 80. TRANS. 4, 8, 9; 90. TRANS. 2, 6, 9, 10, 11, 12, 13, 14)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP Fig. C-7

Findings of Fact: The Transportation Department has found that no additional right-of-way will be required for this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of				

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

new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Project materials

Findings of Fact: The project shall be serviced with water by the Jurupa Community Services District. This project has been reviewed by the Riverside County Department of Health. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There are sufficient water supplies available to serve the project from existing entitlements and resources. The project will have a less than significant impact from the current use due to increased amounts of landscaping.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. (COA 80 Environmental Health.1)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Sewer

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

b) Result in a determination by the wastewater treatment provider which serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Project materials

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

Findings of Fact: The project shall be serviced with sewer by the Jurupa Community Services District. This project has been reviewed by the Riverside County Department of Health. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. The project will not require additional sewer requirements than the current use, a potential net decrease may occur with fewer employees present.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. (COA 80. E HEALTH.1)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

Findings of Fact: The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan.

The project has been conditioned to comply with the requirements of the Riverside County Waste Management District. (COA 80. PLANNING. 17; 90. PLANNING. 32)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project materials

Findings of Fact: The project has been transmitted to Southern California Edison and the Gas Company for their review. The proposed project will not required the construction of new facilities or the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

47. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review.

Findings of Fact: No other significant impacts were identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

48. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review.

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

Findings of Fact: No other significant impacts were identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

49. Other: N/A

Source: Staff review.

Findings of Fact: No other significant impacts were identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Above checklist.

Findings of Fact: The preceding analysis does not identify any significant impacts related to general environmental quality, fish and wildlife resources, or cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

51. Does the project have the potential to achieve short-term environmental goals, to the

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

disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Above checklist.

Findings of Fact: The preceding analysis concludes that the project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Above checklist.

Findings of Fact: The preceding analysis has not identified any impacts, which are individually limited, but cumulatively considerable.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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

Source: Above checklist.

Findings of Fact: The preceding assessment does not identify any significant potential adverse impacts on human beings. CEQA and the County's procedures for implementing CEQA provide a mechanism for reevaluation of this finding in the event that the specific nature of the future use of the proposed project presents the potential for substantial adverse impacts on humans.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP	Riverside County Integrated Plan – General Plan, Adopted October 7, 2003
MSHCP	Multi-Species Habitat Conservation Program, Adopted June 17, 2003.
PD-B# 2803	“Results of a Habitat Suitability Evaluation, 11-acre site, Mira Loma, Riverside County, California”, prepared by Ecological Sciences, Inc., dated May 11, 2004.
PD-A #3410	“Historical/Archaeological Resources Survey Report Tentative Parcel Map No. 32313”, prepared by CRM TECH, dated September 21, 2004.
GIS	Riverside County Geographic Information System
Soil Survey	Soil Survey Western Riverside Area California - United States Department of Agriculture, Department of Interior, Issued Nov. 1971

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

Air Quality Report

“Air Quality Impact Analysis Report: Light Industrial/Business Park at Milliken Ave./Riverside Dr., Riverside County Fast Tract Authorization No. 2002-18” prepared by Michael Brandman Associates, dated February 11, 2003.

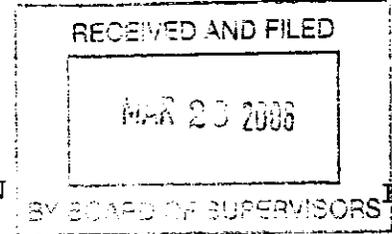
Location Where Earlier Analyses, if used, are available for review:

**Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409**



PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052



10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

INEFFECT

The use hereby permitted is for the expansion of an existing warehouse distribution site, to include the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site.

10. EVERY. 2 USE - HOLD HARMLESS

INEFFECT

The applicant/permittee 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 Plot Plan NO. 14886, Revised No. 2. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14886, Revised No. 2, shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 14886, Revised No. 2, Exhibit A7, dated 10/20/04.

APPROVED EXHIBIT B = Plot Plan No. 14886, Revised No. 2, Exhibit A3 and A6, dated 10/20/04 and Plot Plan No. 14886, Revised No. 2, Exhibit B, dated 1/20/05.

APPROVED EXHIBIT C = Plot Plan No. 14886, Revised No. 2, Exhibit A1 and A4, dated 10/20/04.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

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

INEFFECT

APPROVED EXHIBIT F = Plot Plan No. 14886, Revised No. 2,
Exhibit F, dated 12/9/04.

APPROVED EXHIBIT L = Plot Plan No. 14886, Revised No. 2,
Exhibit L1 - L7, dated 10/20/04.

APPROVED EXHIBIT M = Plot Plan No. 14886, Revised No. 2,
Exhibit M, dated 10/20/04.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

INEFFECT

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION

INEFFECT

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS

INEFFECT

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT

INEFFECT

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

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.6 DUST CONTROL

INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3 SLOPE EROS CL PLAN

INEFFECT

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

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

INEFFECT

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

10.BS GRADE. 10 USE-G2.8 MINIMUM DRAINAGE GRADE

INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS

INEFFECT

Observe slope setbacks from buildings & property lines per the Uniform Building Code as amended by Ordinance 457.

10.BS GRADE. 14 USE-G2.23 OFFST. PAVED PKG

INEFFECT

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 18 USE-G4.1E-CL 4:1 OR STEEPER

INEFFECT

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD INEFFECT

Based on the information provided, no additional permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE INEFFECT

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with applicable County Ordinances.

FIRE DEPARTMENT

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

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (current plan check deposit base fee is \$348.00)

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT

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. 3 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIIN construction per the 2001 CBC and Building(s) having a fire

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW (cont.) INEFFECT
sprinkler system.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD INEFFECT

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x2 1/2"x2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#84-TANK PERMITS INEFFECT

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (current plan check deposit base fee is \$217.00 for first tank, each additional tank \$32.00.)

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (current plan check deposit base fee is \$126.00.)

10.FIRE. 7 USE-#25-GATE ENTRANCES INEFFECT

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.FIRE. 8 USE-#88A-AUTO/MAN GATES

INEFFECT

Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT

INEFFECT

Plot Plan 14886R2 is a proposal to construct 2 additional warehouse buildings to an existing industrial site in the Eastvale area. The project site is located on the southeast corner of the intersection at Hamner Avenue and Riverside Drive.

The proposed development is protected from offsite flows north of the 60 Freeway by Eastvale Line E-2. Line E-2 has been constructed by PP 16785 and PP 15978 (July 2004) but has not been accepted for maintenance. Onsite flows will outlet to an existing private storm drain, which was constructed as Phase II of the adjacent Plot Plan 15023. The private storm drain ties into the Eastvale Line E-2. The property shall be responsible for providing Best Management Practices (BMPs) to offset its impacts to water quality.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

INEFFECT

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

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

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW INEFFECT

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS INEFFECT

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED INEFFECT

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 7 USE - BASIS FOR PARKING INEFFECT

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING INEFFECT

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

10.PLANNING. 13 USE - LANDSCAPE SPECIES INEFFECT

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - LANDSCAPE SPECIES (cont.) **INEFFECT**

of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 17 USE - RECLAIMED WATER **INEFFECT**

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

10.PLANNING. 18 USE - NO SECOND FLOOR **INEFFECT**

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE - NO RESIDENT OCCUPANCY **INEFFECT**

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

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS **INEFFECT**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10. PLANNING. 23 USE - VIABLE LANDSCAPING INEFFECT

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10. PLANNING. 25 USE - CAUSES FOR REVOCATION INEFFECT

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10. PLANNING. 26 USE - CEASED OPERATIONS INEFFECT

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10. PLANNING. 28 USE - IND OCCUPANT CHANGE INEFFECT

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10. PLANNING. 34 USE - ORD 810 O S FEE (1) INEFFECT

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

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.PLANNING. 35

USE - PRELIMINARY METHANE RPT.

INEFFECT

The following report, prepared by Petra, was submitted in response to the requirement for a preliminary methane investigation for PP14886R2 "Report of Site History Relative to the Potential for Methane Generation, 22 Acre Property Located at the Southeast Corner of Hammer Avenue and Riverside Drive, Mira Loma, County of Riverside, California" dated September 28, 2004. In addition, Petra prepared and submitted a September 28, 2004 request for a waiver for this site from the County's methane mitigation protocol.

The September 28, 2004 report and waiver request concludes that this site has historically not been used for activities which could generate significant concentrations of methane gas. These documents were reviewed and an October 20, 2004 recommendation for waiver of the County's methane monitoring and mitigation requirements was provided by the County's reviewing consultant, SCS Engineers.

These documents satisfy the requirement for a preliminary methane investigation in accordance with County protocol. Final approval of the request for waiver of monitoring and mitigation should be provided by the Departments of Environmental Health and/or Building and Safety, as appropriate.

TRANS DEPARTMENT

10.TRANS. 1

USE - TS/EXEMPT

INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2

USE - NO ADD'L ON-SITE R-O-W

INEFFECT

No additional on-site right-of-way shall be required on Hammer Avenue since adequate right-of-way exists.

10.TRANS. 3

USE - ASSESS/BENEFIT DIST

INEFFECT

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.TRANS. 3 USE - ASSESS/BENEFIT DIST (cont.) **INEFFECT**

the benefit district unless said fees are deferred to building permit.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS **INEFFECT**

No additional road improvements will be required at this time along Hamner Avenue due to existing improvements.

10.TRANS. 6 USE - STD INTRO 3(ORD 460/461) **INEFFECT**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit 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.

10.TRANS. 7 USE - UTILITY INSTALL. 1 **INEFFECT**

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP **INEFFECT**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

INEFFECT

within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

INEFFECT

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

60.BS GRADE. 2 USE-G2.2 IMPORT / EXPORT

INEFFECT

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 3 USE-G2.3SLOPE EROS CL PLAN

INEFFECT

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.4GEOTECH/SOILS RPTS

INEFFECT

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. 5 USE-G2.7DRNAGE DESIGN Q100

INEFFECT

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

60.BS GRADE. 7 USE-G2.14OFFSITE GDG ONUS

INEFFECT

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. 10 USE-G1.4 NPDES/SWPPP

INEFFECT

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

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE-G1.4 NPDES/SWPPP (cont.)

INEFFECT

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE

INEFFECT

Plot Plan 14886R2 is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 11.5-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 2 USE SUBMIT PLANS - BMPS ONLY

INEFFECT

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A reference copy of the improvement and grading plans along with any necessary documentation for all structural post-construction BMPs shall be submitted to the District for review. The plans must receive the District's approval prior to issuance of 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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP/USE - BURROWING OWL SURVEY

INEFFECT

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1

MAP/USE - BURROWING OWL SURVEY (cont.)

INEFFECT

on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

60. PLANNING. 12

USE - C/I SWPPP BMP REQD

INEFFECT

Since the project is five (5) acres or more, the permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the project site shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

The permit holder of this site shall provide educational materials to the facility manager and employees on good house keeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association. These materials shall address good housekeeping practices associated with the sites' land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - C/I SWPPP BMP REQD (cont.)

INEFFECT

landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit 'A', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The permit holder shall keep the area free of litter. Litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit 'A', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The streets and parking lot(s), more particularly described on Exhibit 'A', shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - FEE STATUS

INEFFECT

Prior to the issuance of grading permits for Plot Plan No. 14886, Revised No. 2 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 14 USE - PLNTLOGST RETAINED (1)

INEFFECT

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 15 USE - GRADING PERMIT NOTE

INEFFECT

A note shall be placed on the grading plan that states:

"Should cultural resources be encountered during grading operations, grading shall be halted or diverted until a qualified archaeologist can evaluate the resources and make a determination of significance."

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE

INEFFECT

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

INEFFECT

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE

INEFFECT

This site is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 11.5-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 2 USE SUBMIT PLANS -BMPS ONLY

INEFFECT

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A reference copy of the improvement and grading plans along with any necessary documentation for all structural post-construction BMPs shall be submitted to the District for review. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS -BMPS ONLY (cont.)

INEFFECT

stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

INEFFECT

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

INEFFECT

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

INEFFECT

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

80.PLANNING. 8 USE - LANDSCAPING SECURITIES

INEFFECT

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 10 USE - CONFORM TO FENCING PLAN

INEFFECT

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Fencing and wall plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG. PRMT ISSUANCE

80.PLANNING. 10 USE - CONFORM TO FENCING PLAN (cont.) INEFFECT

When susceptible to public view, wrought-iron fencing must be used. All other interior fencing may of chain-link material.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS INEFFECT

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE - WASTE MGMT. CLEARANCE INEFFECT

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 12, 2004. summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - SCHOOL MITIGATION INEFFECT

Impacts to the Jurupa School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - JCP COM PUBLIC FINANCING INEFFECT

The permit holder shall provide evidence of compliance with the Jurupa Community Plan's public facility financing measures. A cash sum of four-hundred and ten dollars (\$410.00) per acre of commercial/industrial/manufacturing development shall be deposited with the Riverside County Department of Building and Safety as mitigation for impacts upon law enforcement (Sheriff) services.

80.PLANNING. 21 USE - LIGHTING PLANS INEFFECT

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

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - PRKNG/LNDSCPNG PLN

INEFFECT

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 23 USE - FEE STATUS

INEFFECT

Prior to issuance of building permits for Plot Plan No. 14886, Revised No. 2 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 USE - SWPPP BMPs REQUIRED

INEFFECT

For developements of one (1) acre or more, the permit holder shall include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants or tenants of the subject site shall receive educational materials on good housekeeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Coservation District and shall be distributed by the permit holder. These materials shall address good housekeeping practices associated with the subject site's land use or uses (e.g. good housekeeping practices for office commercial, retail commercial, vehicle-related commercial, or industrial land uses). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 24 USE - SWPPP BMPs REQUIRED (cont.)

INEFFECT

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to area landscaping. The applicator shall apply all pesticides in accordance with strict pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to the area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basins)', more particularly described on Exhibit No. 'A', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year.

'ONLY RAIN IN THE DRAIN' and 'NO DUMPING' shall be stenciled on the catch basin openings. Stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit No. 'A', shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The permit holder shall keep the subject site free of litter. Litter shall be placed in recepticals and recepticals shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight (48) hours of discovery (BMP N5);

The driveways and parking lot(s), more particularly described on Exhibit No. 'A', shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm drains shall not be allowed (BMP N12);

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG.PRMT ISSUANCE

80.PLANNING. 24 USE - SWPPP BMPs REQUIRED (cont.) (cont.)

INEFFECT

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

TRANS DEPARTMENT

80.TRANS. 4 USE - R & B B D

INEFFECT

Prior to the issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. All fees are based upon the fee schedule in effect at the time of issuance of the permit.

The project gross acreage is 11.54 acres.

80.TRANS. 8 USE - LANDSCAPING

INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

80.TRANS. 9 USE - STREETLIGHTS - L&LMD

INEFFECT

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

1. Completed Transportation Department application
2. (2) Sets of street lighting plans approved by Transportation Department.
3. Appropriate fees for annexation.

05/24/06
11:14

- Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - STREETLIGHTS - L&LMD (cont.)

INEFFECT

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

INEFFECT

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plan check deposit base fee is \$614.00 per riser)

applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) INEFFECT
(current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 3 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL INEFFECT

A minimum of three-hundred sixty-five (365) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING INEFFECT

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

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

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) INEFFECT

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

90.PLANNING. 6 USE - LOADING SPACES INEFFECT

A minimum of eleven (11) loading spaces shall be provided throughout the project site in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. Building A is required to have a minimum of 7 seven loading spaces and Building B is required to have a minimum of 4 loading spaces. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND INEFFECT

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

90.PLANNING. 16 USE - TRASH ENCLOSURES INEFFECT

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty

05/24/06
11:14

- Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) **INEFFECT**

percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES **INEFFECT**

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - COMPLY W/ LANDSCAPE PLAN **INEFFECT**

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY **INEFFECT**

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE **INEFFECT**

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS **INEFFECT**

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - CONDITION COMPLIANCE

INEFFECT

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 USE - MITIGATION MONITORING

INEFFECT

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 39498.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 14886, Revised No. 2 is calculated to be 11.5 net acres. 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.

90.PLANNING. 31 USE - ORD NO. 659 (DIF)

INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE - ORD NO. 659 (DIF) (cont.)

INEFFECT

cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 14886, Revised No. 2 has been calculated to be 11.5 net acres.

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.

90.PLANNING. 32 USE - WASTE MGMT. CLEARANCE

INEFFECT

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 12, 2004, summarized as follows:

The developer shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan.

TRANS DEPARTMENT

90.TRANS. 2 USE - IMP PLANS

INEFFECT

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.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - SIGNING & STRIPING

INEFFECT

A signing and striping plan is required for this project. The project proponent 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.

90.TRANS. 9 USE - WRCOG TUMF

INEFFECT

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. 10 USE STREETLIGHT AUTHORIZATION

INEFFECT

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-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 11 USE - STREET LIGHTS INSTALL

INEFFECT

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

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

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

90.TRANS. 12 USE - STREETLIGHT PLAN

INEFFECT

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PLOT PLAN: TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - STREETLIGHT PLAN (cont.) INEFFECT

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

90.TRANS. 13 USE - LANDSCAPING PLAN INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Riverside Drive and Hammer Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

90.TRANS. 14 USE - IMPROVEMENTS INEFFECT

Riverside Drive is a County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with Exhibit 'I' of the Countywide Design Guidelines.

90.TRANS. 15 USE - COMMUNITY TRAIL INEFFECT

Prior to building final inspection, the applicant shall construct a multipurpose Community Trail, as specified by the Transportation Department, within the dedicated right of way for Riverside Drive.

90.TRANS. 16 USE - TRAIL MAINTENANCE INEFFECT

Prior to building final inspection, the applicant shall make provisions for the ongoing maintenance of the Community Trail along Riverside Drive via inclusion in a Lighting and Landscaping District or similar mechanism, as approved by the Transportation Department.

05/24/06
11:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN:TRANSMITTED Case #: PP14886R2

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17

USE - OFF-SITE IMPROVEMENTS

INEFFECT

The required improvements on Riverside Drive (38'/59') will extend easterly across the frontage of the Parcel labeled NAP and the Southern California Edison easement and connect to the existing improvements for Plot Plan 15023 and shown on the improvement plans P/P 913-FF or as approved by the Transportation Department.

05/24/06
15:02

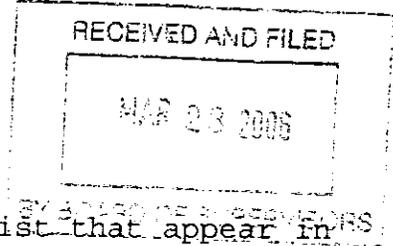


PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

EVERY DEPARTMENT



10. EVERY. 1 MAP - DEFINITIONS

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 32313 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 32313, Amended No. 1, dated 10/20/04.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

INEFFECT

The land division hereby permitted is to divide 22.0 acres into 3 industrial parcels.

10. EVERY. 3 MAP - HOLD HARMLESS

INEFFECT

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

INEFFECT

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.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

INEFFECT

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

INEFFECT

All grading shall conform to the Uniform 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

INEFFECT

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

INEFFECT

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

INEFFECT

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

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

INEFFECT

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

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

INEFFECT

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

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS **INEFFECT**

Blue retroreflective pavement markers shall be mounted on private streets, 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 **INEFFECT**

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 **INEFFECT**

Approved super fire hydrants, (6"x4"x2 1/2"x2 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 REPORT **INEFFECT**

Parcel Map 32313 is a proposal to construct 2 additional warehouse buildings to an existing industrial site in the Eastvale area. The project site is located on the southeast corner of the intersection at Hamner Avenue and Riverside Drive. This map is being filed concurrently with Plot Plan 14886R2.

The proposed development is protected from offsite flows north of the 60 Freeway by Eastvale Line E-2 Stage 4. Line E-2 has been constructed by PP 16785 and PP 15978 (July 2004) but has not been accepted for maintenance.

Onsite flows will outlet to an existing private storm drain, which was constructed as Phase II of the adjacent Plot Plan 15023. The private storm drain ties into the Eastvale Line E-2. Parcel 1 was previously developed under Plot Plan 14886.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP*- MAP ACT COMPLIANCE

INEFFECT

This 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.

10.PLANNING. 2 MAP - FEES FOR REVIEW

INEFFECT

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. 4 MAP - LANDSCAPE MAINTENANCE

INEFFECT

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE

INEFFECT

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4

INEFFECT

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

INEFFECT

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

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

INEFFECT

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 residential unit 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.

10.PLANNING. 15 MAP - ORD NO. 659 (DIF)

INEFFECT

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 residential unit 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.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - TRAIL MAINTENANCE

INEFFECT

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT

INEFFECT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1

INEFFECT

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

10.TRANS. 3 MAP - DRAINAGE 2

INEFFECT

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. 4 MAP - NO ADD'L ON-SITE R-O-W

INEFFECT

No additional on-site right-of-way shall be required on Hamner Avenue since adequate right-of-way exists.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this Hamner Avenue due to existing improvements.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) INEFFECT

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.

10.TRANS. 8 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 9 MAP - OFF-SITE PHASE INEFFECT

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

INEFFECT

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 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN

INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

50.E HEALTH. 2 MAP - MONEY

INEFFECT

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY

INEFFECT

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED

INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

INEFFECT

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. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

INEFFECT

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

FLOOD RI DEPARTMENT

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

INEFFECT

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

50.FLOOD RI. 7 MAP ADP FEE

INEFFECT

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 Eastvale 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 to the Riverside County Flood Control and Water

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP ADP FEE (cont.)

INEFFECT

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. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

INEFFECT

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. 9 MAP - FINAL MAP PREPARER

INEFFECT

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

50.PLANNING. 13 MAP - FEE BALANCE

INEFFECT

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. 17 MAP - SURVEYOR CHECK

INEFFECT

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.

PARCEL MAP Parcel Map #: PM32313

Parcel: .156-040-052

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - SURVEYOR CHECK (cont.)

INEFFECT

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 35 feet of frontage measured at the front lot line.

D. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

E. The total number of industrial lots on the final map shall be three lots.

50.PLANNING. 18 MAP - OFFER OF TRAILS

INEFFECT

An offer of dedication to the County of Riverside for a fourteen foot (14') wide community trail along the south side of Riverside Drive, shall be noted on both the FINAL MAP.

50.PLANNING. 19 MAP - TRAIL MAINTENANCE

INEFFECT

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide community trail located along the south side of Riverside Drive. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

TRANS DEPARTMENT

50.TRANS. 1 MAP - R & B B D

INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone A of the Mira Loma Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - EXISTING MAINTAINED INEFFECT

Riverside Drive is a paved County maintained road and shall be improved with concrete curb-and-gutter located 38 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59 foot half-width dedicated right-of-way in accordance with Exhibit 'I' of the Countywide Design Guidelines (38'/59') or as determined by the Director of Transportation.

NOTE The required improvements on Riverside Drive will extend easterly across the frontage of the parcel labeled NAP and the Southern California easement and connect to the existing improvements that were done as part of the improvements for Plot Plan 15023 and shown on the improvement plans P/P 913-FF or as approved by the Director of Transportation.

50.TRANS. 5 MAP - IMP PLANS INEFFECT

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. 6 MAP - SOILS 2 INEFFECT

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

50.TRANS. 9 MAP - OFF-SITE INFO INEFFECT

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. 15 MAP - STRIPING PLAN INEFFECT

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,

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - STRIPING PLAN (cont.) INEFFECT

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 17 MAP - LANDSCAPING INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Riverside Drive and Hamner Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 18 MAP - ASSESSMENT DIST INEFFECT

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

50.TRANS. 20 MAP - STREET LIGHT PLAN INEFFECT

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. 23 MAP - STREET LIGHTS-L&LMD INEFFECT

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.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

50. PRIOR TO MAP RECORDATION

50.TRANS. 23 MAP - STREET LIGHTS-L&LMD (cont.)

INEFFECT

3. (2) Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 25 MAP - STREET SWEEPING

INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 26 MAP - LANDSCAPING APP. ANNEX

INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 27 MAP - EASEMENT

INEFFECT

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. 28 MAP - COMMUNITY TRAIL

INEFFECT

Prior to recordation of the final map, the applicant shall construct a multipurpose Community Trail, as specified by the Transportation Department, within the dedicated right of way for Riverside Drive.

50.TRANS. 29 MAP - TRAIL MAINTENANCE

INEFFECT

Prior to recordation of the final map, the applicant shall make provisions for the ongoing maintenance of the Community Trail along Riverside Drive via inclusion in a Lighting and Landscaping District or similar mechanism, as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.2 IMPORT / EXPORT

INEFFECT

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 2 MAP-G2.4 GEOTECH/SOILS RPTS

INEFFECT

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. 3 MAP-G2.7 DRAINAGE DESIGN Q100

INEFFECT

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, 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.

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.14OFFSITE GDG ONUS

INEFFECT

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. 5 MAP-G1.4 NPDES/SWPPP

INEFFECT

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP ADP FEE

INEFFECT

This site is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid 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. The fee is payable to the Flood Control District by

05/24/06
15:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 MAP ADP FEE (cont.)

INEFFECT

cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED

INEFFECT

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

60.PLANNING. 10 MAP - FEE BALANCE

INEFFECT

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. 11 MAP - GRADING PERMIT NOTE

INEFFECT

A note shall be placed on the grading plan that states:

"Should cultural resources be encountered during grading operations, grading shall be halted or diverted until a qualified archaeologist can evaluate the resources and make a determination of significance."

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - COMMUNITY TRAIL ESMNT

INEFFECT

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 3, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

INEFFECT

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. 1 MAP ADP FEE

INEFFECT

This site is located within the limits of the Eastvale Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid 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. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

90. PRIOR TO BLDG FINAL INSPECTION

PARCEL MAP Parcel Map #: PM32313

Parcel: 156-040-052

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - E STREET LIGHTS INSTALL

INEFFECT

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 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. 2

MAP - WRCOG TUMF

INEFFECT

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. 3

MAP - STREET SWEEPING

INEFFECT

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

90.TRANS. 4

MAP STREETLIGHT AUTHORIZATION

INEFFECT

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.

LAND DEVELOPMENT COMMITTEE
(INITIAL CASE ACCEPTANCE MEETING AGENDA)
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 29, 2004

Transportation (3)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Service Dist.
Building & Safety - Grading	So. Cal Edison
Building & Safety - John Vasquez	So. Cal. Gas
Regional Parks & Open-Space	SBC
Geologist	CA Dept of Fish and Game
Biologist	Caltrans #8
Riv. Co. Sheriff's Dept	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
CSA # 152	EIC(Attachment "A")
EDA	Center for Community Action & Environmental Justice
Supervisor Tavaglione	Pachanga Band of Indians
Commissioner Snell	

Plot Plan No.14886 Revised No. 2. Tentative Parcel Map No. 32313 - EA No. 39498 - Applicant: Cal-Mold Inc. - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Jurupa Area Plan - Located south of Riverside Drive, east of Hamner Avenue. - 20 acres - (I-P(Industrial Park)) zone - **REQUEST: Plot Plan No. 14886 Revised No. 2** proposes to expand an existing warehouse distribution site with the construction two additional warehouse buildings. The proposed buildings will be 41,000 and 115,453 square foot multi-~~use~~ buildings with 2,000 and 2,714 square feet of office space, with 170 additional automobile parking spaces, and 3 acres of landscaping. **Tentative Parcel Map No. 32313** proposes to divide 22.20 acres into 3 industrial parcels. - Schedule: E - APN: 156-040-003 and 156-040-052. Related Cases:PP14886R1. 1st LDC

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **July 15, 2004** by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC date. 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, **Larry Ross**, Project Planner at **955-2402**.

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law; even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: 7/1/04 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Shelia Carpenter, Director of Centralized Support & Facilities Services
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



**Riverside County
Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer.

July 12, 2004

Larry Ross, Project Planner
Riverside County Planning Department
9th Floor, CAC - P. O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 14886, Revised No. 2 --- Add Two Industrial Warehouse Buildings (Building A and B) to an Existing Warehouse Distribution Facility

Dear Mr. Ross:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located south of Riverside Drive and east of Hamner Avenue in the Jurupa Area. This project is subject to Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that all new commercial and industrial projects provide adequate areas for collecting and loading recyclable materials such as paper products, glass and other recyclables. The standard conditions for these recyclable collection areas are as follows

Prior to building permit issuance for EACH warehouse building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.

Prior to building final inspection of EACH warehouse building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

It should be noted that the Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to divert 50 percent of solid waste from landfills and that recycling of construction and demolition waste is crucial to the County's success in meeting the State mandate.

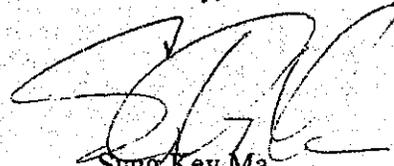
In order to mitigate the project's potential solid waste impact, the applicant is encouraged to implement the following measures, as feasible:

- a. Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- b. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clipping on the lawn, or sending separated green waste to a composting facility.

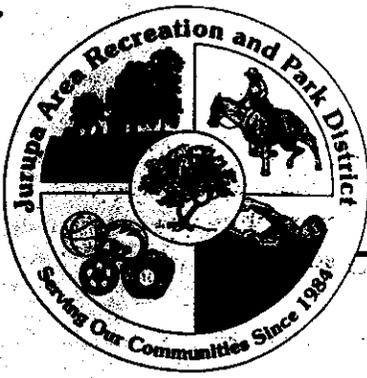
It should be noted that any hazardous waste generated on the site must be handled and disposed of in accordance with all applicable federal, state, and local regulatory standards. Riverside County landfills do not accept hazardous waste.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3283.

Sincerely,



Sung Key Ma
Planner



Jurupa Area Recreation and Park District

4810 Pedley Road ♦ Riverside, CA 92509 ♦ (951) 361-2090 ♦ Fax (951) 361-2095

www.jarpd.org

January 27, 2005

Larry Ross, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92509-1409

**RE: PLOT PLAN NO. 14886, REVISED NO. 2
TENTATIVE PARCEL MAP NO. 32313**

After reviewing the above-mentioned project, we have determined that the project does not appear to have a direct impact to the Jurupa Area Recreation and Park District in terms of being conditioned for "Quimby" (Park Development Fees).

The Jurupa Community Trails Map adopted by the Board of Supervisors on December of 1994 identifies a Regional Transportation Bicycle Trails located along Hamner Avenue and Riverside Drive. It is suggested that contact me made with the Riverside County transportation Department for the exact location, identification and development guidelines. In addition, there is Community Trail 'B' associated with the transportation trail located along Riverside Drive. It is suggested that the developer contact the Park District Office for placement and development standards.

If you have any questions or comments regarding this project, please contact my office at (951) 361-2090.

DAN RODRIGUEZ, General Manager
Jurupa Area Recreation and Park District

XC: Board of Directors

File: C:\Documents and Settings\Julie\My Documents\MyFiles\2005 Planning Department Comments\January 31, 2005 Plot Plan 14886 Hamner & Riverside Warehouse .wpd

General Manager
Dan Rodriguez

Office Manager
Julie Paniagua

Board of Directors

C. Tim Adams ♦ Robert M. Hernandez ♦ Lee Parde ♦ Jim Real ♦ Sheryl Schmidt

RIVERSIDE COUNTY SHERIFF

Jurupa Valley Station
7477 Mission Blvd.
Riverside, CA 92509
(951) 955-2612 / 2600
(951) 955-2630 Fax

County of Riverside
Planning Department
9th Floor, CAC
ATTN: Larry Ross, Project Planner

July 28, 2004

RE: Plot Plan No. 14886 (Revised No. 2) – Tentative Parcel Map No. 32313, EA No. 39498
APN: 156-040-003 and 156-040-052, Related Cases: PP14886R1 (1st LDC)
Applicant: Cal Mold, Inc.
Engineer / Representative: Albert A. Webb Associates

Dear Mr. Ross,

Thank you for the opportunity to comment on the proposed request for the construction of a two additional commercial warehouse building at the indicated parcel located within the Prado-Mira Loma Zoning District. The following issues of concern related to public safety and law enforcement are presented:

Pre-Construction & Construction Phases:

I. Current Planned Design:

The proposed design with the plan presents several issues which should be discussed for security reasons and issues of public safety:

A. Employee Work Areas:

The interior doors should be secured with a heavy duty type lock which provides additional deterrent to forced entry, as well as, the exterior locking mechanism. Recommend a security alarm system for the location, provide the servicing alarm vendor with a point of contact, and/or responder in the event of activation. During normal operational hours, the management of the locations should institute some manner of control, access and egress from these employee work areas, loading areas and doors. The proper use of security measures (i.e. CCTV - closed circuit TV) may prevent the future loss of business equipment and/or merchandise.

B. Exterior Lighting Plan: (Refer to Post-Construction Comments)

C. Roof Access:

The design for access to the roofs should preclude having exterior ladders, equipment, or landscaping (i.e. trees) from being used by unauthorized persons. Additionally, all roof top vents and skylights should be reinforced to prevent forced access.

D. Landscaping:

The landscape design should be based on the use of planted items which will not overgrow areas of the business and / or property. For example, trees or shrubs, should not be planted directly adjacent to structures or the building, not should they be planted in a manner which will obstruct observation both, into and out of the building.

2. Construction Site:

Prior to construction on any structure, a material storage area should be established and enclosed by a six (6) foot chain link fence to minimize theft of materials and/or equipment.

It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both, at the site and any off-site main office. The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside Sheriff's Department.

The developer and / or builder's name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone numbers for the fire department (CDF), ambulance service (AMR) and, the Riverside Sheriff's Department near any local site phone. The address for the facility should be posted near the above phones at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 9-1-1.

Designate and establish specific parking areas for construction site workers and employees. The parking areas and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

Post Construction & Project Completion:

1. Lighting:

The current proposal does not include an exterior lighting plan for the premises. A professional lighting survey should be conducted and included for review. All exterior lighting standards and fixtures should be resistant to vandalism and tampering. The standards should be of a height to reduce any tampering or damage. Recommend low pressure sodium type lighting for the reasons of color rendition and increased visibility (i.e. less glare).

2. Graffiti Issues:

Prior to occupancy, the surface of walls, fences, buildings, logo monuments, etc... should be graffiti resistant either through surface composition, applied paint type and / or planned shielding by landscaping or plants.

3. Business Numbering and Monument:

The property addresses shall be prominently displayed to the business from, visible from the street by the selection of adequate size numbering and contrasting color from the building facade. This will assist in emergency responses by the fire department (CDF) and / or law enforcement.

Additionally, the Riverside County Sheriff's Department requests that the property address (numerics) be placed atop the roofs of the each building. The application of the address numbers will assist emergency responders to the location by being visible from the air by an aircraft or helicopter. The numbers should be large enough (no less than 1 x 4 ') and contrasting in color against the rooftop.

4. Perimeter Fencing & No Trespassing Signs:

The planned fencing along the perimeter, concrete block walls and annotated gates demonstrate the appropriate use of defensible space, which should deter subjects from loitering or trespassing on the premises. The premises should have "No Trespassing or Loitering" signs posted along the perimeter fenceline a reasonable distance spaced and at all access points (per 502 P.C. California Penal Code).

5. Property Gates & Knox Rapid Entry System:

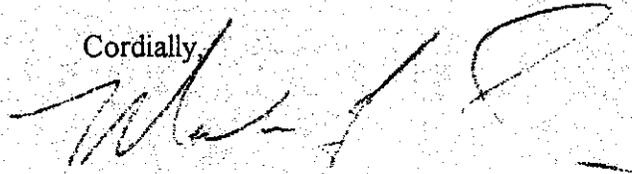
Further, the gate(s) at the location will have the Knox Lock Security System or Rapid Entry Locking Devices. The Riverside County Sheriff's Department will require the installation of the dual switch system (Model 3503) from the Knox Company.

This will provide each emergency responding agency, the fire and law enforcement their independent key access without compromising accountability or security. Prior to the purchase and installation, the builder will need to obtain the appropriate Knox Order forms from both, the Riverside County Fire at (951) 955-4777 and, the Riverside County Sheriff's Department at (951) 955-9230 for Deputy Matt Cosgrove.

Prior to the issuance of building permit(s), the Riverside County Sheriff's Department requests the presentation of those above indicated project designs and/or diagrams for proper review.

Should the planning department, planning commission, developer or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Deputy Matt Cosgrove at (951) 955-9230.

Cordially,

A handwritten signature in black ink, appearing to read 'Matt Cosgrove', written over a horizontal line.

Matt Cosgrove
Deputy Sheriff
Jurupa Valley Station
C.P.T.E.D. Coordinator

cc. - -Admin. RSO

1981 W. Lugonia Avenue
Redlands, CA 92374-9796



Southern
California
Gas Company

A  Sempra Energy utility™

July 8, 2004

Gas Co Ref Co. RCO 508A

Land Development Committee
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

Attention: Larry Ross

Re: Plot Plan No. 14886 Revised No. 2, Tentative Parcel Map No. 32313

Dear Mr. Ross:

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

Frank J. Vargas
Technical Services Supervisor

LAND DEVELOPMENT COMMITTEE
 (INITIAL CASE ACCEPTANCE MEETING AGENDA)
 RIVERSIDE COUNTY PLANNING DEPARTMENT
 9TH FLOOR, CAC - P.O. Box 1409
 Riverside, CA 92502-1409

FAX TO:

LARRY ROSS

ph 955-2402

fax 955. ~~1808~~
3157

DATE: June 29, 2004

Rec'd 7/6/04

- Transportation (3)
- Environmental Health
- Flood Control District
- Fire Department
- Building & Safety - Grading
- Building & Safety - John Vasquez
- Regional Parks & Open-Space
- Geologist
- Biologist
- Riv. Co. Sheriff's Dept
- Riv. Co. Waste
- CSA # 152
- EDA
- Supervisor Tavaglione
- Commissioner Snell

- *Riverside Transit Agency
- Jurupa Rec & Park Dist
- Jurupa Unified School Dist
- Jurupa Community Service Dist
- So. Cal Edison
- So. Cal. Gas
- SBC
- CA Dept of Fish and Game
- Caltrans #8
- U.S. Fish & Wildlife Service
- U.S. Postal Service/S.B.
- EIC(Attachment "A")
- Center for Community Action & Environmental Justice
- Pachanga Band of Indians

Plot Plan No.14886 Revised No. 2, Tentative Parcel Map No. 32313 - EA No. 39498 - Applicant: Cal-Mold Inc. - Engineer/Rep: Albert A. Webb Associates - Second Supervisorial District - Jurupa Area Plan - Located south of Riverside Drive west of Hamner Avenue - 20 acres - LUP Industrial Park zone - **REQUEST: Plot Plan No. 14886 Revised No. 2** proposes to demolish an existing warehouse distribution site with the construction two additional warehouse buildings. The proposed buildings will be 41,026 and 115,452 square foot tilt-up buildings with 2,100 and 2,704 square feet of office space, with 170 additional automobile parking spaces, and 3 acres of landscaping. **Tentative Parcel Map No. 32313** proposes to divide 22.20 acres into 3 industrial parcels - Schedule: E - APN: 156-040-003 and 156-040-052. Related Cases: PP14886R1, (1st LDC

For case review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **July 15, 2004** by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and advise 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, but no later than 14 days after the LDC date. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

If you have any questions regarding this item, please do not hesitate to contact Larry Ross, Project Planner at 955-2402

COMMENTS:

7/8/04 - Comments from Riverside Transit Agency:

156,000 sq ft of new warehouse space. 365 parking spaces on existing partially-developed lot. SE corner of Hamner & Riverside, less NAP lot. Mira Loma area.

No transit amenity or pedestrian access issues. RTA approves. Near edge of service area. Buses would likely operate on Hamner, then north to Mission Blvd, then east. Hamner buses would stop at NE corner of the intersection with Riverside.

Michael McCoy, RTA Senior Planner, phone (909) 565-5164

Mike

LAND DEVELOPMENT COMMITTEE
(INITIAL CASE ACCEPTANCE MEETING AGENDA)
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 29, 2004

Transportation (3)	Riverside Transit Agency
Environmental Health	Jurupa Rec & Park Dist
Flood Control District	Jurupa Unified School Dist.
Fire Department	Jurupa Community Service Dist..
Building & Safety - Grading	So. Cal Edison
Building & Safety - John Vasquez	So. Cal. Gas
Regional Parks & Open-Space	SBC
Geologist	CA Dept of Fish and Game
Biologist	Caltrans #8
Riv. Co. Sheriff's Dept	U.S. Fish & Wildlife Service
Riv. Co. Waste	U.S. Postal Service/S.B.
CSA # 152	EIC(Attachment "A")
EDA	Center for Community Action & Environmental Justice
Supervisor Tavaglione	Pachanga Band of Indians
Commissioner Snell	

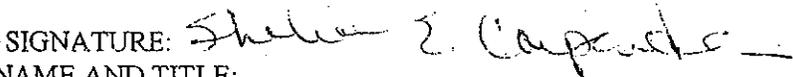
Plot Plan No. 14886 Revised No. 2, Tentative Parcel Map No. 32313 - EA No. 39498 - Applicant: Cal-Mold Inc. - Engineer/Rep.: Albert A. Webb Associates - Second Supervisorial District - Jurupa Area Plan - Located south of Riverside Drive, east of Hamner Avenue. - 20 acres - I-P Industrial Park zone - REQUEST: Plot Plan No. 14886 Revised No. 2 proposes to expand an existing warehouse distribution site with the construction two additional warehouse buildings. The proposed buildings will be 41,026 and 115,452 square foot tilt-up buildings with 2,100 and 2,704 square feet of office space, with 170 additional automobile parking spaces, and 3 acres of landscaping. Tentative Parcel Map No. 32313 proposes to divide 22.20 acres into 3 industrial parcels. - Schedule: E - APN: 156-040-003 and 156-040-052. Related Cases: PP14886R1, (1st LDC

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **July 15, 2004** by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC corrections in the system and schedule 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, but no later than 14 days after the LDC date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

If you should have any questions regarding this item, please do not hesitate to contact Larry Ross, Project Planner at 955-2402.

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law; even after such payment the District's schools will become increasingly impacted and overcrowded.

DATE: 7/27/04 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: Shelia Carpenter, Director of Centralized Support & Facilities Services
TELEPHONE: (909) 360-4157

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



RCA Joint Project Review (JPR)

JPR #: 05 01 06 03

Date: 12/16/05

Project Information

Permittee:	County of Riverside
Case Information:	HANS 420
Site Acreage:	43.5 acres
Portion of Site Proposed for MSHCP Conservation Area:	0 acres

Criteria Consistency Review

Consistency Conclusion: *This project is Consistent with both Criteria requirements and Other Plan requirements.*

Data:

Applicable Core/Linkage: Proposed Noncontiguous Habitat Block 1
 Area Plan: Jurupa Area Plan

APN	Sub-Unit	Cell Group	Cell
156-040-003	SU3 – Delhi Sands Area	A	68
156-040-052			

Comments:

- a. The project site is located entirely within Cell 68, which is located within Cell Group B. In this Cell Group, Proposed Noncontiguous Habitat Block 1 (Delhi Sands Area) is planned to incorporate habitat for conservation of the Delhi sands flower-loving fly. Cell Criteria in this area consists of a reference to the Species Objectives for the Delhi sands flower-loving fly.
- b. Reserve Assembly within Proposed Noncontiguous Habitat Block 1 is anticipated to proceed in accordance with the Species Conservation Objective 1B for the Delhi sands flower-loving fly, which calls for inclusion of locations within the Plan Area determined to be occupied by the Delhi Sands flower-loving fly based on the results of surveys conducted in accordance with USFWS "Interim General Survey Guidelines for the Delhi Sands flower-loving fly." Reserve Assembly within Proposed Noncontiguous Habitat Block 1 is anticipated to proceed in accordance with the Species Conservation Objective 1B for the Delhi sands flower-loving fly, which calls for inclusion of locations within the Plan Area determined to be occupied by the Delhi Sands flower-loving fly (DSF). Surveys for DSF were performed in accordance with USFWS "Interim General Survey Guidelines for the Delhi Sands flower-loving fly" (1996) in 1999 and 2005. The survey reports (Ecological Sciences, 1999 and 2005) indicates the presence of Delhi soils and suitable habitat for Delhi sands flower-loving fly, but did not detect the presence of the fly. The project has satisfied the survey requirements under Species Objective 1B for the Delhi sands flower-loving fly.



RCA Joint Project Review (JPR)

JPR #: 05 01 06 03

Date: 12/16/05

- c. Because the project site does not contain occupied DSF habitat, it does not meet the criteria for inclusion in the MSHCP Conservation Area, and therefore development of the site as proposed is consistent with Reserve assembly objectives.

Other Plan Requirements

Data:

Section 6.1.2 -- Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. Information was provided.

Section 6.1.3 -- Narrow Endemic Plant Species Surveys Provided:

No. The project site is not located within Narrow Endemic Plant Species Survey Area 7.

Section 6.3.2 -- Additional Species Surveys Provided:

Yes. A habitat assessment was completed for burrowing owl. Additional species surveys are not required.

Section 6.1.4 -- Guidelines Pertaining to Urban/Wildland Interface:

No. Not applicable.

Comments:

- a. No information relative to riparian/riverine or vernal pool resources was provided in the application materials. Riparian/riverine mapping, if applicable, must be supplied with the application materials in order to determine if the proposed project is consistent with Section 6.1.2 of the MSHCP Plan.
- b. The project site is within NEPSSA 7 habitat assessment/survey areas for Brand's phacelia, San Diego ambrosia, and San Miguel savory. The Habitat Suitability Evaluation (Ecological Sciences, 2004) included with the application materials indicates that no suitable habitat for these species is present on the site due to generally unsuitable conditions combined with regular disking of the site. Therefore, no surveys are required and the project is in compliance with the requirements of Section 6.1.3 of the MSHCP Plan.
- c. The project site is within the MSHCP habitat assessment/survey areas for burrowing owl. The Habitat Suitability Evaluation (Ecological Sciences, 2004) included with the application materials describes surveys that were conducted in accordance with the CDFG mitigation guidelines contained in the 1995 CDFG staff report. As a result of the surveys, suitable burrows were located, but no burrowing owls or sign of burrowing owl were located on the site. Therefore, the project complies with the requirements and measures identified in Sections 6.3.2.



RCA Joint Project Review (JPR)

JPR #: 05 01 06 03

Date: 12/16/05

- d. The project site is not in close proximity to the MSHCP Conservation Area (existing or proposed) and therefore the guidelines pertaining to the Urban/Wildland Interface are not applicable.

JM

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 14886, REVISED NO. 2 with TENTATIVE PARCEL MAP NO. 32313, EA 39348, is an application submitted by Cal Mold, Inc. for property located in the Prado-Mira Loma Zoning Area, Second Supervisorial District, and more generally located south of Riverside Drive, on the east side of Hamner Avenue; 22 Acres – 3 Lots - I-P (Industrial Park) Zone – SP: N/A - Schedule E. Pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, and Ordinance No. 460, Riverside County Subdivision Ordinance, the plot plan proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 170 additional automobile parking spaces and 3 acres of landscaping to the site. Tentative Parcel Map No. 32313 proposes to divide 22.20 acres into 3 industrial parcels. (Quasi-judicial).

TIME OF HEARING: 9:00 A.M. or as soon as possible thereafter.
DATE OF HEARING: FEBRUARY 16, 2005
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PROJECT PLANNER, LARRY ROSS, (951) 955-2402 OR E-MAIL AT lross@rctlma.org. Project information is also available on the Planning Department's Planning Commission agenda web page at: <http://www.tlma.co.riverside.ca.us/plan/planning.htm>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30-p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, California, 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Larry Ross
4080 Lemon Street, 9th Floor
Riverside, CA 92501

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 32313 / PLOT PLAN NO. 14886 - EA39498 – Applicant: Cal Mold, Inc. – Engineer/Representative: Albert A. Webb Associates - Second Supervisorial District - Prado Mira Loma Zoning Area - Jurupa Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 Floor Area Ratio) – Location: Southerly of Riverside Drive and easterly of Hamner Avenue - 22.2 Gross Acres - Zoning: Industrial Park (I-P) - Pursuant to Ordinance 348, Riverside County Land Use Ordinance and Ordinance No. 460, Riverside County Subdivision Ordinance; the Tentative Parcel Map proposes a Schedule E subdivision of 22.20 acres into 3 industrial parcels. The Plot Plan proposes to expand an existing warehouse distribution site with the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 170 additional automobile parking spaces and 3 acres of landscaping to the site. - APN(s): 156-040-052 and 156-040-003. (Quasi-judicial)

TIME OF HEARING: 9:00 A.M. or as soon as possible thereafter.
DATE OF HEARING: WEDNESDAY, FEBRUARY 22, 2006
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PROJECT PLANNER Vanessa Marie Ng, (951) 955-5133, or E-mail at vmng@rctlma.org. Project information is also available on the Planning Department's Planning Commission agenda web page at: <http://www.rctlma.org/planning>.

The Planning Commission will consider the proposed project at the public hearing. The case file for the proposed project may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, California, 92501. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Vanessa Marie Ng
4080 Lemon Street, 9th Floor
Riverside, CA 92501

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on
(Print Name)

PP14886R2 2/7/2006 the attached property owners list
(APN or Case #) (Date)

was prepared by RIVERSIDE COUNTY
(Print Company or Individual's Name)

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 ²⁴⁰⁰~~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/REGISTRATION: GIS ANALYST

ADDRESS: 4080 LEMON ST

RIVERSIDE, CA 92502

TELEPHONE (8 a.m. - 5 p.m.): (909) 955-8158

*Checked by: Calderon
Date: 8.7.06*

156030002
CITY OF NORCO
2870 CLARK AVE
NORCO CA 92860

156030017
DFA
4241 S ARVILLE
LAS VEGAS NV 89103

156040003
EDWARD T FLEMING
3900 HAMNER AVE
MIRA LOMA CA 91752

156040052
EDWARD T FLEMING
3900 HAMNER AVE
MIRA LOMA CA. 91752

156040065, ET AL
INDUSTRIAL PROP FUND IV
C/O WAL-MART PROPERTY TAX DEPT 0555
1301 SE 10TH ST
BENTONVILLE AR 72712

156030040
INTERSTATE BUSINESS PARK INV
12481 RIVERSIDE DR
MIRA LOMA CA. 91752

156030041
INTERSTATE BUSINESS PARK INV
3685 MAIN ST NO 220
RIVERSIDE CA 92501

156030039
INTERSTATE BUSINESS PARK INV
3768 MILLIDEN AVE
MIRA LOMA CA. 91752

156040001
MCLULU PARTNERSHIP
C/O HONZEN OU
2229 INDIAN CREEK RD
DIAMOND BAR CA 91765

156020033
MIRA LOMA CALIF ASSEMBLY JEHOVAHS W
3300 CORNERSTONE DR
MIRA LOMA CA 91752

156050023
MIRA LOMA HARVEST
17842 MITCHELL N NO 100
IRVINE CA 92614

156050022
MIRA LOMA VINEYARDS LTD
17842 MITCHELL NO 100
IRVINE CA 92714

156040063
MIRA LOMA WEST INC
C/O CB RICHARD ELLIS
2125 E KATELLA STE 100
ANAHEIM CA 92806

156040069, ET AL
NEW YORK LIFE INSURANCE CO
51 MADISON AVE
NEW YORK NY 10010

156030038
PANATTONI INV
C/O EPROPERTY TAX
P O BOX 4900
SCOTTSDALE AZ 85261

156030021
PATRICIA A OCONNOR
5334 PARKCREST ST
LONG BEACH CA 90808

156050019
PROLOGIS CALIF I
C/O PROLOGIS TRUST
14100 E 35TH AVE
AURORA CO 80011

156030023
REGENCY CORNERSTONE INV
122 N HARBOR BLV NO 200
FULLERTON CA 92832

156030030, ET AL
ROBERT J OCONNOR
5334 PARKCREST ST
LONG BEACH CA 90808

156030001, ET AL
ROSE DITOMMASO
1630 N LAUREL AVE
UPLAND CA 91786

156040005, ET AL
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

156040004
STATE OF CALIFORNIA
P O BOX 1799
SACRAMENTO CA 95808

156040064
TEACHERS INS & ANNUITY ASSN OF AMER
D&T C/O SHANNON ROBINSON
TWO WORLD FIN CTR
NEW YORK NY 10281

156040068
TEACHERS INS & ANNUITY ASSOC OF AME
D&T C/O SHANNON ROBINSON
TWO WORLD FIN CTR
NEW YORK NY 10281

156030020
TIMOTHY G CAMPBELL
12421 RIVERSIDE AVE
MIRA LOMA CA. 91752

156030036
TIMOTHY G CAMPBELL
C/O DONALD D CAMPBELL
12421 RIVERSIDE AVE
MIRA LOMA CA 91752

156040037, ET AL
WATKINS TERMINALS INC
P O BOX 1738
ATLANTA GA 30301

Transportation Dept.
Stop # 1080

Environmental Health
Stop# 3613

Flood Control
Stop# 2990

Fire Department
Stop# 2240

Building & Safety - Grading
Stop# 2715

Regional Parks & Open Space
Stop# 2970

Geologist
Stop# 1070

CSA #152
Stop# 1020

Sheriff's Department
Stop# 1450

Overseas County Waste Dept.
Stop# 2950

Supervisor Tavaglione
Stop# 1002

Commissioner Snell
Stop# 1070

Building & Safety - John Vasquez
Stop# 2715

Biologist
Stop# 1070

Jurupa Community Service District
11201 Harrell Street
Mira Loma Ca 91752-1443

EDA
Stop # 1330

Southern Ca Edison Company
2244 Walnut Grove Ave. #312
P.O. Box 800
Rosemead Ca 91770-0800

Southern Ca Gas Company
Ken Soveras
1981 Lugonia Avenue
P.O. Box 3003 SC 8031
Redlands Ca 92373-0306

US Fish & Wildlife Service
6010 Hidden Valley Road
Carlsbad Ca 92009

Riverside Transit Agency
Michael McCoy
1825 Third Street
Riverside Ca 92507-3884

Jurupa Rec & Parks District
4810 Pedley Road
Riverside Ca 92509

Jurupa Unified School District
Greg Bowers
4850 Pedley Road
Riverside Ca 92509

Pechanga Band of Indians
P.O. Box 1583
Temecula Ca 92593

CA Dept of Fish & Game
Eastern Sierra Inland Deserts Region - R6
4665 Lampson Avenue Suite J
Los Alamitos Ca 90720

Caltrans #8
464 West Fourth Street
6th Floor MS 726
San Bernardino Ca 92401-1400

US Postal Service
Growth Mgmt Service
San Bernardino MSC Mail Facility
San Bernardino Ca 92403-9334

EIC
Dept of Anthropology
University of California
Riverside Ca 92521-0418

Center for Community Action &
Environmental Justice
Patty Newman
P.O. Box 33124
Riverside Ca 92519

Labels for PF14886R2 and
PM32313
Larry Ross 1/13/05

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Plot Plan No. 14886 Revised Permit No. 2 / Tentative Parcel Map No. 32313

Environmental Assessment No.: 39498

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY.

COMPLETED/REVIEWED BY:

By: Vanessa Ng Title: Project Planner Date: February 23, 2005

Applicant/Project Sponsor: Cal Mold, Inc. Date Submitted: March 30, 2004

ADOPTED BY:

Planning Commission

Person Verifying Adoption: Vanessa Ng

Date of last hearing: February 22, 2006

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Vanessa Ng at 951-955-5133.

Y:\Planning Case Files-Riverside office\PP14886R2\PP14886R2.PM32313.MITNEGDEC.doc

FOR COUNTY CLERK USE ONLY
Charge deposit fee case ZEA39498

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

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

FROM:
Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 39493 Los Alamos Rd
Murrieta, CA 92563

82-675 Highway 111, 2nd Floor
Indio, CA 92201
Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

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

EA 39498 Plot Plan No. 14886 Revised Permit No. 2 / Tentative Parcel Map No. 32313
Project Title *Case Numbers*

Vanessa Ng 951-955-5133
County Contact Person *Phone Number*

N/A
State Clearinghouse Number

Cat Mold, Inc. 3900 Hamner Avenue, Mira Loma, California 91752
Project Applicant *Address*

Southerly of Riverside Drive, on the easterly side of Hamner Avenue
Project Location

The plot plan revised permit proposes to expand an existin warehouse distribution site, entailing the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site. The tentative parcel map proposes to divide 22.0 acres into 3 industrial parcels.
Project Description

This is to advise that the Riverside County Planning Department has approved the above-referenced project on February 22, 2006, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1314)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

[Signature] Project Planner March 15, 2006
Signature *Title* *Date*

Y:\Planning Case Files-Riverside office\PP14886R2\PP14886R2.PM32313.NOD.doc 3/15/2006

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case#: ZEA39498 ZCFG2978
---	--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0502526

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: CAL-MOLD INC \$1,250.00
paid by: CK 30892
CFG FOR EA39498 / PP 14886R2 / PM 32313
paid towards: CFG02978 CALIF FISH & GAME: DOC FEE
at parcel: 12460 RIVERSIDE DR MIRA
appl type: CFG3

By _____ Feb 08, 2005 14:54
DFOGLE posting date Feb 08, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0406995

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: CAL-MOLD INC \$64.00
paid by: CK 28733&28784
CFG FOR EA39498 / PP 14886R2 / PM 32313
paid towards: CFG02978 CALIF FISH & GAME: DOC FEE
at parcel: 12460 RIVERSIDE DR MIRA
appl type: CFG3

By _____ Apr 05, 2004 14:49
MBRASWEL posting date Apr 05, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Attachment B

HAMNER AVENUE AND RIVERSIDE DRIVE (CROWE HOLDINGS INDUSTRIAL) MITIGATION MONITORING AND REPORTING PROGRAM

1. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Hamner Avenue and Riverside Drive (Crowe Holdings Industrial) project. An MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."

2. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Eastvale will be responsible for monitoring compliance with all mitigation measures. Different City departments are responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring the measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Mitigation Measure:** The mitigation measures are taken from the Environmental Impact Report (EIR), in the same order they appear in the EIR.
- **Timing:** Identifies at which stage of the project the mitigation must be completed.
- **Monitoring Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.
- **Verification (Date and Initials):** Provides a contact who reviewed the mitigation measure and the date the measure was determined complete.

**HAMNER AVENUE AND RIVERSIDE DRIVE (CROWE HOLDINGS INDUSTRIAL)
MITIGATION MONITORING AND REPORTING PROGRAM**

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
Biological Resources			
BIO-1 Prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls per the requirement of the Multiple Species Habitat Conservation Plan (MSHCP). A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If construction is delayed or suspended for more than 30 days after the survey, the work area shall be resurveyed. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared. <i>(County COA 60 PLANNING 001)</i>	Prior to the issuance of a grading permit	City of Eastvale Planning and Public Works Departments	
Geology and Soils			
GEO-1 Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.	Prior to the issuance of a Grading Permit	City of Eastvale Building and Planning Departments	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
<p>The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit. (<i>County COA 60 PLANNING 014</i>).</p>			
<p>GEO-2 Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded. (<i>County COAs 10 BS GRADE 006; 60 BS GRADE 003</i>)</p>	<p>Prior to the issuance of a Grading Permit</p>	<p>City of Eastvale Building and Planning Departments</p>	
<p>GEO-3 Prior to issuance of a grading permit, the applicant shall show that all necessary measures to control dust shall be implemented during grading. A PM10 plan may be required. (<i>County COA 10 BS GRADE 005</i>).</p>	<p>Prior to the issuance of a Building Permit</p>	<p>City of Eastvale Engineering and Planning Departments</p>	
<p>GEO-4 Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.</p> <p>The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the City of Eastvale Zoning Code and as specified herein.</p> <p>The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage. (<i>County COA 80 PLANNING 022</i>).</p>	<p>Prior to the issuance of a Building Permit</p>	<p>City of Eastvale Engineering and Planning Departments</p>	
<p>GEO-5 All required landscape planting and irrigation shall be installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Eastvale Planning Department. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and</p>	<p>Prior to the issuance of a Building Permit</p>	<p>City of Eastvale Engineering and Planning Departments</p>	

Mitigation Measure	Timing	Monitoring Responsibility	Verification (Date and Initials)
determined to be in good working order. (<i>County COA 90 PLANNING 018</i>).			
Recreation			
REC-1 Prior to building final inspection or certificate of occupancy, the applicant shall construct a multipurpose Community Trail within the dedicated right of way along Riverside Drive (<i>County COA 90 TRANS 015</i>).	Prior to Issuance of Certificates of Occupancy	City of Eastvale Planning and Public Works Departments	
REC-2 Prior to building final inspection, the applicant shall make provisions for the ongoing maintenance of the Community Trail along Riverside Drive via inclusion in a Lighting and Landscaping District or similar mechanism, as approved by the Transportation Department (<i>County COA 90 TRANS 016</i>).	Prior to Issuance of Certificates of Occupancy	City of Eastvale Planning and Public Works Departments	

Attachment C

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

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

FROM:
Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 39493 Los Alamos Rd
Murrieta, CA 92563

82-675 Highway 111, 2nd Floor
Indio, CA 92201
Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

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

EA 39498 Plot Plan No. 14886 Revised Permit No. 2 / Tentative Parcel Map No. 32313
Project Title *Case Numbers*

Vanessa Ng 951-955-5133
County Contact Person *Phone Number*

N/A
State Clearinghouse Number

Cat Mold, Inc. 3900 Hamner Avenue, Mira Loma, California 91752
Project Applicant *Address*

Southerly of Riverside Drive, on the easterly side of Hamner Avenue
Project Location

The plot plan revised permit proposes to expand an existin warehouse distribution site, entailing the construction of two additional tilt-up buildings. The proposed Building A will consist of 2,100 square feet of office space and 113,352 square feet of warehouse space. The proposed Building B will consist of 2,704 square feet of office space and 38,322 square feet of warehouse space. The project will bring 160 additional automobile parking spaces and 3 acres of landscaping to the site. The tentative parcel map proposes to divide 22.0 acres into 3 industrial parcels.
Project Description

This is to advise that the Riverside County Planning Department has approved the above-referenced project on February 22, 2006, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1314)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

[Signature] Project Planner March 15, 2006
Signature *Title* *Date*

Y:\Planning Case Files-Riverside office\PP14886R2\PP14886R2.PM32313.NOD.doc 3/15/2006

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case#: ZEA39498 ZCFG2978
---	--

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0502526

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: CAL-MOLD INC \$1,250.00
paid by: CK 30892
CFG FOR EA39498 / PP 14886R2 / PM 32313
paid towards: CFG02978 CALIF FISH & GAME: DOC FEE
at parcel: 12460 RIVERSIDE DR MIRA
appl type: CFG3

By _____ Feb 08, 2005 14:54
DFOGLE posting date Feb 08, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0406995

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: CAL-MOLD INC \$64.00
paid by: CK 28733&28784
CFG FOR EA39498 / PP 14886R2 / PM 32313
paid towards: CFG02978 CALIF FISH & GAME: DOC FEE
at parcel: 12460 RIVERSIDE DR MIRA
appl type: CFG3

By _____ Apr 05, 2004 14:49
MBRASWEL posting date Apr 05, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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