CITY OF MURRIETA
ADMINISTRATIVE HEARING AGENDA

1 TOWN SQUARE
MURRIETA, CALIFORNIA 92562

DECEMBER 12, 2019
4:30 PM MEETING

The City of Murrieta intends to comply with the Americans with Disabilities Act (ADA). Persons with special needs should call Jennifer Ransom at (951)461-6035 at least 72 hours in advance. Please note that any writings or documents provided to the Administrative Hearing Officer regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

DECORUM: Pursuant to the City Council Meeting Rules adopted by Resolution No. 14-3301, City Council Members, Employees and the Public are reminded to preserve decorum and order throughout the meeting. Therefore, unauthorized remarks, stamping of feet, whistles, yells and similar demonstrations shall not be permitted by the Presiding Officer, who may direct the sergeant-at-arms to remove such offenders from the room. A brief audience reaction (for example, clapping, standing ovations, etc.) is permitted at the conclusion of any Presentation listed on the agenda, prior to Public Comments. To show respect to speakers, raise one's hand for agreement and show thumbs down for disagreement. As a courtesy to others, please silence all electronic devices.

CALL TO ORDER

PUBLIC HEARINGS

Order of Presentation for Public Hearing

Action:
1. Staff Presentation
2. Commission Questions of Staff
3. Public Comments
    a. Presentation by Applicant
    b. Public speakers in favor, against, or neutral
    c. Applicant response to comments
    d. Questions of applicant or public speakers
    e. Closing comments by Staff
4. Close Public Comments
5. Commission Discussion and Action

PUBLIC COMMENTS AND PRESENTATIONS

Any member of the public may address the Hearing Officer during the public comments portion of the agenda on items within the Hearing Officer's jurisdiction, that are not already scheduled for consideration on this agenda. However, the Hearing Officer can take no action on matters that are not part of the posted agenda. A time limit of three minutes may be applied on each individual addressing the Hearing Officer.

The City of Murrieta Intends to Comply with the **Americans with Disabilities Act (ADA).** Persons with special needs should call Stephanie Smith at (951) 461-6030 at least 72 hours in advance.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 1 Town Square, Murrieta, CA during normal business hours.

PH - 1 **MINOR CONDITIONAL USE PERMIT 2019-1933:** A request by Prestige Golf Cars to operate a golf cart dealership within an existing 14,955 square foot building. The project is located in the Business Park (BP) zone at 26525 Jefferson Avenue (APN: 909-300-053). Environmental Determination: Finding that the project is exempt pursuant to CEQA Guidelines Section 15301 – Existing Facilities.

Recommended Action:

Adopt the environmental determination and Adopt the resolution approving Minor Conditional Use Permit 2019-1933 based on the Findings and subject to the Conditions of Approval in Exhibit A and the Operations Statement in Exhibit B.

PH - 2 **DEVELOPMENT PLAN 2018-1740:** A request by Nittobo to expand a manufacturing facility with the construction of a 34,964 square foot manufacturing/office building, a 6,176 square foot animal operation facility, a 1,600 maintenance shop, and a 3,000 square foot hay barn. The project is located in the Business Park (BP) zone at 25549 Adams Avenue and 41950 Brown Street (APN: 909-180-010 and 909-180-018). Environmental Determination: The project has been determined to require a Mitigated Negative Declaration pursuant to the Guidelines for Implementation the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Title 14. A Mitigated Negative Declaration was prepared for the project and circulated for a 20-day public review from October 10, 2019 - October 30, 2019.

Recommended Action:

Adopt the environmental determination and Adopt the resolution approving Development Plan 2018-1740 based on the Findings and subject to the Conditions of Approval in Exhibit A and the Mitigation Monitoring and Reporting in Exhibit B.

ADJOURNMENT Off Calendar

Final Action
☒ Administrative Hearing Officer
☐ Planning Commission

Administrative Hearing Staff Report

Subject: Minor Conditional Use Permit 2019-1933
Date: December 12, 2019
Prepared by: Juliet Mukasa, Assistant Planner
Reviewed by: Dennis Watts, Senior Planner
Approved by: Jarrett Ramaiya, City Planner

RECOMMENDATION

ADOPT the environmental determination and ADOPT the resolution approving Minor Conditional Use Permit 2019-1933 based on the Findings and subject to the Conditions of Approval in Exhibit A and the Operations Statement in Exhibit B.

PROJECT DESCRIPTION

Application Type:	Minor Conditional Use Permit 2019-1933
Applicant:	Prestige Golf Cars
Property Owner:	MH & DH, LLC
Site Area:	1.24 acres
Project Location:	26525 Jefferson Avenue (APN:909-300-053)
Site General Plan/Zoning:	Business Park/Business Park
Adjacent Zoning/Land Use:	
North:	Business Park/Business Park
South:	Business Park/Business Park
East:	Business Park/Business Park
West:	Business Park/Business Park

The project proposes to establish a golf cart sales and service facility within an existing 14,955 square foot building. The vehicle sales facility includes the indoor display, repair, rental and storage of golf carts. The outside parking area on the site would not be utilized for purposes of storing, advertising and/or selling golf carts. The applicant has provided a statement of operating characteristics and is included in Exhibit B.

ANALYSIS

Zoning / General Plan Consistency:

The proposed project site is located within an existing building zoned Business Park (BP), which allows an indoor dealership use with the approval of a Minor Conditional Use Permit (MCUP). The project is in conformance with the City of Murrieta General Plan and is consistent with the Business Park (BP) General Plan Land Use designation. The proposed project has been conditioned so that sales, advertising of merchandise, and storage would be wholly contained within the building suite and not visible from public areas, therefore; no outside display is proposed or permitted. The proposed project

is consistent with all applicable provisions of the City of Murrieta's Development Code and is compatible with the present and future logical development of the area. The proposed project will not alter the exterior design or appearance of the building structure.

The project is consistent with the Business Park Use designation and accomplishes various land use goals. General Plan goal LU-1 looks to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The Project is consistent with Policy LU-1.5 and LU-1.6, which encourages a wide variety of retail and commercial services in appropriate locations. Those goals also promote development that reduces infrastructure construction costs and make better use of existing and planned public facilities. The Project is consistent with General Plan Goal LU-9 for land use patterns and urban design that support healthy and sustainable lifestyles and businesses. This project looks to achieve various goals within the Circulation Element, including: Ensures efficient and safe access for emergency vehicles by providing minimum drive aisles widths throughout the project for emergency vehicles (CIR-2.14); Promotes the use of a variety of transit options for employees and customers by providing on-site space for bicycle parking (CIR-6.2).

Traffic Circulation / Access & Egress:

The project site takes access from an existing driveway on Jefferson Avenue. This current access point is designed to allow right turns in to the site and right turns out. The project is not proposing to change the access to the site.

Parking:

The project is required to have 46 parking spaces for the employees and customers. At the front of the property there are seven spaces that are for customers and employees. Towards the rear of property there are 24 additional parking spaces for customers and employees, totaling 31 spaces on-site. The applicant has provided a shared parking agreement with the property to the north for an additional 16 spaces, making the total parking provided 47.

Landscape:

The site was designed to provide landscaping around the perimeter of the site. The project has been conditioned to enhance the existing landscaping.

ENVIRONMENTAL DETERMINATION

The project is exempt under CEQA Guidelines Section 15301 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves negligible or no expansion to the existing use and all alterations are interior and minor in scope.

NOTICING

The project was noticed in compliance with Section 16.76 of the Development Code. The City posted a sign on the property, mailed notices to property owners within a 300-foot radius, and advertised in the newspaper a minimum of 10 days prior to the hearing.

ATTACHMENTS

Resolution
- Exhibit A – Conditions of Approval
- Exhibit B – Statement of Operations

1. Vicinity Map
2. Project Plans
3. Notice of Exemption

DRAFT RESOLUTION

DRAFT RESOLUTION

ADMINISTRATIVE HEARING
RESOLUTION NO. 2019-_____

A RESOLUTION OF THE ADMINISTRATIVE HEARING OFFICER OF THE CITY OF MURRIETA APPROVING MINOR CONDITIONAL USE PERMIT (MCUP) 2019-1933 FOR THE OPERATION OF AN INDOOR AUTOMOBILE (GOLF CARTS) DISPLAY AND SALES FACILITY WITH THE ASSOCIATED ONSITE PARKING ON PROPERTY LOCATED AT 26525 JEFFERSON AVENUE (APN: 909-300-053)

WHEREAS, on June 20, 2019, an application was filed by Prestige Golf Cars ("Applicant") for MCUP-2019-1933 pursuant to section 16.52 of the Murrieta Municipal Code (MMC) to allow for the operation of an indoor automobile (golf carts) display and sales with service ("Project"); and

WHEREAS, the Project involves utilizing an existing building on a 1.24 acre site with an indoor automobile (golf carts) display and sales with service; and

WHEREAS, the Project site is bordered by industrial zoning to the south, north, east, and west; and

WHEREAS, the Project site on the City of Murrieta General Plan 2035 Land Use Map has a land use designation of Business Park; and

WHEREAS, the Project site on the City of Murrieta Zoning Map is zoned Business Park, which allows for indoor automobile display and sales with the approval of a Minor Conditional Use Permit. The application was deemed complete on October 31, 2019; and

WHEREAS, a public hearing was duly noticed for the Administrative Hearing meeting of December 12, 2019, by mailing a notice to property owners within 300 feet of the perimeter of the Project site on November 27, 2019, publishing the notice in "The Press Enterprise" newspaper on December 1, 2019, and posting the site on November 27, 2019; and

WHEREAS, on December 12, 2019, the Administrative Hearing Officer held a duly noticed public hearing, and considered all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the Applicant and such other matters as are reflected in the record of this matter.

NOW, THEREFORE, the Administrative Hearing Officer of the City of Murrieta resolves as follows:

SECTION 1. In accordance with Section 16.52.040 of the Murrieta Municipal Code, and based upon the facts and statements of public and city staff, and information of record provided on the public hearing in this matter, the Administrative Hearing Officer makes the following findings regarding the application for MCUP-2019-1933:

1. The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and complies with all applicable provisions of this development code;

FACTS: The City of Murrieta Development Code (Section 16.12.010, Table 16.12-1) allows vehicle sales, subject to issuance of a Minor Conditional Use Permit. The Project, is a compatible use to the surrounding zoning within the area and the Project complies with all applicable requirements identified in the Development Code.

2. The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan, and any applicable specific plan;

   FACTS: General Plan goal LU-1 looks to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The Project is consistent with Policy LU-1.5 and LU-1.6, which encourages a wide variety of retail and commercial services in appropriate locations. Those goals also promote development that reduces infrastructure construction costs and make better use of existing and planned public facilities. The Project is consistent with General Plan Goal LU-9 for land use patterns and urban design that support healthy and sustainable lifestyles and businesses. This project looks to achieve various goals within the Circulation Element, including: Ensures efficient and safe access for emergency vehicles by providing minimum drive aisles widths throughout the project for emergency vehicles (CIR-2.14); Promotes the use of a variety of transit options for employees and customers by providing on-site space for bicycle parking (CIR-6.2). The Project is not located within any applicable Specific Plan.

3. The approval of the conditional use permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored;

   FACTS: The project is exempt under CEQA Guidelines Section 15301 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves negligible or no expansion to the existing use and all alterations are interior and minor in scope.

4. The site is suitable for the type and intensity of use or development that is proposed.

   FACTS: The project site is suitable for the vehicle sales (golf carts) facility because the use is the only business occurring on the site and conditions have been placed as to not have an adverse impact on neighboring industrial uses. The proposed Project will meet the standard requirements of the Development Code and specific conditions, which have been included in the Conditions of Approval to ensure compliance with the Development Code.

5. There are adequate provisions for sanitation, water, and public utilities and services to ensure public convenience, health, safety, and general welfare.

   FACTS: The Project will be served by the Rancho California Water District. Electricity is provided by Southern California Edison Company and gas by the Southern California Gas Company. Waste Management provides residential, industrial, and commercial

waste disposal services in the City of Murrieta. The project site is located in an area where existing public safety and services are readily available.

6. The proposed use would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or adverse to the public convenience, health, safety, or general welfare, or materially injurious to properties and improvements in the vicinity of the subject property.

   FACTS: The Project is not anticipated to have an adverse impact because the proposed site improvements can be implemented without creating a significant impact on the neighboring land uses. Also, the operation of the vehicle sales facility is not anticipated to create any long-term significant impacts related to noise, traffic, etc. Additionally, the Project is conditioned to comply with noise standards specified within the Development Code.

SECTION 2. Pursuant to the above findings, the Administrative Hearing Officer of the City of Murrieta adopts the environmental determination and adopts this Resolution approving Minor Conditional Use Permit (MCUP) 2019-1933 for the operation of a vehicle sales (golf carts) facility with the associated onsite parking, subject to the conditions of approval in attached Exhibit A and the Operations Statement in Exhibit B.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 2019

_____
Jeffrey Murphy, Administrative Hearing Officer

ATTEST:

_____
Jarrett Ramaiya, City Planner

I, Jarrett Ramaiya, City Planner, City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission on the _____ day of _____, 2019 by the following roll call vote:

_____
Jarrett Ramaiya, City Planner

DRAFT

CONDITIONS OF APPROVAL

DRAFT CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT 2019-1933
DECEMBER 12, 2019

PLANNING DIVISION

The approval of Minor Conditional Use Permit (MCUP-2019-1933) is for the operation of an indoor golf cart dealership with associated repair. This permit runs with the land and shall be binding upon the owner of the subject property ("Permittee") and all subsequent successors in interest to the Permittee as to such land located at 26525 Jefferson Avenue (APN: 909-300-053).

General

1. The Permittee/Owner shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval Minor Conditional Use Permit 2019-1933. The City will promptly notify the Permittee of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of final action by the approval authority. Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

3. Pursuant to Section 711.4 of the State of California Fish and Game Code, the applicant is required to pay a $50.00 handling fee. Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Exemption is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this project shall not be operative, vested, or final. In order to comply with State mandated time lines for filing of a Notice of Exemption the above fee must be delivered to the Planning Division within two (2) working days after the Effective Date.

4. The development of these premises shall comply with the standards of the City's Development Code and all other applicable State and Federal codes.

5. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall be subject to the revocation procedures in Section 16.82 of the Development Code.

6. The Permittee/Owner shall obtain approval of all necessary plans for the construction of structures on the subject property in accordance with the Murrieta Development Code. Such plans include, but are not limited to, site plans, floor plans, building elevations, grading plans and landscaping plans.

7. This approval shall be used within three (3) years of approval date, otherwise it shall become null and void and of no effect whatsoever in accordance with Development Code Section 16.52.060.B.

8. Prior to the expiration of this approval, the Permittee may request an extension of time in which to use this approval in accordance with Development Code Section 16.80.

9. The project conditionally permitted with this application is for a golf cart dealership. The business shall be operated in compliance with the statement of operations (attached to the Resolution Exhibit B and incorporated herein by this reference).

10. All servicing and maintenance of vehicles for sale must be conducted indoors.

11. Outdoor display or storage of golf carts is prohibited.

12. The shared parking agreement must be maintained throughout the life of the entitlement. If the agreement becomes void at any time the Applicant must show parking on-site or provide an shared parking agreement with another site.

13. All descriptions of operations shall be maintained throughout the life of the Minor Conditional Use Permit, unless a revision is approved by the Planning Division. Any proposed change substantially different than the approved plan shall require an amendment to this approval in accordance with the Development Code.

14. The use shall be considered to have expired if the use for which this Minor Conditional Use Permit was granted ceased or was suspended for at least 180 successive days, in accordance with Development Code Section 16.52.060.G.

15. The project shall comply with the provisions pertaining to noise as stated in Section 16.30 of the City of Murrieta Municipal Code.

16. At no time shall any golf cart for sale or repair be stored in the parking lot.

Final Inspection:

17. The Permittee/Owner shall contact the Planning Division a minimum of 72-hours (to allow for scheduling) prior to any final inspection for this project.

18. Prior to occupancy, the Permittee must obtain a Business License.

19. Unless otherwise indicated, all conditions shall be fully constructed and implemented prior to final inspection of the building and/or site improvements.

20. All existing outdoor advertising displays, signs or billboards shall be removed, except for signs permitted by the Development Code.

LANDSCAPE

Prior to Occupancy:

21. Landscape renovation and remediation shall be completed as required for plantings and irrigation that is not in compliance with landscape maintenance standards.

22. All landscape and irrigation renovation plans and installation shall be consistent with Title 16.28 of the Murrieta Municipal Code.

23. All plantings shall be hydro-zoned. Plant materials shall be hydro-zoned using WUCOLS IV, Region 4 Inland Valley.

24. The soil management plan shall be provided on the landscape plan sheets or provided to the landscape inspector.

25. Natural wood bark mulch shall be applied to all planting areas 3 inches deep.

26. A weather-based irrigation smart controller shall be installed with a rain shut off.

27. Prior to the initiation of landscape work the City Landscape Inspector shall meet with the landscape contractor for a pre-job meeting.

28. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City.

29. A water audit from an approved independent certified auditor may be required if determined by City Inspector.

ENGINEERING DEPARTMENT

General Requirements:

30. It is understood that the Development Plan correctly shows all existing and proposed easements, traveled ways, grading, drainage courses, and that the omission may require the map or plans associated with this application to be resubmitted for further consideration.

31. An Encroachment Permit shall be obtained from the Engineering Department prior to commencement of any construction within City right-of-way or easement.

32. All designs shall conform to the City of Murrieta Municipal Code, Development Code, Standard Drawings, and Circulation Element.

33. Prior to approval of any improvement plan, submit clearances from all applicable agencies, and pay all outstanding plan check and processing fees.

34. Obtain written clearance, as deemed necessary by the Engineering Department, from the following departments:

a. Planning Division including Landscape Architect
b. Community Services Department
c. Building Department

On Site Improvements:

35. The Applicant shall provide a parking lot Striping plan consistent with the approved Site Plan. The preferable lay out shall keep the drive aisle access clear to the existing gate in the rear of the Parcel in case secondary emergency access is needed.

WQMP:

36. Should the site have an existing WQMP, a copy of the Final project-specific WQMP shall be kept onsite at all times. The Applicant shall make the occupants, tenants, staff, employees, and contractors aware of this document and educate them on the contents.

37. The Applicant, assigns, or heirs shall allow the City to enter the premises to conduct periodic inspections to ensure that the WQMP is being implemented, maintained, and to review the inspection and maintenance records.

Prior to issuance of Certificate of Occupancy:

38. Obtain written clearance, as deemed necessary by the Engineering Department, from the following agencies:
    a. Planning Division
    b. Building Department
    c. Fire Department

POLICE DEPARTMENT

General Conditions:

39. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

40. Graffiti shall be removed from the exterior walls and windows of the premises within 24 hours of discovery at the expense of the owner or property manager.

41. Block Walls: All exterior perimeter block walls shall have landscaping in front of the wall (i.e. shrubbery, vines, etc.) which conforms to the existing development standards and will aid in the deterrence of graffiti and similar vandalism to the satisfaction of the Chief of Police or his designee.

42. The parking lots of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot areas. All lighting must conform to Mt. Palomar lighting standards.

43. Building Numbering: The number of each independently addressed building on the property must be large/visible (at least 12 inches in height and a contrasting color from the building) and appropriately placed to be clearly seen by emergency responders.

44. Roof Address Numbering: The number of each independently addressed building on the property shall be marked with a reflective material (vinyl or paint), or in a color that contrasts the color of the roofing material. The lettering must be at least 24 inches in height so that the address can be viewed from the sky and is on the flat portion of the roof of the building and does not negatively impact the aesthetics of the project. The lettering must be positioned so that the address faces the direction of the corresponding street for which the address is assigned.

Prior to Occupancy:

45. The applicant shall install an operational video surveillance system capable of day and night viewing which encompasses all customer interiors and entrances/exits to the satisfaction of the Chief of Police or his designee.

46. Video surveillance records must be stored in a secured location and maintained by the business for at least thirty (30) days and made available to any law enforcement agency for viewing and/or copying within one (1) business day.

FIRE DEPARTMENT

The project has been reviewed in accordance with the 2016 California Fire Code, and applicable Murrieta Fire & Rescue guidelines, standards and policies.

Condition Prior To Building Permit

47. The proposed project must comply with the requirements of Title 24 Parts 1-12 respectively.

48. The proposed project must comply with the requirements of the Technical Report submitted by Protection Design and Consulting dated October 1, 2019.

Conditions Prior To Occupancy

49. The project requires fire inspection and approval prior to occupancy.

BUILDING DEPARTMENT

50. A building permit shall be obtained from the City of Murrieta Building Safety Division for the for the As-Built first story extension tenant improvement; and any proposed new work, with applicable fees paid for plan review and permitting of the proposed work, including all inspections from the Fire & Building Departments.

51. Four (4) sets of floor plans including a plot plan showing the building location, as well as a complete floor plan and a Tenant Disclosure form shall be submitted to the Building & Safety Department for the improvement permit.

52. Any proposed new or alteration work, golf cart storage, battery charging system(s) shall be subject to use improvements and shall comply with the current California Building Codes (CBC), and related Codes and Ordinances of the City of Murrieta.

END OF CONDITIONS

DRAFT

OPERATIONS STATEMENT

June 18, 2019

Property Use for CUP-

Prestige Golf Cars is a golf cart sales, service, and rental business. Prestige sells new, used and refurbished golf carts. We provide event rentals, service and mobile service at customers site. Prestige will use the front of the location as the showroom which is visible from the glass windows and door at the front of the building. Offices will be used in the upstairs area above the showroom. The rear upstairs mezzanine will be used as warehouse space. Prestige will have storage in the lower middle of the building. Prestige will have 1 service bay in the lower rear part of the building.

Prestige's hours of operation are Monday thru Friday 8:00am-5:00pm, Saturday 9:00am-4:00pm. We will have a total number of 8 employees at this location.

Showroom: 27230 Madison Ave, Suite C-2, Temecula, CA 92590
Service & Parts: 41109 Madison Ave. Murrieta, CA 92562

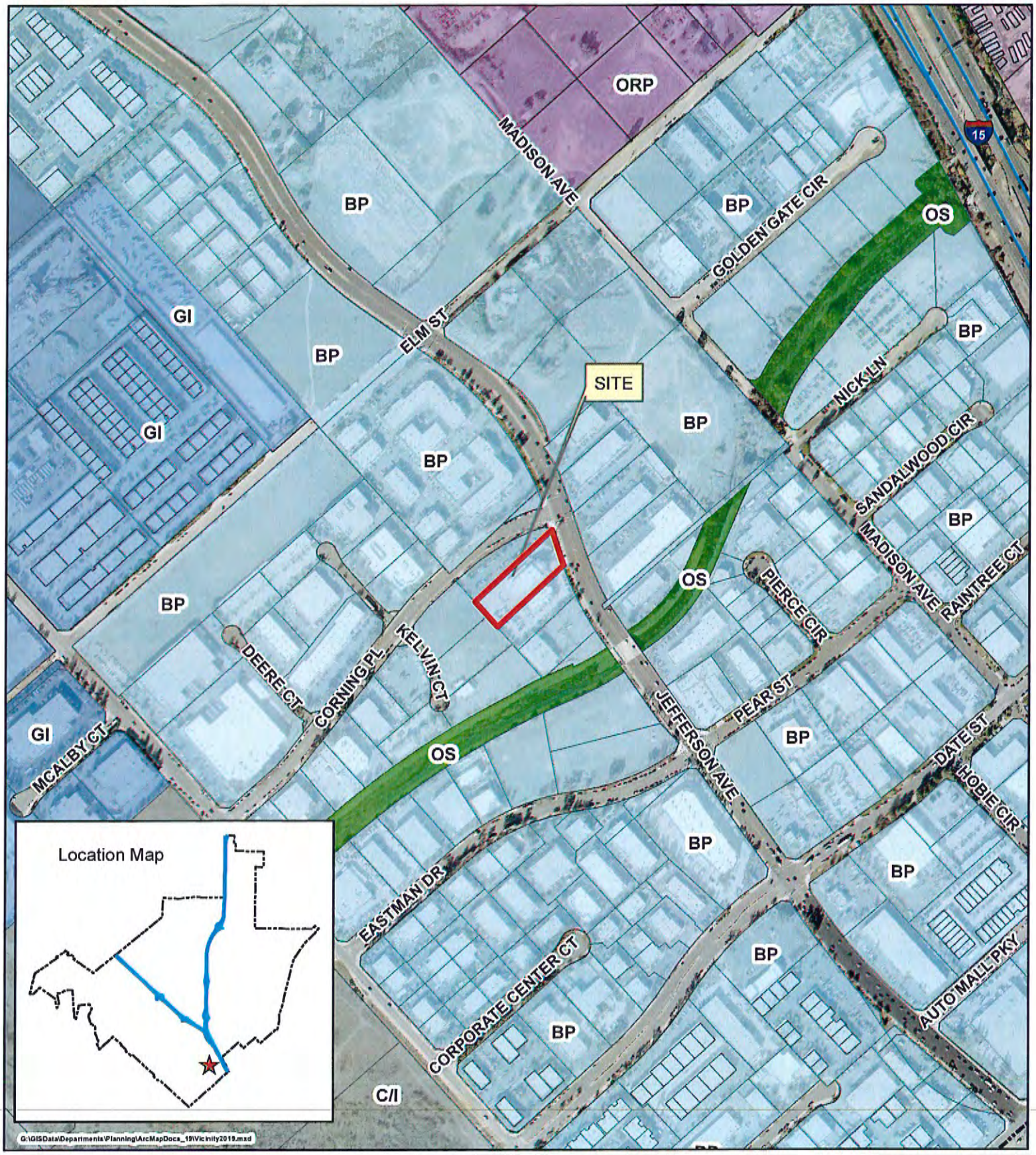
Prestige's customer base consists of consumer walk in's, consumer web site traffic and commercial business which is done in the field at customers site.

Regards,

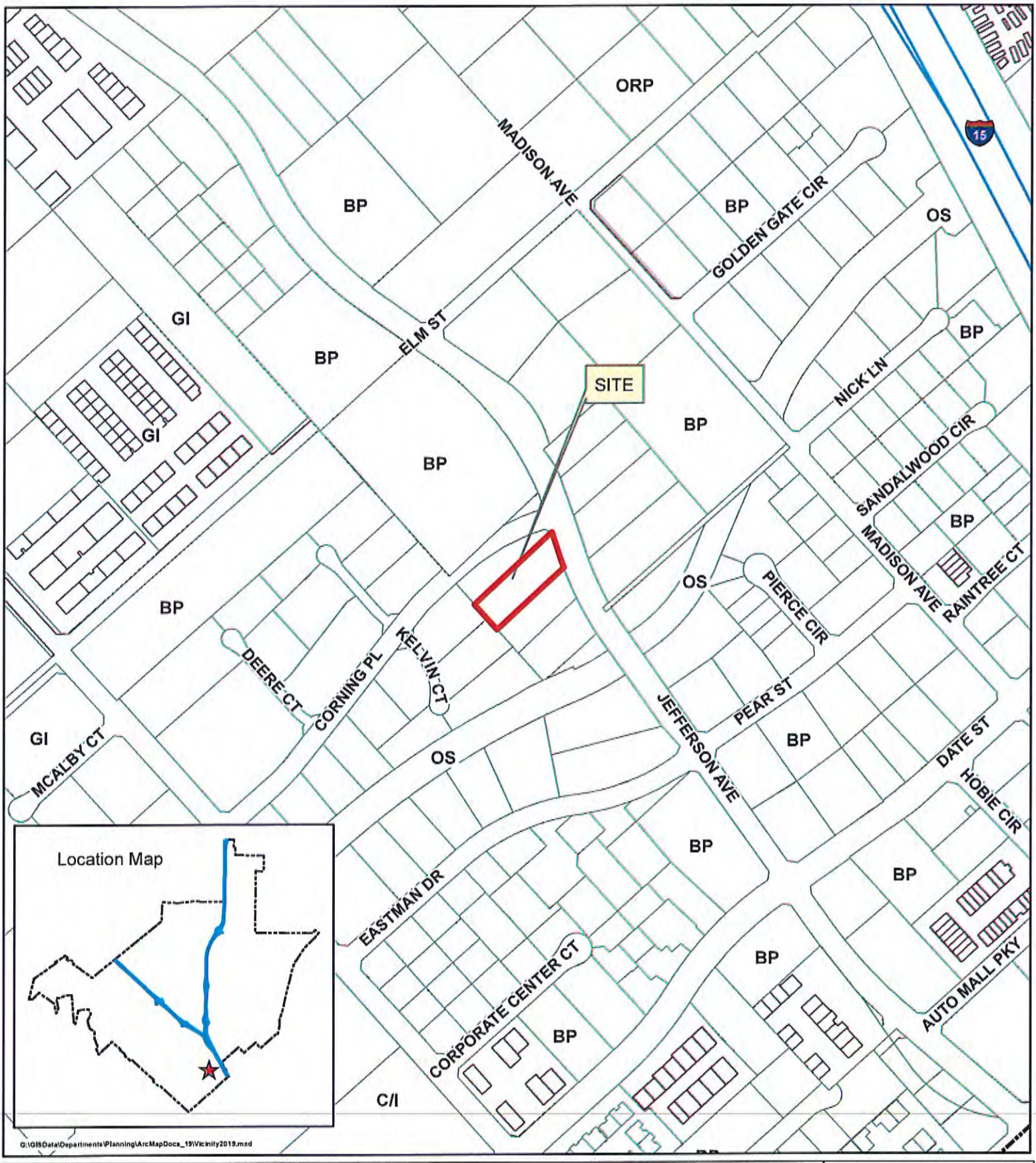
Mike Highsmith

President

VICINTY MAP



N	**MCUP - 2019 - 1933**	**11/20/2019**
500 250 0 500 Feet	**Vicinity Map**	**APN: 909-300-053**



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MCUP - 2019 - 1933

11/20/2019

500 250 0 500 Feet

Vicinity Map

APN: 909-300-053

PROJECT PLANS

PRESTIGE GOLF CARS AS BUILT PLAN.

KERCKHOFF DESIGNS

DIVISION 1 - GENERAL REQUIREMENTS

1. All work shall comply with applicable requirements currently adopted by City of Murrieta, CA, 2016 C.B.C., State and local codes. The scope of services under the contract is limited to providing a "builder's set" of plans. This set is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described in this set. The implementation of the plans requires a client/contractor (General Contractor and subcontractors) thoroughly knowledgeable with the applicable building codes and methods of construction. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. They are not intended to specify particular products or methods of material installation.
2. Permits: The general building permit and plan check fee shall be secured and paid for by the Owner. All other permits shall be taken out and paid for by the Subcontractor directly responsible.
3. Substitution: No substitutions shall be made without the Owner's approval.
4. The intent of the plans and general notes is that all labor, materials, equipment and transportation shall be included in the work for the complete execution of the project. The Designer shall not be responsible for the means and methods of construction.
5. Changes: The Owner may order extra work or make changes by altering, adding to, or deducting from the work, the contract sum being adjusted accordingly.
6. Cutting and Patching: All trades shall do their own cutting, fitting, patching, etc., to make the several parts come together properly and fit it to receive or be received by the work of other trades.
7. Scope: All trades shall furnish all labor, equipment, materials, and perform all work necessary, indicated, reasonably inferred, or required by any code with jurisdiction to complete their scope of work for a complete and proper finished job.
8. Clean-up: All trades shall, at their own cost and at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work.
9. Temporary Toilets: The General Contractor shall provide temporary toilet facilities for all trades until completion of the work.
10. Lines and Levels: The Contractor shall be responsible for the accuracy of the building lines and levels. The Contractor shall compare carefully the lines and levels shown on the drawing with existing levels for the location and construction of the work and shall call the Designer's attention to any discrepancies before proceeding with the work.
11. On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Subcontractors. Noted dimensions take precedent over scale. Each Contractor or Subcontractor shall report to Project Superintendent all conditions that prevent the proper execution of their work.
12. Client's Designer and Project Superintendent are to be notified immediately by Contractor or Subcontractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications.
13. Subcontractor shall ensure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any material or items damaged by Subcontractor's performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work.
14. Detailed drawings and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.
15. Should errors, omissions, or discrepancies appear in drawings or specifications, or in the work done by others affecting the work, the Designer shall be notified at once and shall issue instructions as to procedure.
16. The Contractor shall conform to and abide by all local City, County, and State building and safety laws, such laws shall be considered a part of these specifications and the provisions of such regulations shall be observed. The Contractor shall notify the Designer if drawings or specifications are at variance. Should the contractor perform any work contrary to such laws, or regulations, he shall bear all cost arising.

BUILDING AREA CALCULATIONS.

EXISTING BUILDING AREA'S:

EXISTING TOTAL LOWER LEVEL AREA: 10,941 SQ FEET.
EXISTING TOTAL UPPER LEVEL AREA: 3,256 SQ FEET.
EXISTING TOTAL UPPER LEVEL MEZZANINE AREA: 1,442 SQ FEET.

TOTAL BUILDING AREA AREA: 14,855.5 SQ FEET.

EXISTING EXTERIOR COVERED PATIO AREA: 1,152 SQ FEET.

EXISTING AS BUILT AREA PART OF LOWER LEVEL AREA TOTAL :
EXISTING TOTAL AS BUILT AREA: 1,157 SQ FEET.

CODES:

CONSTRUCTION TYPE: VB

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2016 IBC, 2016 UMC, 2016 UPC AND THE 2016 NEC. AND THE 2016 CALIFORNIA ENERGY STANDARDS.

LEGAL INFORMATION

OWNER: MIKE& DOUG HIGHSMITH
ADDRESS: 27230 MADISON AVE, SUITE C
TEMECULA CA 92590.

PHONE #: (951) 695-2720

PROJECT ADDRESS: 26525 JEFFERSON AVE
MURRIETA CA. 92562.

DRAFTSMAN: KERCKHOFF DESIGNS.
P.O BOX 641.
WILDOMAR, CA. 92595

PHONE #: (951) 244-1084

PROJECT DATA:

BUILDING USE : PRESTIGE GOLF CARS IS AN AUTOMOBILE SALES AND SERVICE OF GOLF CARS ONLY. GOLF CARS ARE ASSEMBLED AND REPAIRED.

OCCUPANCY GROUP :

OCCUPANCY GROUP OFFICE & SHOWROOM = B/S1
OCCUPANCY GROUP GOLF CAR ASSEMBLE & REPAIR. =F1
WAREHOUSE = S1

OCCUPANCY LOAD CALCULATIONS :

GROUND LEVEL:

(E) OFFICE & LOBBY (B). 1,699 SQ FT/100= 17 PERSONS
(E) SHOWROOM (S-1). 2,985 SQ FT 1/200= 15 PERSONS
(E) WAREHOUSE (S-1). 3,528 SQ FT/500= 7 PERSONS
MOTOR VEHICLE FABRICATION (F-1). 1,441 SQ FT/200= 8 PERSONS
SUBTOTAL FIRST FLR = 47 PERSONS

SECOND FLOOR LEVEL:

OFFICE AREA (B). 1,509 SQ FT/100= 16 PERSONS
WAREHOUSE MEZZANINE (S-1). 1442 SQ FT/500= 3 PERSONS
SUBTOTAL 2ND STORY = 19 PERSONS

TOTAL BUILDING OCCUPANT LOAD = 66 PERSONS

BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM

PROJECT PROFFESIONALS CONTACT LIST

DESIGNER
Kerckhoff Designs
C/O Steve Kerckhoff
P.O. Box 641
Wildomar, CA 92595
Phone: 951.244.1084
E-Mail: kerckhoff.designs@gmail.com

STRUCTURAL ENGINEER

SCOPE OF WORK:

PROVIDE ASBUILT PLANS FOR AN EXISTING WAREHOUSE SPACE LOCATED AT THE REAR OF THE BUILDING. THE WAREHOUSE SPACE IS 20'-0" X 57'-9" = 1,157 SQUARE FEET.

SHEET INDEX

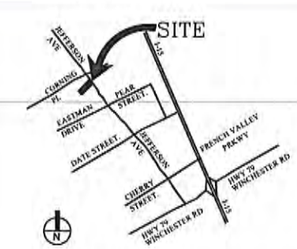
ARCHITURAL SHEETS

T5	SHEET INDEX-OCCUPANCY GROUP LOADS-AREA CALCULATIONS-CODES-VICINITY MAP-NOTES
A0	SITE PLAN W/ ADA NOTES AND PARKING CALCULATIONS.
A1.0	AS-BUILT SLAB INTERFACE PLAN
A2.0	FLOOR PLAN
A2.1	EXISTING SECOND FLOOR PLAN
A3.0	EXISTING AS-BUILT ROOF PLAN.
A4.0	EXTERIOR ELEVATIONS + BUILDING SECTIONS.
A5.0	EXISTING AS-BUILT UTILITY PLAN.
A6.0	EGRESS + EXIT LIGHTING PLAN.
D1	ARCHITECTURAL DETAILS
D2 ⚠	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS

STRUCTURAL ENGINEERING SHEETS

S1-1	STRUCTURAL NOTES.
S2-1	DETAILS.
S1-1.0	FOUNDATION AND FRAMING PLAN.

VICINITY MAP



BUILDING DEPT. DATA

BUILDING CODE:	2016 C.B.C.
	2016 C.E.C.
	2016 C.P.C.
	2016 C.M.C.
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	TYPE V
NUMBER OF STORIES:	2-STORY

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.
PROPOSED AS-BUILT PLAN.
26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INFO.

TITLE SHEET

JOB No. .
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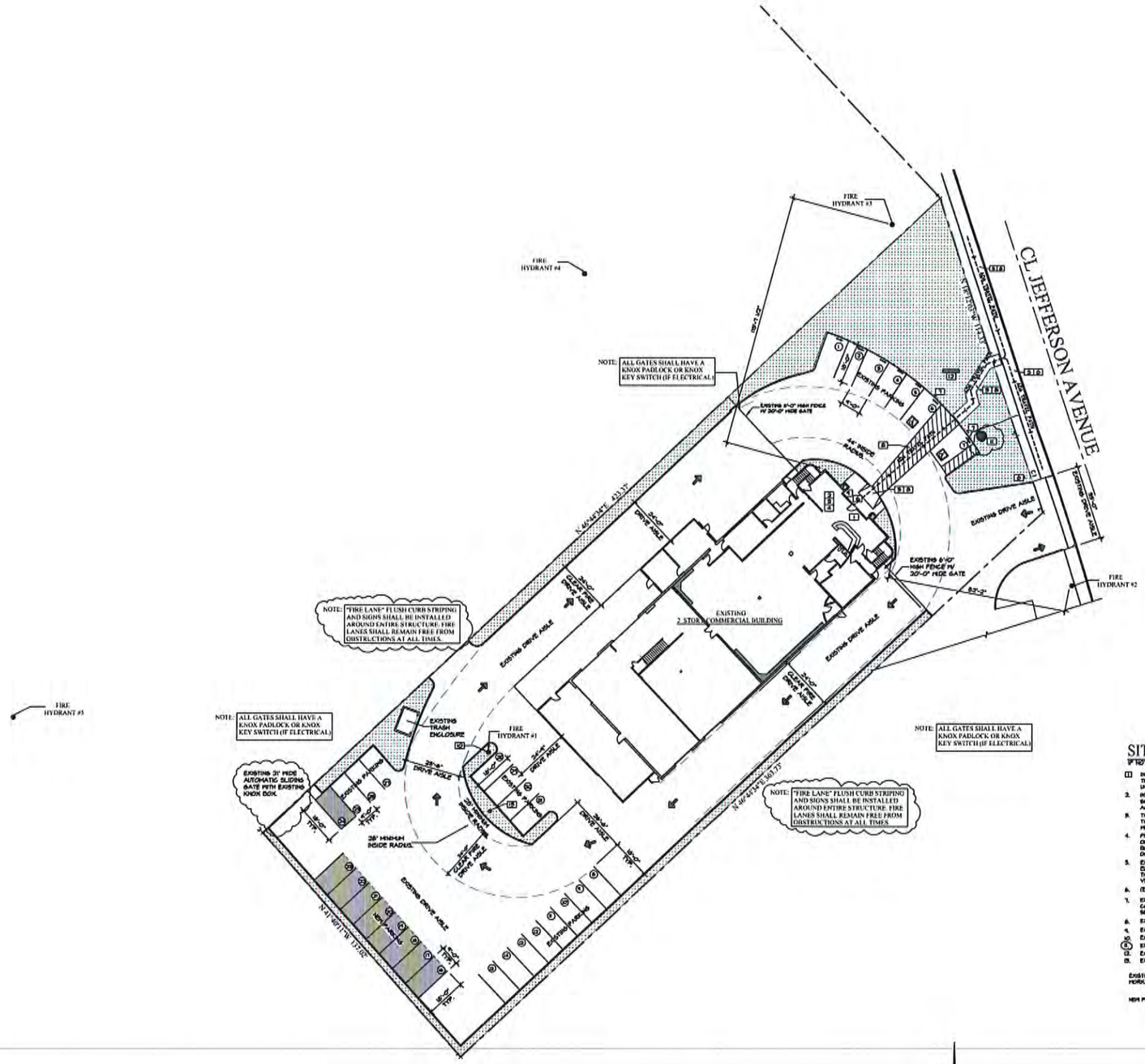
SCALE. AS NOTED
SHEET No.
TS



SITE DATA

BUILDING USE : PRESTIGE GOLF CARS IS AN AUTOMOBILE SALES AND SERVICE OF GOLF CARS ONLY. GOLF CARS ARE ASSEMBLED AND REPAIRED.

OCCUPANCY GROUP :

OCCUPANCY GROUP OFFICE & SHOWROOM = B/S1
OCCUPANCY GROUP GOLF CAR ASSEMBLE & REPAIR. = F1
WAREHOUSE = S1

OCCUPANCY LOAD CALCULATIONS :

GROUND LEVEL:

(E) OFFICE & LOBBY (B): 1,649 SQ FT/100=	17 PERSONS
(E) SHOWROOM (S-1): 2,185 SQ FT 1/200=	15 PERSONS
(E) WAREHOUSE (S-1): 3,328 SQ FT/500=	7 PERSONS
MOTOR VEHICLE FABRICATION (F-1): 1,441 SQ FT/200=	8 PERSONS
SUBTOTAL FIRST FLR =	47 PERSONS

SECOND FLOOR LEVEL:

OFFICE AREA (B): 1,503 SQ FT/100=	16 PERSONS
WAREHOUSE MEZZANINE (S-1): 1,442 SQ FT/500=	3 PERSONS
SUBTOTAL 2ND STORY =	19 PERSONS

TOTAL BUILDING OCCUPANT LOAD = 66 PERSONS

EXISTING BUILDING AREA'S:

EXISTING TOTAL LOWER LEVEL AREA: 10,941 SQ FEET.
EXISTING TOTAL UPPER LEVEL AREA: 2,256 SQ FEET.
EXISTING TOTAL UPPER LEVEL MEZZANINE AREA: 1,441 SQ FEET.

TOTAL BUILDING AREA: 14,638 SQ FEET.

EXISTING EXTERIOR COVERED PATIO AREA: 1,182 SQ FEET.

PARKING REQUIREMENTS.

AUTOMOBILE, VEHICLE.
TOTAL GROSS LOWER LEVEL AREA: 10,941.
TOTAL GROSS UPPER LEVEL AREA: 2,256.
13,197 SQ.FT/ 1 SPACE FOR EVERY 400 SQ FT..
13,197/400= 33 SPACES.

TOTAL GROSS UPPER MEZZANINE AREA: 1,442
1,442/300= 5 SPACES.

8 TOTAL EMPLOYEES — 2/1= 4 SPACES.
REPAIR GARAGE.
ONE SERVICE BAY FOR THIS BUILDING.
4 SPACES PER EACH SERVICE BAY.
ONE SERVICE BAY PROVIDED. — 1/4= 4 SPACES.

TOTAL PARKING SPACES REQUIRED: 46 SPACES.

PARKING LOT #1 PARKING SPACES PROVIDED: 31 SPACES.
INCLUDES 2 ADA PARKING SPACES.

PARKING LOT #2 PARKING SPACES PROVIDED: 16 SPACES.

TOTAL PARKING SPACES PROVIDED: 47 SPACES.

SITE PLAN LEGEND

IF NOT REFERENCED ON PLANS NOTE DOES NOT APPLY.

1. INSTALL A SIGN ABOVE EXIT DOOR STATING THE FOLLOWING: " THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN. (FIGURE 11B-703.7.2.1) AT ALL ACCESSIBLE DOOR ENTRANCES.
3. THE VERTICAL FLOOR LEVEL TRANSITION AT THRESHOLDS SHALL BE 1/4"; A MAXIMUM OF 1/2" WHEN BEVELED AT A 1:2.
4. PROVIDE A 60" LEVEL ENTRY AT EXTERIOR DOORS OPENING OUT. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS AND GATES. 11B-206.4.1.
5. EXISTING SIDEWALK IS LEVEL WITH NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% INSPECTOR TO VERIFY.
6. (E) SITE INTERNATIONAL SYMBOL ACCESSIBILITY SIGN
7. EXISTING ADA SITE SIGNAGE SHALL BE FIELD VERIFIED FOR COMPLIANCE. ALL EXISTING ADA SIGNS SHALL COMPLY WITH SECTION 11B-703 CBC.
8. EXISTING CITY OF MURRIETA APPROVED PATH OF TRAVEL.
9. EXISTING KNOX BOX.
10. EXISTING FIRE HYDRANT.
11. EXISTING LOCATION OF THE FDC AND PIV.
12. EXISTING MONUMENT SIGN.
13. EXISTING LIGHT POLE.

EXISTING LANDSCAPING W/ NORMAL IRRIGATION

NEW PARKING SPOT.

ACCESSIBILITY NOTES.

1. ALL PORTIONS OF THE ACCESSIBILITY PATH SHALL BE PAVED SO THEY ARE STABLE, FIRM AND SLIP RESISTANT.
2. ALL PORTIONS OF THE PAVED ACCESSIBLE PATH SHALL BE 48" MINIMUM WIDTH AND SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL, OR 2% CROSS SLOPE UNLESS DESIGNATED COMPLIANT RAMP OR CURB RAMP.
3. ALL ACCESSIBLE GATES SHALL HAVE A CLEAR MINIMUM WIDTH OF 32" IN THE OPEN POSITION. LANDINGS ON EACH SIDE OF THE GATE SHALL BE CONSISTANT WITH NOTE #4 BELOW FOR DOOR LANDINGS.
4. ALL DOOR LANDINGS SHALL BE CONCRETE & CONSISTANT W/ THE FOLLOWING STANDARD UNO. EXTERIOR DOOR LANDINGS SHALL BE A MINIMUM OF 60" WIDE & 60" IN THE DIRECTION OF TRAVEL. DOOR LANDINGS SHALL BE LEVEL IN ALL DIRECTIONS W/ MAX SLOPE OF 2% IN ANY DIRECTION. VERIFY ALL DOOR LANDING CONDITIONS IN THE FIELD. ALL LANDINGS SHALL COMPLY.
5. ALL ACCESSIBLE ENTRY DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" IN THE OPEN POSITION REFER TO BUILDING FLOOR PLANS FOR DOOR DIMENSIONS.
6. ALL ACCESSIBLE PATHS SHALL COMPLY WITH THE ACCESSIBILITY STANDARDS ESTABLISHED IN CHAPTER 11B OF THE CBC VOLUME II FOR SLOPES, CROSS SLOPES, HANDRAIL, LANDINGS AND TRUNCATED DOMES.
7. EXISTING CITY OF MURRIETA APPROVED ADA COMPLIANT PARKING LOT.
8. CONTRACTOR TO VERIFY ALL ADA PATH OF TRAVEL AND PARKING PER SECT 11B-301 DIVISION 3 AND SECTION 11B3A FOR SIGNAGE.

PLOT PLAN

SCALE: 1"=20'-0"

LOCATION MAP

SCALE: NO SCALE

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.
PROPOSED AS-BUILT PLAN.
26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INFO.
1"=20'-0" SCALE
SITE PLAN

JOB No. -
DRAWN SK
DATE 07-22-19
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SCALE: AS NOTED

SHEET No.
A0

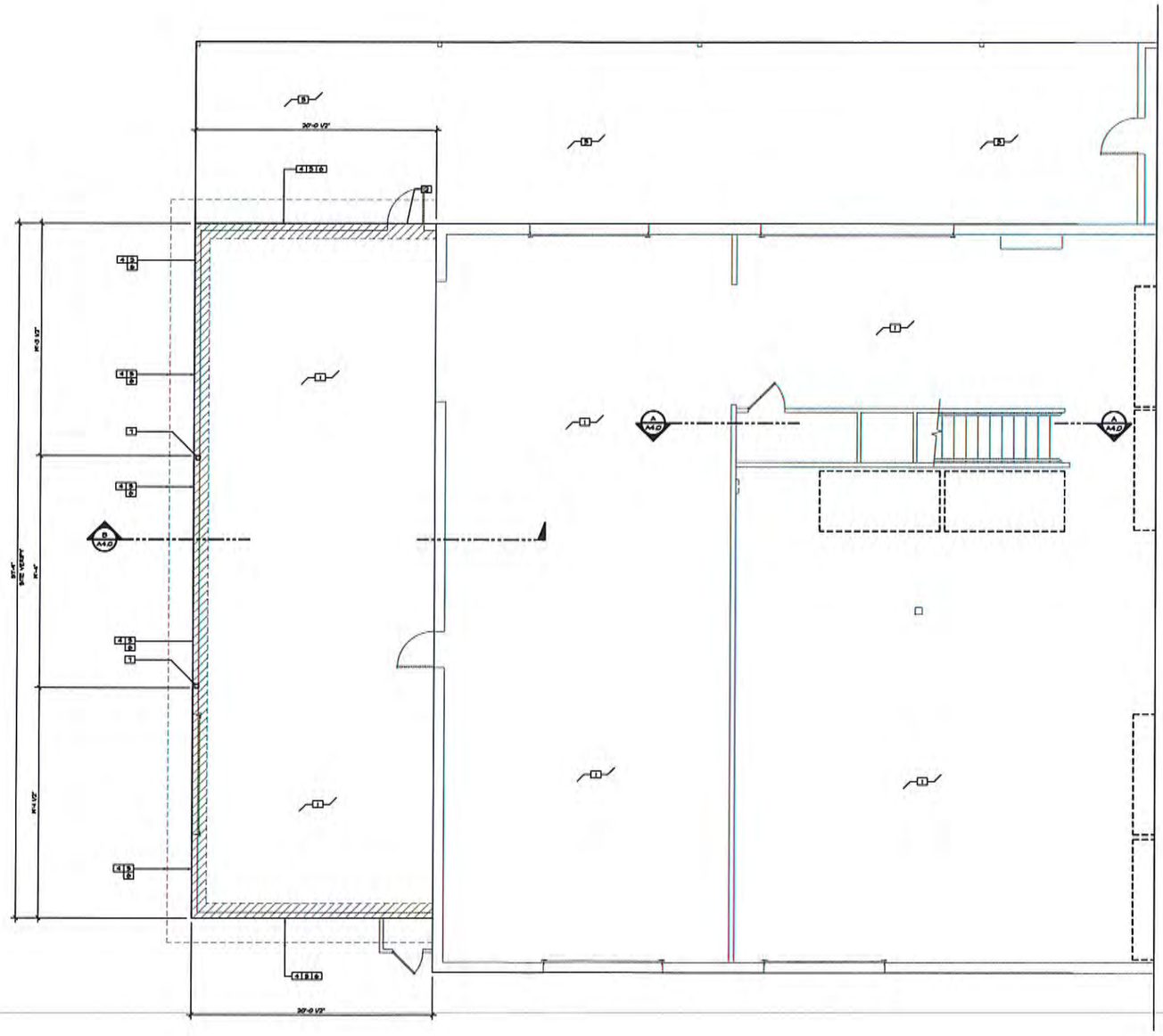
SLAB EDGE PLAN LEGEND

IF NOT REFERENCED ON PLANS NOTE DOES NOT APPLY.

1. EXISTING 6" CONCRETE SLAB SITE VERIFY
2. MAXIMUM 1/2" STEP FROM FINISHED SURFACE TO FINISHED SURFACE OF THRESHOLD AT ALL DOORS
3. EXISTING CONCRETE PATIO.
4. VERIFY EXISTING FOOTING. SAW CUT CONCRETE AND INSTALL NEW FOOTING PER ENGINEERING.
5. SAWCUT EXISTING CONCRETE SLAB AND REPAIR PER CONTRACTOR
6. ALL PATCHES TO EXISTING CONCRETE TO MEET ORIGINAL SPECIFICATIONS.
7. EXISTING 4" SQUARE STEEL POSTS TO REMAIN.

SLAB EDGE PLAN NOTES

1. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO BEGINNING WORK. NOTIFY THE ENGINEER AND DRAFTSMAN IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN OR NOTED.
2. REFER TO STRUCTURAL DRAWINGS FOR HOLD DOWNS, FOOTINGS AND STRUCTURAL DETAILS.
3. CONTRACTOR SHALL INSTALL FLASHING AND WATER PROOFING MATERIAL AT NEW CONCRETE TO WOOD FLOOR CONNECTION.
4. PROVIDE A LANDING ON EACH SIDE OF EVERY EXTERIOR DOOR. LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND BE A MINIMUM OF 36" IN LENGTH. (DOOR 1.9 CBC)
5. SAWCUT AND PATCH CONCRETE FLOOR AS NEEDED.



EXISTING SLAB INTERFACE PLAN.

SCALE: 1/4" = 1'-0"

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.

PROPOSED AS-BUILT PLAN.

26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INF'O.

SLAB INTERFACE PLAN

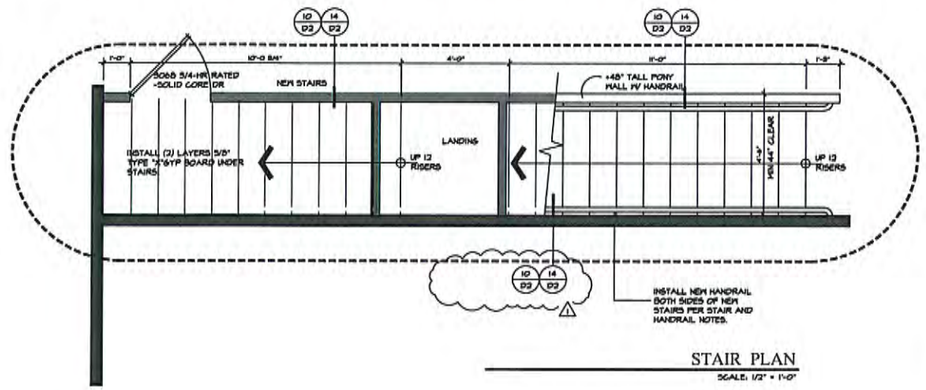
JOB No.	-
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

SHEET No.

A1.0

STAIRS & HANDRAIL

1. HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSING SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".
2. ENCLOSED ACCESSIBLE SPACE UNDER STAIR REQUIRES 1 LAYER 1/2" GYPSUM BOARD ON ENCLOSED SIDE (CRC R302.7)
3. MAXIMUM RISER HEIGHT SHALL BE 7 3/4" THE MINIMUM TREAD DEPTH SHALL BE 10" A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"
4. OPEN SIDES OF WALKING SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER (R312.1 CRC)
5. HANDRAIL PER SECT R311.7.8. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. SEE DETAIL 5/D2.
6. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
7.

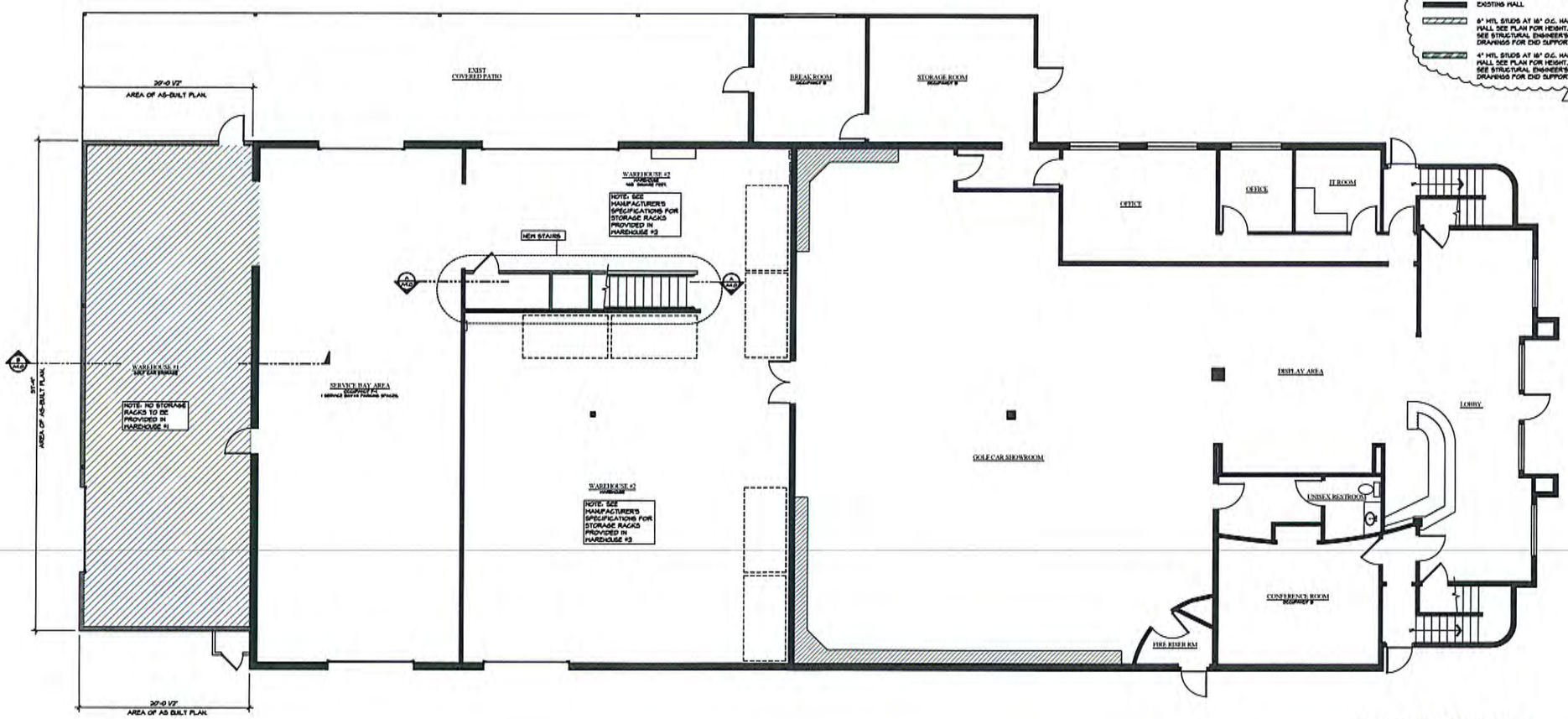


STAIR PLAN

SCALE: 1/2" = 1'-0"

WALL KEY

- NEW - 4" FULL HEIGHT MTL STUDS AT 16" O.C. U.N.O. ON STRUCTURAL ENGINEER'S DRAWINGS.
- NEW - 6" FULL HEIGHT MTL STUDS AT 16" O.C. U.N.O. ON STRUCTURAL ENGINEER'S DRAWINGS.
- EXISTING WALL
- 6" MTL STUDS AT 16" O.C. HALF WALL SEE PLAN FOR HEIGHT. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR END SUPPORT
- 4" MTL STUDS AT 16" O.C. HALF WALL SEE PLAN FOR HEIGHT. SEE STRUCTURAL ENGINEER'S DRAWINGS FOR END SUPPORT



AS-BUILT FLOOR PLAN

SCALE: 3/16" = 1'-0"

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.

PROPOSED AS-BUILT PLAN.

26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INFO.

3/16" SCALE FLOOR PLAN

JOB No.	-
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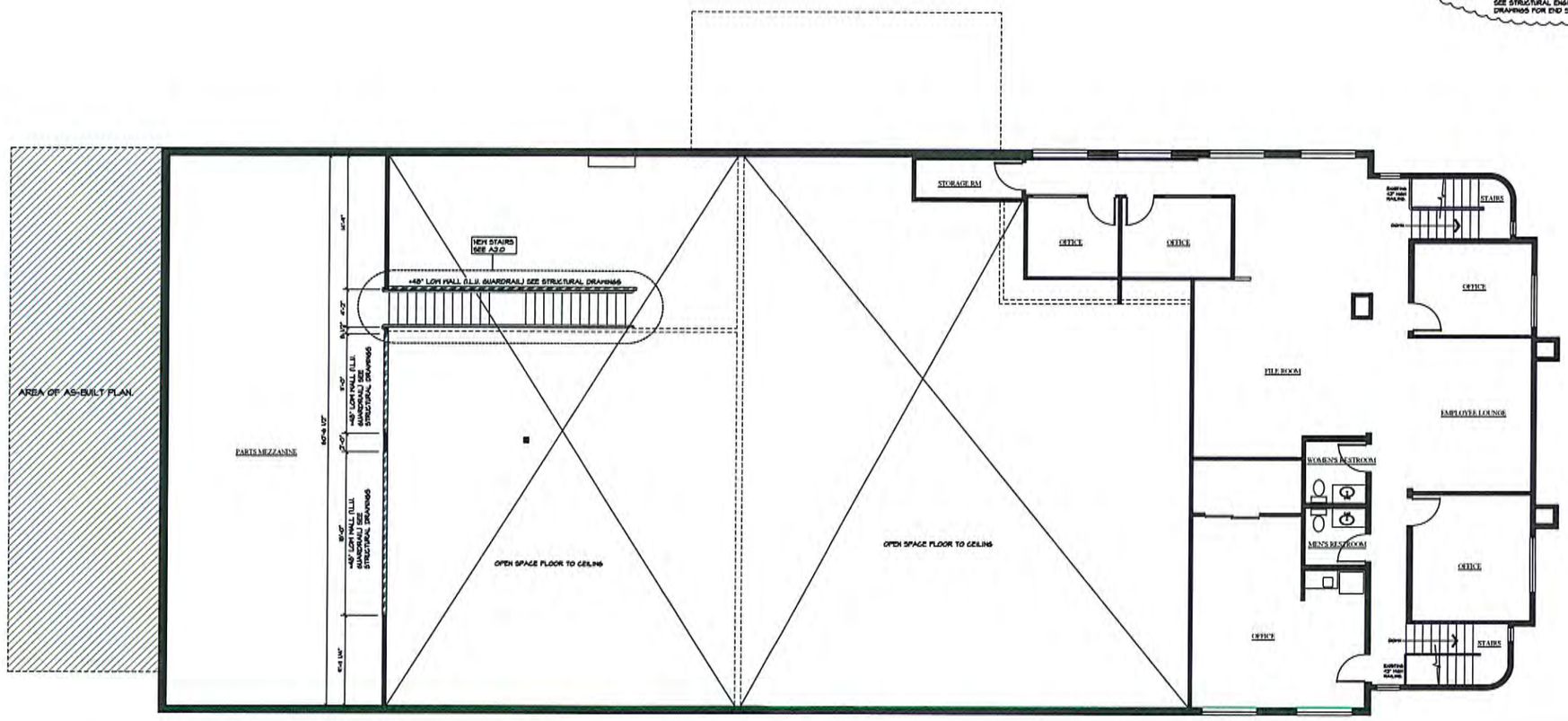
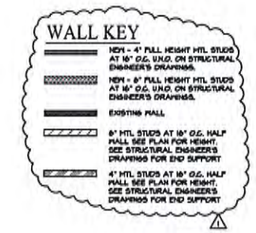
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

SHEET No.

A2.0



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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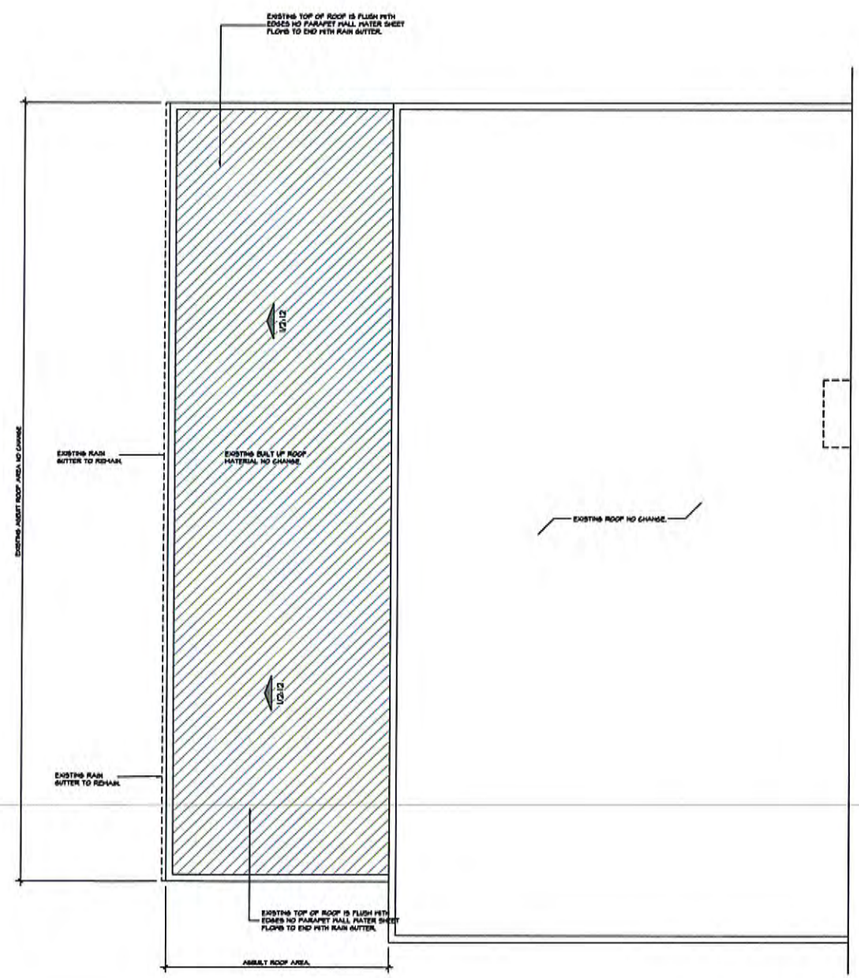
REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.
PROPOSED AS-BUILT PLAN.
26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INFO.
3/16" SCALE
SECOND FLOOR
PLAN

JOB No.	-
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

SHEET No.
A2.1



EXISTING ROOF PLAN - NO MODIFICATIONS

SCALE: 1/4" = 1'-0"

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.

PROPOSED AS-BUILT PLAN.

26525 JRFFERSON AVE.
MURRIETA CA. 92562

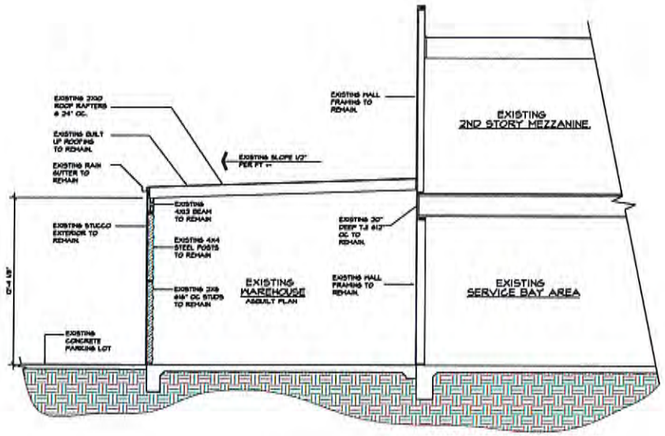
DRAWING INFO.

EXISTING ROOF PLAN

JOB No.	*
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

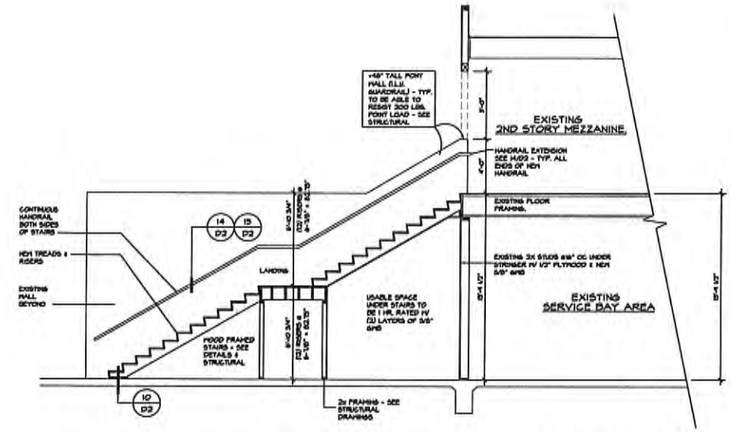
SHEET No.

A3.0



BUILDING SECTION B

SCALE: 1/4" = 1'-0"
ALL EXISTING

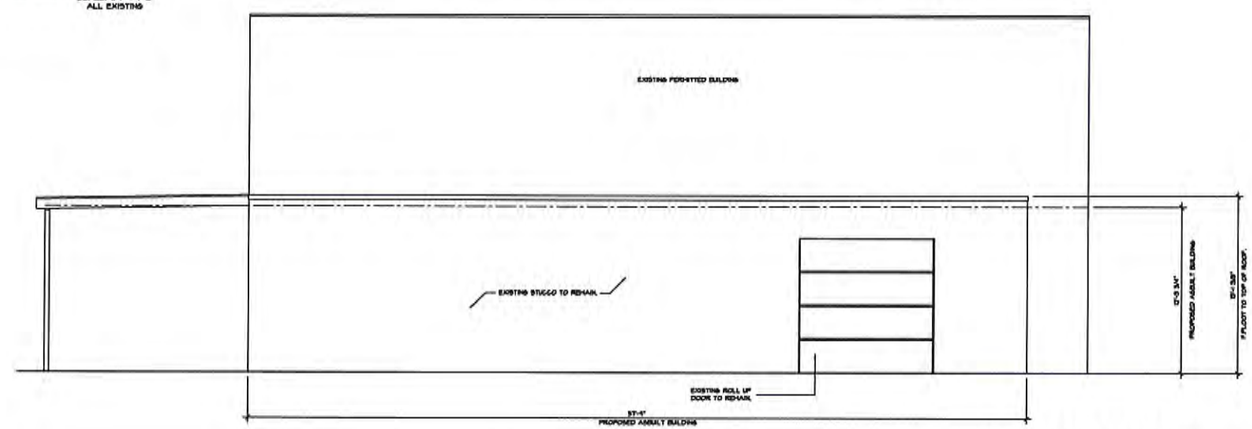


STAIR SECTION A

SCALE: 1/4" = 1'-0"
ALL EXISTING

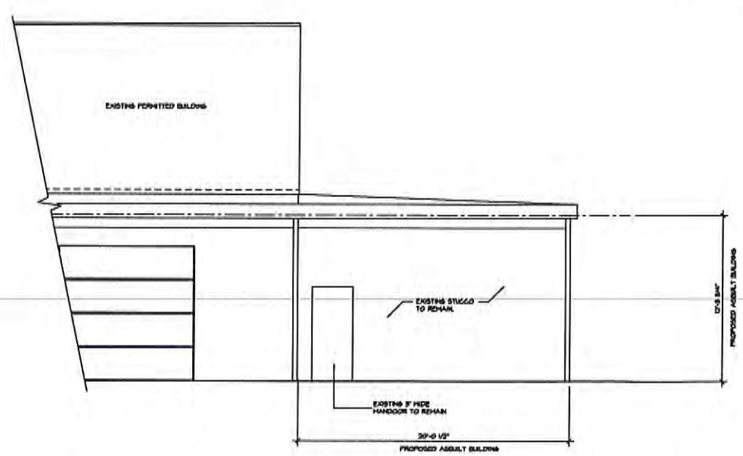
STAIRS & HANDRAIL

1. HANDRAIL HEIGHT MEASURED ABOVE STAIR TREAD NOSING SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".
2. ENCLOSED ACCESSIBLE SPACE UNDER STAIR REQUIRES 1 LAYER 1/2" GYPSUM BOARD ON ENCLOSED SIDE (R.C.)
3. MAXIMUM RISER HEIGHT SHALL BE 7 3/4" THE MINIMUM TREAD DEPTH SHALL BE 10" A NOSING PROJECTION NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"
4. OPEN SIDES OF WALKING SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER (R312.1) (.R.C)
5. HANDRAIL PER SECT R311.7.8. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. SEE DETAIL S.03.
6. ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
7. HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". (R311.5.3 (.R.C)



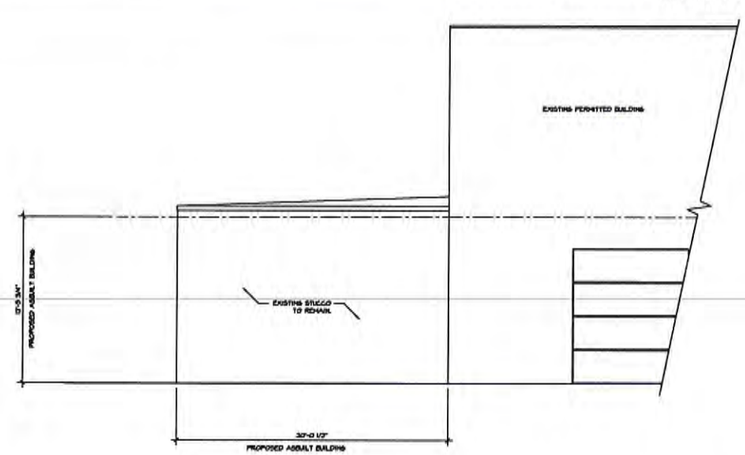
WEST (REAR) ELEVATION.

SCALE: 1/4" = 1'-0"



NOTRH (RIGHT SIDE) ELEVATION.

SCALE: 1/4" = 1'-0"



SOUTH (LEFT SIDE) ELEVATION.

SCALE: 1/4" = 1'-0"

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REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.

PROPOSED AS-BUILT PLAN.

26525 JRFFERSON AVE.
MURRIETA CA. 92562

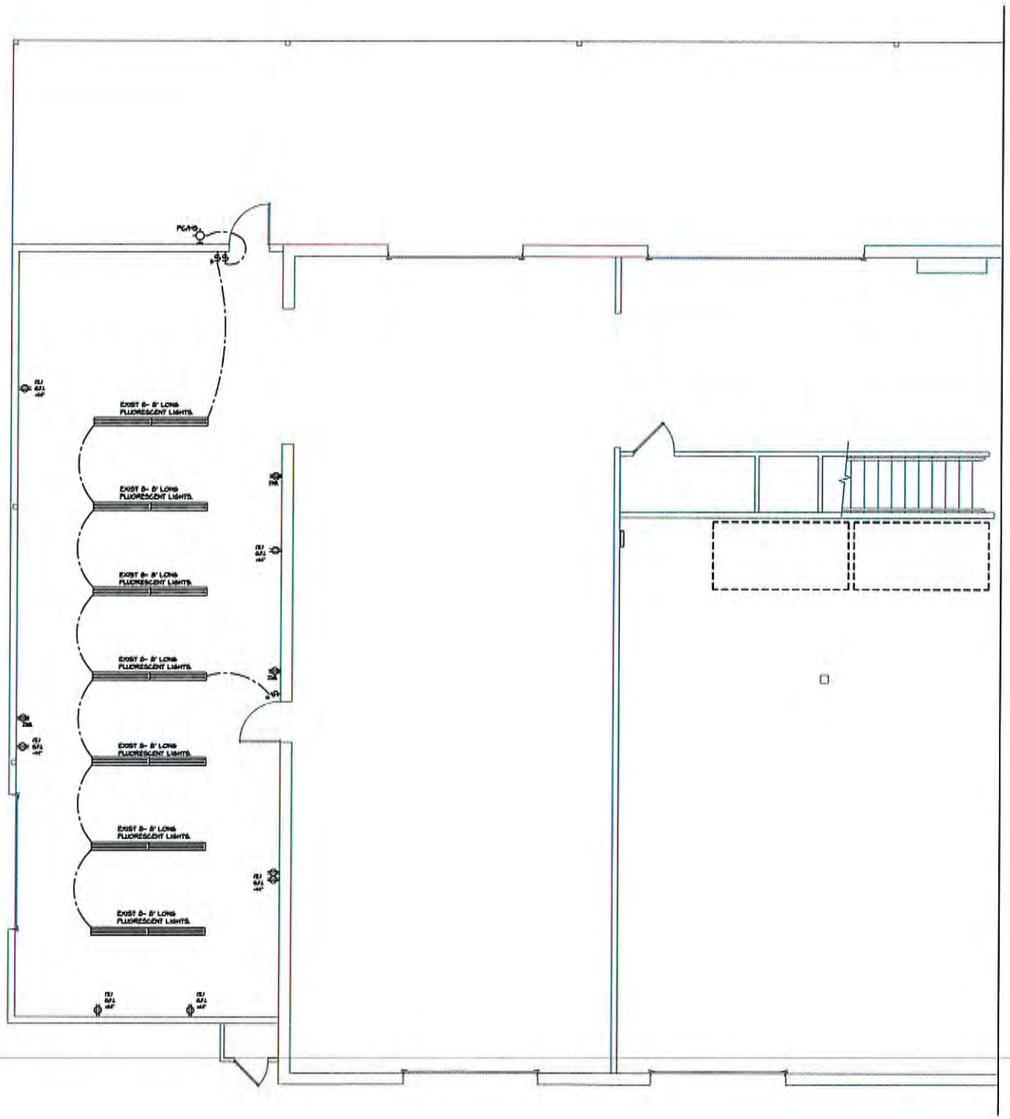
DRAWING INFO.

BUILDING SECTION & ELEVATIONS

JOB No.	-
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

SHEET No.

A4.0



EXISTING UTILITY PLAN.

SCALE: 1/2" = 1'-0"

UTILITY SYMBOLS

PC/MS	REMOTE PHOTO CELL/MOTION SENSOR
	HOSE BIBB
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	6U-24 HIGH EFFICACY CEILING FIXTURE JA8-2016 COMPLIANT.
	6U-24 HIGH EFFICACY WALL SCONCE JA8-2016 COMPLIANT.
	RECESSED CAN - 6U-34 LED HIGH EFFICIENCY JA8-2016 COMPLIANT.
	220 V. OUTLET
	1/2 HOT OUTLET
G.F.I.	G.F.I. OUTLET
G.F.I. W.P.	WEATHERPROOF G.F.I. OUTLET

4-4' TUBE LED HANGING FIXTURE. CONTRACTOR TO USE CHAIN VERIFY W/ OWNER HEIGHT OF FIXTURE. JA8-2016 COMPLIANT.

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(951) 244-1084
kerckhoffdesigns@gmail.com

REVISIONS

PRESTIGE GOLF CARS AS-BUILT PLANS.

PROPOSED AS-BUILT PLAN.

26525 JRFFERSON AVE.
MURRIETA CA. 92562

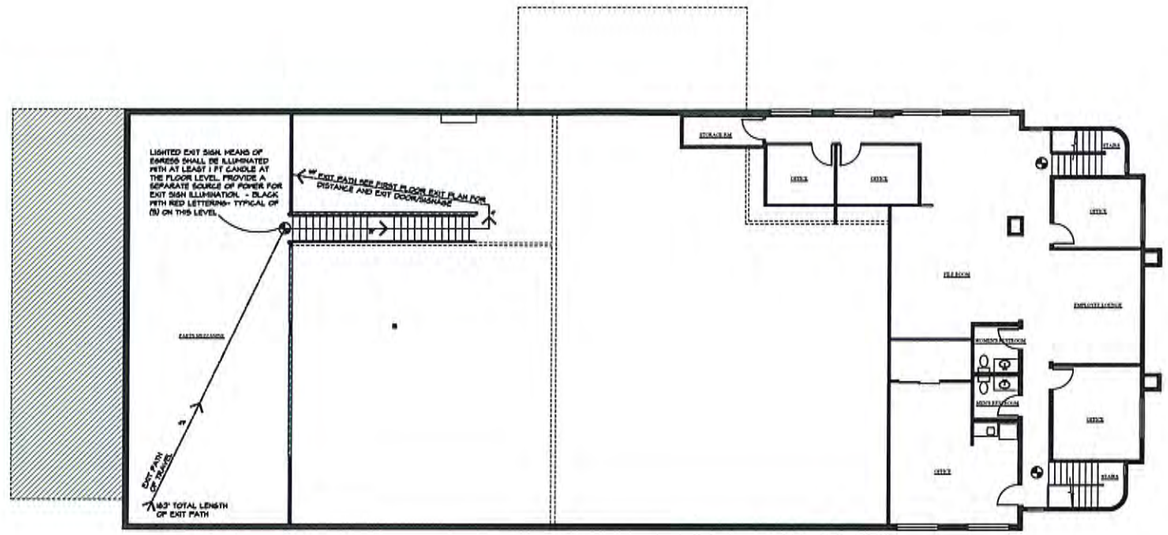
DRAWING INFO.

EXISTING UTILITY PLAN.

JOB No.	*
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED

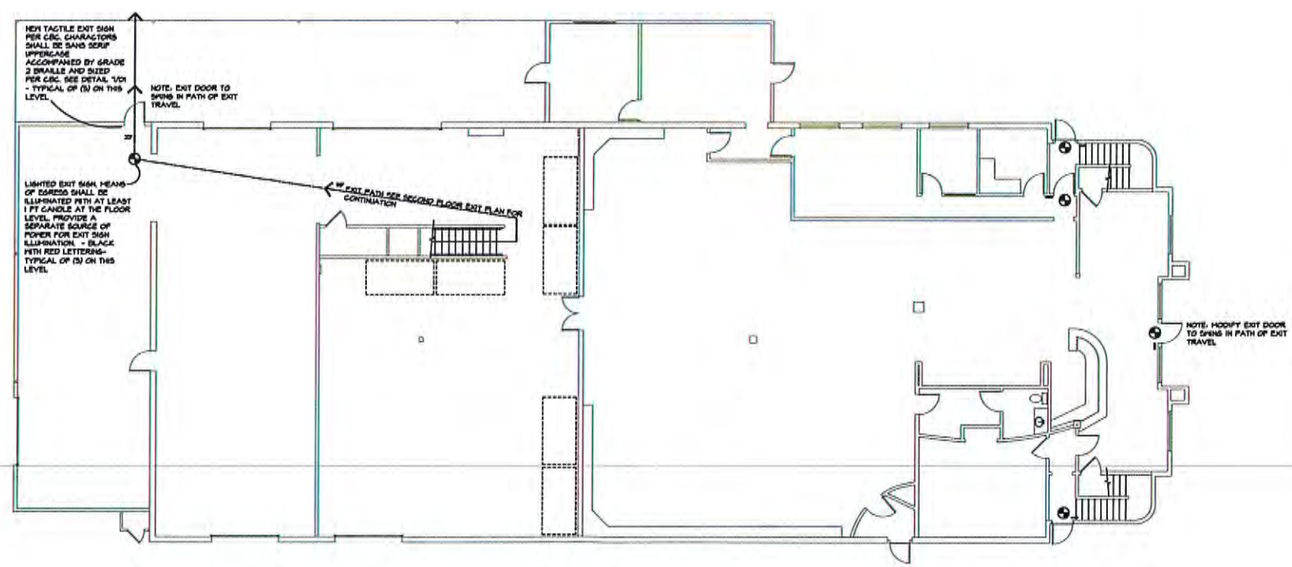
SHEET No.

A5.0



SECOND FLOOR & MEZZANINE EGRESS PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

BUILDING USE : PRESTIGE GOLF CARS IS AN AUTOMOBILE SALES AND SERVICE OF GOLF CARS ONLY. GOLF CARS ARE ASSEMBLED AND REPAIRED.

OCCUPANCY GROUP :

OCCUPANCY GROUP OFFICE & SHOWROOM = B/S1
OCCUPANCY GROUP GOLF CAR ASSEMBLE & REPAIR. = F1
WAREHOUSE = S1

OCCUPANCY LOAD CALCULATIONS :

GROUND LEVEL:

(E) OFFICE & LOBBY (B): 1,699 SQ FT/100=	17 PERSONS
(E) SHOWROOM (B-1): 2,985 SQ FT 1/200=	15 PERSONS
(E) WAREHOUSE (S-1): 3,328 SQ FT/500=	7 PERSONS
MOTOR VEHICLE FABRICATION (F-1): 1,441 SQ FT/200=	8 PERSONS
SUBTOTAL FIRST FLR =	47 PERSONS

SECOND FLOOR LEVEL:

OFFICE AREA (B): 1,503 SQ FT/100=	16 PERSONS
WAREHOUSE MEZZANINE (S-1): 1442 SQ FT/500=	3 PERSONS
SUBTOTAL 2ND STORY =	19 PERSONS

TOTAL BUILDING OCCUPANT LOAD = 66 PERSONS

BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM

NOTE: SEE SHT D5 FOR FURTHER ACCESSIBILITY REQUIREMENTS SUCH AS BUT NOT LIMITED TO. DOOR HARDWARE WHEELCHAIR SEATING EGRESS SIGNAGE

ACCESSIBILITY NOTES.

1. ALL PORTIONS OF THE ACCESSIBILITY PATH SHALL BE PAVED SO THEY ARE STABLE, FIRM AND SLIP RESISTANT.
2. ALL PORTIONS OF THE PAVED ACCESSIBLE PATH SHALL BE 48" MINIMUM WIDTH AND SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL, OR 2% CROSS SLOPE UNLESS DESIGNATED COMPLIANT RAMP OR CURB RAMP.
3. ALL ACCESSIBLE GATES SHALL HAVE A CLEAR MINIMUM WIDTH OF 32" IN THE OPEN POSITION. LANDINGS ON EACH SIDE OF THE GATE SHALL BE CONSISTANT WITH NOTE #4 BELOW FOR DOOR LANDINGS.
4. ALL DOOR LANDINGS SHALL BE CONCRETE & CONSISTANT W/ THE FOLLOWING STANDARD UNO. EXTERIOR DOOR LANDINGS SHALL BE A MINIMUM OF 60" WIDE X 60" IN THE DIRECTION OF TRAVEL. DOOR LANDINGS SHALL BE LEVEL IN ALL DIRECTIONS W/ MAX SLOPE OF 2% IN ANY DIRECTION. VERIFY ALL DOOR LANDING CONDITIONS IN THE FIELD. ALL LANDINGS SHALL COMPLY.
5. ALL ACCESSIBLE ENTRY DOORS SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" IN THE OPEN POSITION REFER TO BUILDING FLOOR PLANS FOR DOOR DIMENSIONS.
6. ALL ACCESSIBLE PATHS SHALL COMPLY WITH THE ACCESSIBILITY STANDARDS ESTABLISHED IN CHAPTER 11B OF THE CBC VOLUME II FOR SLOPES, CROSS SLOPES, HANDRAIL, LANDINGS AND TRUNCATED DOMES.

EXIT PLAN LEGEND

IF NOT REFERENCED ON PLANS NOTE DOES NOT APPLY.

1. INSTALL A SIGN ABOVE EXIT DOOR STATING THE FOLLOWING: " THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN. (FIGURE 11B-703.7.2.1) AT ALL ACCESSIBLE DOOR ENTRANCES.
3. THE VERTICAL FLOOR LEVEL TRANSITION AT THRESHOLDS SHALL BE 1/4", A MAXIMUM OF 1/2" WHEN BEVELED AT A 1:12.
4. PROVIDE A 60" LEVEL ENTRY AT EXTERIOR DOORS OPENING OUT. ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS AND GATES.
5. EXISTING SIDEWALK IS LEVEL WITH NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL. THE SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% INSPECTOR TO VERIFY.
6. PROVIDE LOW LEVEL EXIT SIGNS AND EXIT PATH MARKING IN GROUP A OCCUPANCY PER CBC 1013.7 AND 1013.8 AS ENFORCED BY THE STATE FIRE MARSHALL.
7. MEANS OF EGRESS ILLUMINATION PER SECTION 1008.1, 1008.3, AND 1008.3.3 (DUAL POWER REQUIREMENTS) ALSO SEE ELECTRICAL ENGINEERING PLANS FOR LIGHTED EXIT SIGNS ABOVE DOOR.
8. A TACTILE SIGN STATING "EXIT" AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE. AT THE RIGHT HINGED SIDE WHERE DOUBLE DOORS OCCUR. SECTION 1013.1.
9. DOOR IN A MEANS OF EGRESS FROM AN OCCUPANCY OF GROUP A HAVING AN OCCUPANT LOAD OF 30 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE SECTION 1010.1.10.
10. AREA OF REFUGE SIGN LOCATED ON THE NEAREST ADJACENT WALL MIN 48" MAX 60" ABOVE FINISH FLOOR.
11. 11B-703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

KERCKHOFF DESIGNS
PLANNING: DRAFTING: DESIGNS
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Wildomar, CA 92595
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PROPOSED AS-BUILT PLAN.
26525 JRFFERSON AVE.
MURRIETA CA. 92562

DRAWING INFO.

OCCUPANT LOAD / EXITING

JOB No.	*
DRAWN	SK
DATE	07-22-19
CHECKED	
SCALE:	AS NOTED
SHEET No.	A6.0

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

City of Murrieta
Planning Division

TO: County Clerk and Recorder's Office
County of Riverside
2724 Gateway Drive
Riverside, CA 92507

FROM: City of Murrieta
Planning Division
1 Town Square
Murrieta, CA 92562

Project Title: Minor Conditional Use Permit (MCUP) 2019-1933

Project Applicant: Prestige Golf Cars

Description of Project: Minor Conditional Use Permit application for the operation of an indoor golf cart sales facility with associated repair.

Project Site Size: The project site is an approximately 1.24 acre parcel.

Project Location: The project site is located near the corner of Jefferson Avenue and Corning Place at 26525 Jefferson Avenue, City of Murrieta, County of Riverside, California. Assessor's Parcel #: 909-300-053.

Public Agency Approval: On December 12, 2019, the City of Murrieta Administrative Hearing Officer made the determination that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) guidelines Section 15301 – Existing Facilities and approved the project.

Exempt Status: (*check one*)

___ Ministerial (Section 21080 (b)(1); Section 15268);
___ Declared Emergency (Section 21080 (b) (3); Section 15269(a));
___ Emergency Project (Section 21080 (b) (4); Section 15269(b)(c));
___ Statutory Exemption (Section Number: _____);
X Categorical Exemption: Class 1 (Section Number 15301)
___ The activity is not subject to CEQA (Section 15061(b)(3))

Statement of Reasons Supporting the Finding that the Project is Exempt:
The project is exempt under CEQA Guidelines Section 15301 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project involves negligible or no expansion to the existing use and all alterations are interior and minor in scope.

Contact Person: Juliet Mukasa, Assistant Planner **Phone Number:** (951) 461-6084

Signature: _____ Date: _____

Received for Filing: (To be completed by the County)

_____ _____
DATE SIGNATURE/TITLE

Administrative Hearing Staff Report

Subject: Development Plan 2018-1740

Date: December 12, 2019

Prepared by: Juliet Mukasa, Assistant Planner

Reviewed by: Dennis Watts, Senior Planner

Approved by: Jarrett Ramaiya, City Planner

RECOMMENDATION

ADOPT the environmental determination and ADOPT the resolution approving Development Plan 2018-1740 based on the Findings and subject to the Conditions of Approval in Exhibit A and Mitigation Monitoring and Reporting Program in Exhibit B.

PROJECT DESCRIPTION

Application Type:	Development Plan 2018-1740
Applicant:	Kajima and Associates, Inc.
Property Owner:	Nittobo America, Inc
Site Area:	29 acres
Project Location:	25549 Adams Avenue and 41950 Brown Street (APN: 909-180-020 and 909-180-021)
Site General Plan/Zoning:	Business Park/Business Park
Adjacent Zoning/Land Use:	
North:	Business Park/Vacant
South:	General Industrial-A/Industrial
East:	Business Park/Vacant
West:	Estate Residential-2/Single Family Residential

The project proposes to expand the existing Nittobo manufacturing facility with the construction of a new 28,422 square foot manufacturing/office building, a 5,375 square foot animal operation facility, a 1,600 square foot maintenance shop, a 3,000 square foot hay barn with associated parking and landscaping. The applicant is also proposing a future expansion area that consists of a potential 6,604 square foot addition to the manufacturing/office building and a 672 square foot addition to the animal operation facility. Not all of the necessary details of the future expansion have been provided at this time; therefore, a new application will be required when the expansion will be constructed. The current Nittobo site, which has been in operation since the 1980's, is used for the production of plasma and serums, which are derived from goats and used to create diagnostics kits for hospitals. The facility currently consists of multiple buildings totaling 16,463 square feet and several outdoor pens where the goats are housed. The proposed expansion will be constructed westerly of the existing buildings. The new construction will consist of 4 separate structures, with varying heights. The main structure will have a maximum height of 24' and will be constructed of concrete with decorative panels. The applicant has provided a statement of operating characteristics and is included in Attachment 3.

ANALYSIS

Zoning / General Plan Consistency:

The proposed project site is located within the Business Park (BP) zone, which allows for bio-medical manufacturing. The project is in conformance with the City of Murrieta General Plan and is consistent with the Business Park (BP) General Plan Land Use designation. The proposed project is consistent with all applicable provisions of the City of Murrieta's Development Code and is compatible with the present and future logical development of the area.

The purpose of the Development Plan is to review site, building, and landscaping plans for compliance with the requirements of the Development Code. For the purpose of reviewing the proposal, the applicable development standards in the BP Zone are used as a guideline. The proposed project is consistent with the Development Standards in Section 16.12.010, table 16.12-2 for setbacks, building height limits, landscaping and parking requirements. The project is also consistent with the Business Park Land Use designation and accomplishes various land use goals. General Plan goal LU-1 looks to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The project achieves General Plan goal ED-3.1, which looks to support a diverse range of business activities including professional/technical, information, technology-focused manufacturing, research and development, including medical research and research institutions, educational services, medical/health services, and financial services. This project also achieves various goals within the Circulation Element, including:

- Ensures efficient and safe access for emergency vehicles by providing minimum drive aisle widths throughout the project for fire vehicles (CIR-2.14);
- Promotes the use of a variety of transit options by providing on-site space for bicycles parking (CIR-6.2);
- Provides safe pedestrian walkways as required by the Americans with Disabilities Act (ADA) (CIR-7-3).

Parking:

The proposed expansion is required to have 68 parking spaces for the employees and customers based on the manufacturing and warehouse rate. The project is providing the required 68 parking spaces on-site in addition to the existing parking.

Landscape:

The proposed landscaping plans comply with the Development Code's requirements. Based on site data there will be approximately 17.5% percent landscaping on the parcel that will hold the expansion. The project also complies with Section 16.34.070.H.6, which requires a 15 foot wide landscape strip along public street frontages and at least 5 feet wide along the side and rear property lines.

Improvements:

As part of the construction of this project the applicant will have to construct the following improvements:

a) Install new 12" water line from Adams Avenue

b) Upgrade the fire hydrant system to provide the required fire flow
c) Street improvements to Brown Street

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (MND) (Attachment 4) was prepared to evaluate the environmental impacts of the project with a 20-day public review period from October 10, 2019 – October 30, 2019. The MND found that the project would have less than significant impacts on the environment with the incorporation of the conditions of approval and mitigation measures. No comments have been received up to the preparation of the staff report.

NOTICING

The project was noticed in compliance with Section 16.76 of the Development Code. The City posted a sign on the property, mailed notices to property owners within a 300-foot radius, and advertised in the newspaper a minimum of 10 days prior to the hearing.

ATTACHMENTS

Resolution
- Exhibit A – Conditions of Approval
- Exhibit B – Mitigation Monitoring and Reporting Program

1. Vicinity Map
2. Project Plans
3. Operations Statement
4. Mitigated Negative Declaration and Notice of Determination

DRAFT RESOLUTION

DRAFT RESOLUTION

ADMINISTRATIVE HEARING
RESOLUTION NO. 2019-_____

A RESOLUTION OF THE ADMINISTRATIVE HEARING OFFICER OF THE CITY OF MURRIETA APPROVING DEVELOPMENT PLAN (DP) 2018-1740 FOR THE CONSTRUCTION OF A MANUFACTURING/OFFICE BUILDING, AN ANIMAL OPERATION FACILITY, A MAINTENANCE SHOP, AND A HAY BARN FOR AN EXISTING BUSINESS WITH THE ASSOCIATED ONSITE PARKING AND LANDSCAPING ON PROPERTY LOCATED AT 25549 ADAMS AVENUE AND 41950 BROWN STREET (APN: 909-180-020 AND 909-180-021)

WHEREAS, on July 30, 2018, an application was filed by Kajima and Associates ("Applicant") for DP-2018-1740 pursuant to section 16.52 of the Murrieta Municipal Code (MMC) for construction of a manufacturing/office building, an animal operation facility, a maintenance shop, and a hay barn for an existing business ("Project"); and

WHEREAS, the Project site is bordered by industrial zoning to the south, north, east, and residential zoning to the west; and

WHEREAS, the Project site on the City of Murrieta General Plan 2035 Land Use Map has a land use designation of Business Park; and

WHEREAS, the Project site on the City of Murrieta Zoning Map is zoned Business Park, which allows for bio medical manufacturing. The application was deemed complete on September 19, 2019; and

WHEREAS, an Initial Study was prepared for the Project and it determined that, subject to adoption of mitigation measures, that a Mitigated Negative Declaration is appropriate for the proposed project and would not have an adverse impact on the environment; and

WHEREAS, the Mitigated Negative Declaration was available for public review from October 10, 2019 to October 30, 2019 in satisfaction of the 20 day public review period; and

WHEREAS, a public hearing was duly noticed for the Administrative Hearing meeting of December 12, 2019, by mailing a notice to property owners within 300 feet of the perimeter of the Project site on November 27, 2019, publishing the notice in "The Press Enterprise" newspaper on December 1, 2019, and posting the site on November 27, 2019; and

WHEREAS, on December 12, 2019, the Administrative Hearing Officer held a duly noticed public hearing, and considered all written and oral reports of staff, public testimony on the matter, and written and oral testimony provided by the Applicant and such other matters as are reflected in the record of this matter.

NOW, THEREFORE, the Administrative Hearing Officer of the City of Murrieta resolves as follows:

SECTION 1. In accordance with Section 16.56.040 of the Murrieta Municipal Code, and based upon the facts and statements of public and city staff, and information of record provided on the public hearing in this matter, the Administrative Hearing Officer makes the following findings regarding the application for DP-2018-1740:

1. The proposed use is allowed within the subject zoning district and complies with all applicable provisions of this development code;

   FACTS: A bio medical manufacturing facility is a permitted use within the Business Park (BP) Zoning Classification and the proposed site, building, and landscaping plans are in compliance with the intent of the City's Development Code requirements in regards to building setbacks, building height, on-site parking, and on-site landscaping.

2. The proposed use would be consistent with the objectives, policies, general land uses, and programs of the general plan and any applicable specific plan.

   FACTS: General Plan goal LU-1 looks to provide a complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision. The project achieves General Plan goal ED-3.1, which looks to support a diverse range of business activities including professional/technical, information, technology-focused manufacturing, research and development, including medical research and research institutions, educational services, medical/health services, and financial services. This project also achieves various goals within the Circulation Element, including:

   - Ensures efficient and safe access for emergency vehicles by providing minimum drive aisle widths throughout the project for fire vehicles (CIR-2.14);
   - Promotes the use of a variety of transit options by providing on-site space for bicycles parking (CIR-6.2);
   - Provides safe pedestrian walkways as required by the Americans with Disabilities Act (ADA) (CIR-7-3).

   The Project is not located within any applicable Specific Plan.

3. The approval of the development plan permit for the proposed use is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there would be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored;

   FACTS: An Initial Study/Mitigated Negative Declaration (MND) (Attachment 3) was prepared to evaluate the environmental impacts of the project with a 20-day public review period from October 10, 2019 – October 30, 2019. The MND found that the project would have less than significant impacts on the environment with the incorporation of the conditions of approval and mitigation measures.

4. The location, size, design, and operating characteristics of the proposed use would be compatible with existing land uses within the general area in which the proposed use is to be located;

   FACTS: The Project site is suitable for the proposed expansion because it is a low intensity use that will not have an adverse impact on neighboring residential uses and vacant properties. The proposed Project will meet the standard requirements of the Development Code and specific conditions, such as landscaping, which have been included in the Conditions of Approval to ensure compliance with the Development Code. The site will also have substantial perimeter landscaping with access to the site from Brown Street.

5. The subject site is physically suitable for the type and density/intensity of the use being proposed.

   FACTS: The project site is suitable for the proposed expansion because it is a low intensity use and will not have an adverse impact on neighboring industrial uses and vacant properties. The proposed Project will meet the standard requirements of the Development Code and specific conditions, such as landscaping, which have been included in the Conditions of Approval to ensure compliance with the Development Code.

6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to the public convenience, health, safety, or general welfare.

   FACTS: The project will also be providing improvements to water and sewer, as well as, improving Brown Street. The Project is served by the Western Municipal Water District. Electricity is provided by Southern California Edison Company; and gas is provided by the Southern California Gas Company. Waste Management provides residential and commercial waste disposal services in the City of Murrieta. The project site is located in area where existing public safety and services are readily available.

SECTION 2. Pursuant to the above findings, the Administrative Hearing Officer of the City of Murrieta adopts this Resolution adopting the Mitigated Negative Declaration under the California Environmental Quality Act (CEQA) Guidelines Section 15074 and approves Development Plan 2018-1740, subject to the conditions of approval in attached Exhibit A and adopts the Mitigation Monitoring and Reporting Program in attached Exhibit B.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 2019

_____
Jeffrey Murphy, Administrative Hearing Officer

ATTEST:

_____
Jarrett Ramaiya, City Planner

I, Jarrett Ramaiya, City Planner, City of Murrieta, California do hereby certify under penalty of perjury that the foregoing Resolution was duly adopted at a regular meeting of the Administrative Hearing Officer on the _____ day of _____, 2019.

_____
Jarrett Ramaiya, City Planner

DRAFT DEVELOPMENT PLAN

CONDITIONS OF APPROVAL

DRAFT CONDITIONS OF APPROVAL
DEVELOPMENT PLAN 2018-1740
DECEMBER 12, 2019

The approval of Development Plan 2018-1740 allows for the construction a 28,422 square foot manufacturing/office building, a 5,375 square foot animal operation facility, a 1,600 square foot maintenance shop, a 3,000 square foot hay barn with associated parking and landscaping. The applicant is also proposing a future expansion area that consists of a 6,604 square foot addition to the manufacturing/office building and a 672 square foot addition to the animal operation facility for an existing business located at 25549 Adams Avenue and 41950 Brown Street (APN:909-180-020 and 909-180-021).

PLANNING DIVISION

General:

1. Applicant shall defend (with attorneys approved by the City), indemnify and hold harmless the City of Murrieta, its agents, officers, and employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning this approval of Development Plan (DP) 2018-1740. The City will promptly notify Applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense.

2. Any fees due the City of Murrieta for processing this project shall be paid to the City within thirty (30) calendar days of effective date of this approval ("Effective Date"). Failure to pay such outstanding fees within the time specified shall invalidate any approval or conditional approval granted. No permits, site work, or other actions authorized by this action shall be processed by the City, nor permitted, authorized or commenced until all outstanding fees are paid to the City.

3. Pursuant to Section 711.4 of the State of California Fish and Game Code, the Permittee is required to pay the current Fish and Game Fee $2354.75, along with a $50.00 handling fee. Said fees shall be paid to the Clerk/Recorder of the County of Riverside at the time the Notice of Determination is filed pursuant to Section 21152 of the Public Resources Code. If this fee is not paid, the approval of this Project shall not be operative, vested, or final. In order to comply with State mandated time lines for filing of a Notice of Determination the above fee must be delivered to the Planning Division within two (2) working days after the Effective date.

4. This approval/use shall be used/established within three (3) years of the Effective Date, otherwise it shall become null and void and of no effect whatsoever. "Used," means implementation of the authorized use, in its entirety, in accordance with these conditions of approval.

5. Prior to the expiration of the approval, the Applicant/Owner may request an extension of time in which to use this approval in accordance with the Murrieta Municipal Code Section 16.56.060.B.

6. All construction/remodel/tenant improvement plans shall be in substantial conformance with the approved site, grading, elevation, and floor plans, dated December 12, 2019 on

file in the Planning Division for Development Plan Permit (DP) 2018-1740. Any proposed change substantially different than the approved use and plans shall require an amendment to this approval in accordance with the City's Development Code.

7. The Project shall be in substantial conformance with any written Project proposal information and any verbal agreements or representations made to the decision making body as part of its consideration of the Project.

8. Subsequent modifications of this approval, which do not intensify the use, including but not limited to remodel of structures, minor changes to the conditions of approval, interpretations of the conditions of approval relative to intent, necessity of, and timing, may be approved by the Planning Director, unless the Director requires a substantial conformance or revised permit application in accordance with the Development Code.

9. A separate Planning application will be required to review the architecture and footprint of the expansion area.

10. The Applicant/Owner shall pay all applicable impact and/or mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of any permit issuance.

11. At all times during the conduct of the use(s) allowed by this permit, the use(s) shall maintain and keep in effect valid licensing from appropriate local, state and/or federal agencies as required by law. Should such required licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

12. In the event the use hereby permitted under this permit is: (a) found to be in violation of the terms and conditions of this permit; (b) found to have been obtained by fraud or perjured testimony; or (c) found to be detrimental to the public health, safety or general welfare, or a public nuisance; this permit shall be subject to the revocation procedures in Chapter 16.82 of the Development Code.

13. The Applicant shall obtain approval of all necessary plans for the construction/remodel of the project on the subject property/center in accordance with the Murrieta Development Code and applicable Building Codes.

14. The project site must comply with the allowable uses and development standards within the Business Park zone.

15. The uses shall be operated in compliance with the City's Noise Ordinance (MMC Chapter 16.30) at all times.

16. Future mechanical or other utility equipment required by this Project (use) shall be screened whether it is located on the roof, side of the building or on the ground. The method of screening shall be architecturally integrated in terms of materials, color and form. Roof top equipment should be integrated into the design of the building. An interior room, with direct access, shall be provided for the placement of any additional main utility electrical switch gear distribution, roof access ladders and fire risers.

DRAFT

a. Any mechanical equipment and vents (ground or rooftop) shall be screened from view from any public right of ways, landscaping area, open space and parking area. Line of sight details shall be included in the plans for building permit issuance and stamped by a licensed architect. In addition, details including the height of the roof-top equipment and height of the parapet must be a detail within the plans for building permit issuance. Also, during the Planning Department's review of the building plans, the design of a proposed screening method shall be included within the building plans in the event the roof top equipment is visible.

b. If any time during the building/remodel inspection process, any roof-top equipment is found to exceed the height provided in the details of the approved plans for building permit issuance, the applicant must submit proposed method for screening of the equipment. Approval of such screening method is at the discretion of the Planning Department.

c. Planning Division Approval and Building Permit Issuance must be obtained prior to any installation of the proposed screening method.

17. No signs, including monument signage, are approved as part of this approval. If signs are proposed for this business/use, a separate exhibit accompanied by the appropriate fees and application shall be submitted and approved by the Planning Division prior to any sign installation pursuant to the requirements of Chapter 16.38 of the City's Development Code.

18. No outdoor advertising display, sign or billboard shall be constructed or maintained within the property except for exemptions allowed under 16.38.050 of the Sign Standards in the Development Code.

19. Outside storage is not approved/permitted as part of this Project.

20. The local postal delivery office shall review and approve all proposed postal delivery arrangements, including location and access to all mailboxes. The applicant shall provide the City with evidence of postal service approval.

21. Parking for this project was determined on the basis of Development Code Section 16.34 and requires sixty-eight (68) spaces.

22. All parking shall be designed and improved pursuant to Section 16.34 of the Murrieta Development Code, and shall be in conformance with the approved plans.

23. A minimum of 4 bicycle parking spaces shall be provided in convenient locations to facilitate bicycle access for this project in accordance with Section 16.34.090. The bicycle racks shall be shown on project landscaping and building plans submitted for approval, and shall be installed in accordance with those plans.

24. Off street loading spaces(s) shall be provided in accordance with Section 16.34.100 of the Development Code as shown on the approved plans dated December 12, 2019.

DRAFT

25. 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 Development Code Section 16.18.110; Mt Palomar Lighting Standards and 16.18.100 – Lighting.

26. All trash bins shall be stored in approved enclosures and screened in compliance with Sections 16.18.120 and 16.18.150 of the Murrieta Development Code. The location of the enclosures must be shown on the precise grade plan.

27. Electrical equipment/switch box gear and roof access ladder(s) must be located inside the building(s).

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

29. The Applicant/developer shall comply with all applicable provisions of federal, state and local ordinances in effect at the time of building permit issuance.

30. In accordance with section 16.80 (Permit Implementation, Time Limits, and Extensions) development of this project may be done progressively in phases. Provided a phasing plan is submitted to the Planning Division and approved prior to issuance of any grading permits. If phasing is proposed any vacant pad must be screened with vinyl fencing and landscaping.

31. The project shall be subject to the Mitigation Monitoring Reporting Program as contained in the Mitigated Negative Declaration approved by the Administrative Hearing Officer on December 12, 2019 for DP-2018-1740. A copy of the Mitigation Monitoring and Reporting Program is attached and identified as Exhibit B.

32. If during construction/grading cultural or paleontological resources are encountered, work shall be halted or diverted in the immediate area until a qualified archaeologist or paleontologist is retained to evaluate the finds and make recommendations for mitigation to the Planning Division. Work shall not resume is in the area until the mitigation required by the Planning Division has been implemented.

    If any human remains are encountered during ground-disturbing activities, all such activities in the vicinity of the discovery shall be terminated immediately and notification shall be provided to the County Coroner's office. Work shall not resume in the vicinity of the discovery until authorized by the Planning Division.

    A report documenting the monitoring activities shall be submitted to the City of Murrieta within 60 days of the completion of the grading activities. This report shall document the type of cultural resources recovered and the disposition of these resources. The artifacts shall be deposited into an accredited institution that is authorized to accept these types of cultural resources.

Prior to Grading Permit Issuance:

33. Prior to the issuance of grading permits, the project applicant shall comply with the provisions of any existing City ordinance that has been established as a mitigation measure for the Stephens' Kangaroo Rat. These ordinances may include fee schedules, mechanisms for protecting habitat, or a combination thereof.

Prior to Building Permit Issuance:

34. The Applicant shall pay all applicable fees, mitigation fees or provide proof that all required fees have been paid in accordance with City policies and ordinances in effect at the time of permit issuance.

35. A photometric plan must be included in the plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Development Code Section 16.18.110; Mt Palomar Lighting Standards and 16.18.100 – Lighting

Final Inspection:

36. The Applicant shall contact the Planning Division a minimum of 72-hours (to allow for scheduling) prior to any final inspection for this project. The project must be fully completed in order to request an inspection. The Planning Division may be contacted at 951-461-6061; please reference: DP-2018-1740.

37. Unless otherwise indicated, all conditions, mitigation measures and other requirements shall be fully constructed and implemented prior to final inspection of the building and/or site improvements.

LANDSCAPING

Prior to the issuance of Grading Permits:

38. Three copies of construction landscaping plans shall be submitted to the Planning Division and approved. A licensed Landscape Architect shall prepare the plans.

39. The above-described plans shall be in substantial conformance with the plans approved by the City Landscape Architect, City Administrative Staff, Planning Commission and/or City Council. Notes, details, and specifications shall be included.

40. All landscape and irrigation plans shall be consistent with Title 16.28 of the Murrieta Municipal Code and other currently required state water efficiency conditions, as applicable.

41. Landscape plans shall be drawn at a scale of 20 feet equal to 1 foot or larger.

42. No light fixture shall be designed for any location in a planting area, which would make it necessary to eliminate a tree.

43. Plant materials shall be installed from container sizes consistent with Murrieta Municipal Code, 16.28.080, Table 3-5, Minimum Required Mix of Plant Materials.

44. All ground covers shall be installed from living plant materials. Spacing shall be such that 100% coverage is achieved within 2 years of the installation.

45. All planter areas shall be a minimum of 5 feet wide excluding curbs and required concrete strip adjacent to parking spaces (minimum of 12" wide by 4" deep plus 6" wide curb or 12" wide integrally poured curb).

46. Street tree planting areas along Brown Street shall have trees provided at the rate of 30 feet on center. All street trees shall be installed from 24" box containers.

47. Canopy shade trees shall be located directly adjacent to uncovered parking spaces. The trees shall be located no farther than 25 to 30 feet on center (depending on the canopy spread of the species) to provide the required percentage of parking spaces shaded at 15 years growth.

48. All areas within the limits of grading shall be landscaped. Bio-retention basin slopes shall be hand planted with evergreen plants and irrigated with drip irrigation. The bottom of the basin shall be landscaped as required by the water quality report.

49. All plantings shall be hydro-zoned to either low or medium water use, as necessary. The estimated water use percentage shall not exceed 45% of the evapotranspiration requirement. Plant materials within planting areas shall be hydro-zoned using WUCOLS IV, Region 4 as a general guide.

50. All fertilizers and soil amendments used during planting preparation and installation shall be derived from organic based materials as a best management practice for storm water source control. Humate and mycorrhizae shall be included.

51. The soil management plan with organic recommendations shall be provided on the landscape plan sheets.

52. Natural wood bark mulch shall be applied to all planting areas 3 inches deep for moisture retention and weed control.

53. All standard trunk trees shall be double staked with vinyl type ties nailed to the lodge pole stakes in at least two vertical locations.

54. Root barriers of a continuous polyethylene material, at least 0.06 inches thick, are required for all trees located within 5 feet of a structure or paving. Trees located within 10 feet of the City sidewalk or curb shall incorporate a minimum of 20 lineal feet per tree of Bio-Barrier root control.

55. A weather-based irrigation smart controller shall be installed that measures evapo-transpiration. A rain shut off device/weather station shall be installed connected with the irrigation controller.

56. Drip irrigation is required in all shrub areas.

Prior to issuance of a Building Permit:

57. The landscape plans shall be approved by the City Landscape Architect.

Prior to the initiation of landscape construction:

58. Contact City's Assigned Planner or Landscape Architect to determine if a pre-job meeting with the job site superintendent and the landscape contractor will be required. No landscaping shall occur prior to the meeting or the City's determination that it will not be required.

Prior to the issuance of occupancy permits:

59. All required landscaping and irrigation systems shall be installed in a condition acceptable to the City. The owner's Landscape Architect shall provide inspection of the landscaping. The owner's Landscape Architect shall provide the City with a Certificate of Compliance stating that the landscaping was installed per the approved plans. The City will review the Certificate of Compliance and conduct inspections to ensure that the landscape installation is in compliance with the approved landscape plans. A water audit shall be included.

60. A water audit shall be prepared from a certified water auditor.

61. Performance securities, in the amount determined by the City to guarantee the adequate maintenance of the landscaping materials and irrigation system in accordance with the approved plans for a period of one (1) year from the date of final clearance of the installed landscaping by the City, shall be posted with the Planning Department. Acceptable forms of security shall be limited to cash deposit, cash bonds, or irrevocable letters of credit. The performance securities shall be released one (1) year after final clearance of the installed landscaping by the City, upon written request by the owner, if the landscaping has been adequately maintained. A deposit to cover re-inspection of the landscape, at the current City rate shall be posted with the Planning Division prior to re-inspection for maintenance bond release.

ENGINEERING DEPARTMENT

Unless stated otherwise, all conditions shall be completed by the Applicant at no cost to the City.

General Requirements:

62. It is understood that the Development Plan correctly shows all existing and proposed easements, traveled ways, grading, drainage courses, and that the omission may require the map or plans associated with this application to be resubmitted for further consideration.

63. An Encroachment Permit shall be obtained from the Engineering Department prior to commencement of any construction within City right-of-way or easement.

64. A Precise Grading Permit shall be obtained from the Engineering Department prior to commencement of any construction outside of the City-maintained road right-of-way.

65. Applicant shall coordinate with adjacent property owners affected by grading, street, utility, and drainage improvements necessary for the onsite, frontage, and offsite improvements. Applicant shall be solely responsible for acquisition of any necessary easements and agreements prior to grading or improvement plan approval whichever comes first. If necessary, the agreements shall address maintenance, erosion control, and be notarized in a format acceptable to the City Engineer.

66. All improvement plans, grading plans, landscape and irrigation plans shall be coordinated for consistency with adjacent projects and existing improvements contiguous to the site and shall be submitted on standard 24" x 36" City-formatted mylars. Applicant shall review all plan check comments and make certain their consultant addresses all comments in each subsequent submittal. All plan check comments must be returned and if not, may be subject to additional plan check fee and time.

67. All designs shall conform to the City of Murrieta Municipal Code, Development Code, Standard Drawings, and Circulation Element.

68. Prior to approval of any grading plan, improvement plan, or final map; submit clearances from all applicable agencies, and pay all outstanding plan check and processing fees.

Prior to issuance of any grading permit, unless other timing is indicated, the Applicant shall complete the following or have plans submitted and approved, improvement agreements executed and securities posted:

69. Pay to City all County of Riverside Development Impact Fees applicable at time of grading permit issuance or as otherwise approved by ordinance. In the event these fees have been previously paid, the Applicant to provide proof of payment. Said fees are included, but not limited to the following:
    - Riverside County Area Drainage Fee
    - Kangaroo Rat Fee
    - MSHCP Fee

70. Obtain written clearance, as deemed necessary by the Engineering Department, from the following agencies:
    A. Planning Division including Landscape Architect
    B. Building Department
    C. Southern California Edison Company (non-interference letter is required)

71. Applicant shall submit a Precise Grading Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Engineering Department prior to commencement of any grading. The plan shall incorporate adequate source control

BMP's, treatment control BMP's, erosion and sediment control measures to protect the site and adjoining properties from damage. The Precise Grading Plan shall minimize the disturbed area during construction, label the maximum disturbed area, and identify equipment and material storage areas.

72. Prior to commencing of any clearing, grading in excess of 50 cubic yards, vertical cut of 2 feet, or paving in excess of 3,000 square feet, the Applicant shall obtain a grading permit and approval prior to issuance of a building permit.

73. A comprehensive Geologic and Geotechnical Report shall be prepared by a registered Civil or Soils Engineer and submitted to the Engineering Department with the initial grading plan check. The report shall address in situ soils conditions, identify any geotechnical hazards for the site, provide recommendations for the construction of engineered structures, preliminary pavement sections, slope stability, identify and located faults, and confirm the buildings have sufficient setback from the fault but not be limited to just these items. All recommended measures identified in the report shall be incorporated into the project design. The report may be subject to a third-party review at the discretion of the City Engineer if located in a Geologic Special Study Zone.

74. The Applicant shall obtain and provide the City with a non-interference letter from Edison prior to grading plan approval. Applicant shall submit directly to SCE, Real Estate Services, Attn: Mr. Sal Flores, 2 Innovation Way, Pomona, CA 91768. Request letter of non-interference. Provide copy of the grading plan and APN. Contact (909) 274-1087.

75. A haul permit is required prior to hauling dirt or construction debris onto or off the site. The import / export locations must be permitted sites. Submit a proposed haul route plan and comply with all conditions and requirements the City Engineer may impose to the hauling operation.

76. Construction fencing shall be placed so as not to interfere with sight distance and comply with City Std. No. 214.

NOI, SWPPP, WQMP:

77. Prior to issuance of a grading permit or other construction activities, the Applicant shall provide the following to City staff:

    A. A copy of the Notice of Intent (NOI) and Waste Discharge Identification (WDID) number from the State Water Resources Control Board.

    B. An adequate Storm Water Pollution Plan (SWPPP) shall be available to State and City Inspectors at the job site prior to commencing construction. The Applicant shall be responsible for implementation, monitoring, operation and maintenance of the SWPPP until all improvements have been accepted by the City or construction is complete, whichever is later. A Notice of Termination (NOT) can then be filed with the State Water Resources Control Board. Grading during the wet season should identify additional BMP's for rain events that may occur as necessary for compliance with the Santa Margarita Region

MS4 Permit. This document must minimize the disturbed area, label the maximum disturbed area, and identify equipment and material storage areas.

C. A Final project-specific Water Quality Management Plan (WQMP) shall be submitted to the City for approval with the grading plan check application and approved by the Engineering Department prior to issuance of a grading permit. It shall incorporate, but not be limited to, the following: site design BMP's, applicable source control BMP's, treatment control BMP's, long term operation and maintenance requirements, inspection and maintenance checklist; record a restrictive covenant to ensure operation, maintenance, funding, and transfer of requirements. The post-construction best management practices (BMPs) outlined in the approved Final project-specific WQMP shall be incorporated in the improvement plans. The WQMP shall also include the BMP's for the offsite animal pens that are being relocated on the surrounding land owned by the Applicant.

78. A copy of the Final project-specific WQMP shall be kept on-site at all times. The Applicant shall make the occupants, tenants, staff, employees, and contractors aware of this document and educate them on the contents.

79. The Applicant, assigns, or heirs shall allow the City to enter the premises to conduct periodic inspections to ensure that the WQMP is being implemented, maintained, and to review the inspection and maintenance records.

80. The Applicant shall record a restrictive covenant or create some other acceptable mechanism, subject to the approval of the City Engineer to ensure the ongoing operation, maintenance, and funding of the Final project-specific WQMP.

81. All grading activities shall minimize dust through compliance with AQMD Rule 403 which requires watering during earth moving operations.

82. All open or undeveloped land shall be maintained to prevent wind and/or water erosion of such land. All disturbed undeveloped land shall either be planted with interim landscaping or stabilized with such other erosion control measures.

83. Applicant shall design and install the irrigation system so runoff does not discharge into the street or storm drain system.

84. Post security and enter into an agreement guaranteeing the grading and erosion control improvements in conformance with applicable City Standards and subject to approval by the Engineering Department.

Drainage:

85. Provide a hydrologic and hydraulic study prepared by a registered Civil Engineer which identifies storm water runoff quantities from the site and upstream of the site. The study shall show all existing or proposed offsite public or private drainage facilities intended to discharge this runoff. The study shall include a capacity analysis verifying the adequacy

of the drainage facilities.

86. Evidence of a maintenance mechanism shall be provided for the basins BMP's. If project discharges/connects to an off-site detention basin, provide permission to drain/connect correspondence from the owner of basin or system. Off-site detention basins require a Declaration of Dedication. All detention measures shall have positive drainage with a minimum 48hr draw-down time and be empty within 72 hours. Standing water is not permitted.

87. All inlets, outlets, pipes / channels, basin, etc. must be capable of passing the 100-year storm without damage to the facility.

88. Applicant shall design and install Storm Drain Improvement Plan prepared by a registered Civil Engineer in accordance with City standards and approved by the Engineering Department. Private storm drain systems can be shown in plan view on the precise grading plan. All on-site storm drain systems shall be privately owned and maintained unless otherwise accepted by the City Engineer.

89. Alteration to the existing drainage pattern, concentration or diverting flows is not allowed unless letters of permission from the upstream and downstream property owners are obtained and adequate drainage improvements are constructed. This includes but is not limited to improving existing facilities, securing drainage easements, ponding easement, notarized letter of permission or agreement, and a maintenance mechanism put in place for any private drainage facilities.

90. Accept and properly dispose of all offsite drainage flowing onto or through the site.

91. Drainage flowing cross lot is not permitted unless a Drainage Acceptance Agreement is notarized and recorded.

92. If alterations to the FEMA special flood hazard area are proposed, the Applicant shall obtain a CLOMR from FEMA acknowledging that the proposed alterations to the flood plain meet FEMA criteria. If a CLOMR is required, then a LOMR is required prior to occupancy.

Street Improvements:

93. Applicant shall design and guarantee construction of the following public improvements to the current City of Murrieta Circulation Element and corresponding City standards unless otherwise noted:

    A. Design, dedicate rights of way and improve Brown Street along the project's frontage to the full half width of 30-feet right of way per Local Street City Std. 106. Improvements including but not limited to: full width paving, curb and gutter; sidewalk; street lights; drainage facilities; water quality; signing and striping with left turn lane; utilities (including but not limited to water and sewer); landscaping; with all improvements subject to the approval of the City Engineer. <u>The easterly driveway is limited to emergency vehicle access only and shall be gated with a</u>

Knox locking device approved by the Fire Department.

94. Street improvements shall extend a minimum of 300 feet past the project boundary line with appropriate transitions as approved by the City Engineer. The minimum distance of 300' for constructing the improvement transitions may be reduced if approved by the City Engineer.

95. Applicant shall provide a Street Improvement Plan prepared by a registered Civil Engineer in accordance with City standards. The centerline profile shall extend a minimum of 300 feet beyond the project boundaries showing grade and alignment.

96. Applicant shall provide a Signing and Striping plan designed by a registered Civil Engineer and be included with the street improvement plans for the project.

97. Corner property line cut off for vehicular sight distance and installation of pedestrian and traffic control facilities shall be provided at all street intersections and entrances in accordance with City Standards. The line of sight shall be shown on all grading, street improvement, and landscape plans in accordance with Std. 214. Signs are not allowed within the Limited Use Area.

Sewer and Water:

98. Applicant shall design and guarantee the construction of all sewer and water improvements necessary to serve this project.

Mapping:

99. Applicant shall submit and process a Lot Line Adjustment in accordance to the City of Murrieta Development Code and Subdivision Map Act. The Lot Line Adjustment shall be prepared by a licensed land surveyor or registered civil engineer. The lot boundary shall be kept outside of the future right of way of the Murrieta Creek Project.

100. All easements and/or right-of-way dedications shall be offered for dedication to the public or other appropriate agency and shall continue in force until the City accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the Engineering Department.

101. All existing street and property monuments within or abutting this project site shall be preserved. If monuments are damaged or destroyed, the Applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per City Standards and file the necessary information with the County Recorder's office as required by California Business and Professions Code Section 8771.

Utilities:

102. Applicant shall install all existing and proposed utility systems underground including

electric lines under 33kv, telephone, and cable TV; with easements provided as required, and designed and constructed in accordance with City Codes and the utility provider. If there are any electric lines 33kv and higher, than all existing lines are not required to be undergrounded.

103. Applicant shall install all dry and wet utilities prior to the placement of final cap or lift of asphalt pavement to avoid new street improvements from being marred by saw cuts, pot holes, equipment, etc.

104. Above ground Edison transformers shall be located behind the right of way line. If necessary, retaining walls shall also be located behind the right of way and limited to maximum five feet in height. Safety railing is required for retaining wall heights above thirty inches.

Prior to issuance of Building Permits:

105. All easements, agreements of improvements, offsite construction, and dedication for required rights-of-way shall be approved by the Engineering Department.

106. The building pad shall be certified by a registered Civil Engineer for location and elevation, and the Soils Engineer shall issue a Final Soils Report addressing compaction and site conditions.

107. Applicant shall pay to the City the applicable Development Impact Fees.

108. Applicant shall pay to the City the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) based on the applicable rates at time of permit.

Prior to issuance of Certificate of Occupancy:

109. Final grading of the subject property shall be completed in accordance with the California Building Code, the approved grading plan, the conditions of the grading permit, City Grading Manual and accepted grading construction practices.

110. All improvements, required by the Engineering Department, shall be constructed and completed per the approved plans and City standards to the satisfaction of the City Engineer.

111. All sewer and water improvements shall be constructed and completed in accordance with the Sewer and Water District standards.

112. Lot Line Adjustment shall be recorded.

113. All existing and proposed utility lines have been installed underground with easements provided if, necessary. .

114. Demonstrate that all treatment control BMP's described in the Final project-specific WQMP have been constructed and installed in conformance with the approved plans

and specifications and the Applicant is prepared to implement all BMP's described in the approved Final project-specific WQMP.

115. Applicant shall prepare and provide an as-built project specific Final WQMP (updated to include any changes made during construction) and demonstrate that an adequate number of copies are available for the future owners / occupants.

116. Applicant shall demonstrate that the irrigation controller and heads are set so irrigation runoff does not enter the street or storm drain systems.

117. Provide one set of Mylars, scanned copy, and electronic copy of "As-Built" drawings of the Precise Grading Plan. The electronic copy shall be in an AutoCAD format to the satisfaction of the City's GIS Department. File format is AutoCAD DWG or DXF – version 2007 or less. Coordinate system is NAD 1983 State plane California Zone V1 FIPS 0406 Feet. Provide electronic copy (CD or thumb drive) of the approved WQMP, Water Quality Checklist, Hydrology/Hydraulic, and soils report. Said Electronic copy shall be in a Word.doc, PDF format, or other acceptable Microsoft formats.

BUILDING AND SAFETY DIVISION

General:

118. All structures shall comply with the current California Building Codes (CBC), and related Codes and Ordinances of the City of Murrieta. Five (5) sets of plans shall be submitted for a building plan review, and shall include building data, building use/occupancy, construction type, actual building square foot area, building setbacks, and related building means of egress and ensuing egress discharge to the public right-of-way.

119. Site Development and on-site civil design and details shall comply with accessibility standards of the State of California, per the current Title 24 California Building Code. Federal ADA regulations are the responsibility of the property owner.

120. Site Development and on-site civil and architectural site plan designs shall correlate regarding parking layout of CLEAN AIR/VANPOOL/EV parking spaces and Electrical Vehicle Charging Stations (EVCS); and shall comply with the current California Green Building Standards Code and the Department of the State Architects (DSA) office.

121. Plans submitted for building construction shall contain full size plan sheet copies of the Final Approved set of city departments Conditions of Approval.

122. Construction plan submittals shall be subject to the current California Green Building Standards Code, wherein provisions shall be made for means of achieving material conservation and resource efficiency through construction waste reduction of at least 65% recycling and/or salvage for reuse, diversion, and employment of techniques to reduce pollution through recycling of materials.

123. Separate permits shall be obtained from the City of Murrieta Building Safety Division for developed site improvements, to include but not be limited to: parking lot lighting

individual structures and/or appurtenances, e.g. construction trailer(s),trash enclosures, masonry walls, retaining walls, temporary power etc. Temporary power and temporary wiring shall comply with the current California Electrical Code.

124. A detailed site plan, correlating civil precise grade plan and related construction design details, etc. shall be submitted to the Building and Safety Division for site facility improvements review and Approval, prior to the issuance of a precise grading permit from the Engineering Division. Four (4) sets of civil and correlating architectural site plans, shall be submitted for review, prior to grading permit issuance.

125. All exterior lighting shall be shown on site improvement permit plans and shall comply with the City of Murrieta's MMC Sec.16.18.110, Mt. Palomar Lighting Pollution Control Standards.

126. On-Site "wet utilities" underground potable water and domestic sewer design shall be separately applied for permitting, for the multi-parcel, mult-building development, based on current California State plumbing code standards. Submit (3) three sets of civil "wet utility" plans to Building Safety Division whereupon applicable plan review fees will be due and payable.

127. All exterior lighting shall be shown on building permit plans and shall comply with the City of Murrieta's MMC Sec.16.18.110, Mt. Palomar Lighting Pollution Control Standards and/or equal.

128. Building commissioning shall be included in the design and construction processes of the building project for new buildings 10,000 sq., ft. and over to verify that the building systems and components meet the owner's or owner representative's project requirements.

Commissioning shall be performed by trained personnel with experience on projects of comparable size and complexity.

All building systems and components covered by Title 24, Part 6, as well as process equipment and controls, and renewable energy systems shall be included in the scope of the Commissioning Requirements.

129. A pre-construction conference will be required with a building inspector after a construction trailer permit is obtained and prior to any on-site construction of any kind. The inspection request line is (951) 461-6050

130. Plans submitted during the permitting process, including but not limited to, site plan, precise grade plans and building architectural features, shall not vary substantially from plans previously reviewed and approved by the Planning, Engineering or other City Departments, without prior authorization from the City Planner, City Engineer and/or Director of Building and Safety.

Building Permit Application:

131. Plans submitted for building construction shall contain a full size copy of the Final Approved set of city departments Conditions of Approval.

132. Two sets of signed soil reports shall be submitted and correlate with building foundation design by reference. The report shall be from an individual licensed by the state to prepare such report, including compaction test results and verification of satisfactory placement of any fill material used to support the foundation of any building or structure, in accordance with accepted engineering practice or, as recommended in any engineering geology preliminary report for any engineered grading design.

133. Submit a construction waste management plan for diversion of materials, including the following:

    i. Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale

    ii. Determine if materials will be sorted on-site or mixed

    iii. Identify diversion facilities where material collected will be taken

    iv. Specify that the amount of materials diverted shall be calculated by weight or volume, but not by both.

Prior To Building Final:

134. Final permit approvals shall be obtained, and any outstanding fees shall be paid to all City Departments which may include Fire, Planning, Engineering, Building & Safety, and the City Landscape Architect prior to the issuance of a Certificate of Occupancy from the City of Murrieta Building and Safety Department.

COMMUNITY SERVICES DEPARTMENT

135. The applicant shall have in place an Association and/or Property Management to maintain all common areas, irrigation and landscape along the roadways. There appears that no areas will be maintained by the City of Murrieta, Community Services District.

FIRE DEPARTMENT

Prior to Issuance of a Building or Grading Permit

136. A hazardous materials inventory and disclosure shall be provided with a complete listing of SDS sheets, storage locations, how they are stored, and types of containers. A technical report and opinion prepared by an approved consultant shall be submitted for review and approval prior to or as part of the submission for a building permit. Operational permits may be required and must be applied for prior to certificate occupancy. Application and permits shall be made to Riverside County Environmental

Health for CUPA compliance. Compliance with disclosure and requirements placed on the project for the CUPA shall be complied with prior to certificate of occupancy. DEPENDING ON USE AND STORAGE

137. The building has the potential for storage of combustible stock in excess of ☐ 6 ft. ☐ 12 ft. (rubber tires) in height, meeting the requirements of high-piled combustible storage as defined in Chapter 32 of the California Fire Code. Significant modifications to the structure, including but not limited to, smoke and heat vents or mechanical ventilation, draft curtains, special access doors, upgraded sprinkler systems and hose connection requirements must be achieved in compliance with the California Fire Code Chapter 32 should such storage occur. Minimum design densities for fire sprinkler systems within spec. buildings shall be 0.33/3000. If high-piled combustible storage is proposed then plans, specifications, and a technical opinion and report shall be submitted from an approved consultant with the construction drawings to ensure fire protection requirements. High piled combustible storage requires an annual operational permit pursuant to the California Fire Code with appropriate fees paid prior to issuance. DEPENDING ON USE AND STORAGE

138. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to inspection by the fire code official, the fire code official is authorized to require the owner or agent to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official and shall analyze the fire safety properties of design, operation or use of the building or premises and the facilities and appurtenances situated thereon, to recommend necessary changes. The fire code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional. DEPENDING ON USE AND STORAGE

139. Murrieta Fire & Rescue at time of plan or permit submission will charge certain fees for plan review and inspections. Fees will be determined at time of plan review and/or inspections.

140. Murrieta Fire & Rescue at time of operational permit will charge certain fees for permit issuance which will have, at a minimum, annual fees charged. Failure to pay required annual fees will be cause to issue a "Cease and Desist" order.

141. The proposed project shall comply with the applicable codes and standards of Title 24, Part 1-12.

142. The proposed project shall pay all applicable DIF/DAF fees, pursuant to the City of Murrieta, Ordinance 196-98 and as amended from time to time.

143. The required fire flow shall be 2,250 GPM for 2 hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow documentation shall be

provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Murrieta Fire & Rescue and the water purveyor to upgrade the existing system prior to release of building permits.

Prior to Construction

144. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of ☐ 24 ft. ☒ 26 ft. ☐ 28 ft. ☐____ft. and a minimum 13'6" vertical clearance. Additional width requirements may be applied to individual projects as determined by the Fire Marshal.

145. Roadways shall be extended to within one hundred and fifty feet (150) feet of all portions of the exterior walls as measured by an approved path of travel. An approved turn around shall be provided when the roadway exceeds one hundred and fifty (150) feet as directed by Murrieta Fire & Rescue, pursuant to the California Fire Code, Appendix D. Fire Department turn around requirements shall be installed as directed and shall be inspected and approved prior to lumber drop.

146. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.

147. Prior to combustible construction, grades for driveway and fire apparatus access roads shall not exceed 15%. Fire Department approval and additional conditions are required for grades 12% to 15% maximum. Angle of approach and departure for driveways shall not exceed 7 degrees. Grades exceeding 12% shall be concrete with a deep broom finish perpendicular to the access roadway.

148. All required fire apparatus access roads, fire lanes, fire department turn- around and entry/exit drives shall have a minimum ☐ 24 ft. ☐ 26 ft. ☒ 28 ft. ☐____ft. turning radius for fire apparatus depending on size, location and type of project. Site plans shall provide a fire department turning radius template along the fire access roadway or within a detail confirming that the radius meets Murrieta Fire & Rescue requirements.

149. Fire Apparatus Access roads (all roads in project) shall be usable (paved), accessible and fire hydrant(s) shall be capable of flowing required GPM and shall be tested/accepted by Fire Dept. prior to dropping any lumber for construction.

150. Loading zones are required adjacent to loading doors and shall be designated on the Development Site or Plot Plan and shall be marked on the appropriate ground surface. Loading zones shall not interfere with required Fire Lanes or emergency egress capabilities.

151. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.

152. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Murrieta Fire & Rescue requirements and have specific plans and permits approved prior to installation. Gates serving multi-family, assembly, educational, hazardous, institutional, or storage structures must be automatic and meet UL 325 and ASTM F 2200 standards. Knox brand key-operated electric key switch keyed to Murrieta Fire & Rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems, such as Opticom, are required and must be installed as directed by the Fire Marshal.

153. Water improvement plans shall be approved by Murrieta Fire & Rescue. The Developer shall furnish Murrieta Fire & Rescue with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site private fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes maybe required to meet required fire flow requirements. Fire hydrants shall provide one 4" port and 2- 2 ½ ports and must be an approved fire hydrant type. The private fire hydrant system must be approved, installed, tested, and accepted, prior to combustible construction.

154. Fire hydrant water mains that supply two (2) or more fire hydrants shall be looped to provide adequate supply.

155. The existing fire hydrant system is insufficient to provide the required fire flow. This system is required to be upgraded to meet the required fire flow as identified above.

156. Prior to combustibles being brought to the site, the developer shall provide written certification from the Water purveyor, dated within the last thirty days, that:
   A. All public fire hydrants or water purveyor connections required of the project have been installed, tested, and approved by the water purveyor, and
   B. Are permanently connected to the public water main system, and
   C. Are capable of supplying the required fire flow as required by Murrieta Fire & Rescue.

157. In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, and every 400 feet of fire access roadways, regardless of parcel size. The size of fire hydrant outlets shall be a minimum of one 4 inch and two 2-½ inch NST outlet as required by the Fire Code official.
   Exception: When improved methods of fire protection are provided, beyond those required by the Code, and accepted by the Fire Code official, adjusted spacing of fire hydrants from those set forth above may be considered.

158. Fire hydrants shall be painted per Murrieta Fire & Rescue and the local water purveyor standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant location.

159. Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Murrieta Fire & Rescue and the local Water Purveyor Engineer.

160. If any fire hydrant is taken "OUT OF SERVICE" – Murrieta Fire & Rescue shall be notified immediately and the hydrant marked, bagged, or otherwise identified as OUT OF SERVICE as directed by the Fire Marshal.

161. All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.

Prior to Occupancy

162. Fire lane designations shall be required for all fire access roadways as determined by Murrieta Fire & Rescue. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Murrieta Fire & Rescue. All Fire lanes shall be marked and identified prior to Certificate of Occupancy.

163. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with **NFPA #13** Standards for Automatic Fire Sprinkler Systems. Three sets of plans, hydraulic calculations, and material specification's sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits issued prior to commencing work. Each structure shall have an independent FDC (detached from building) and PIV. Depending on the date of permit application, all structures may be required to be equipped with an automatic fire sprinkler system.

164. Prior to Fire Department Clearance for occupancy, and automatic fire alarm system shall be installed. The system shall comply with NFPA #72 standard for Fire Alarm Systems. Three sets of plans, material specification's sheets for all equipment used in the system and California State Fire Marshal listings shall be submitted by a State of California Licensed C-7 and/or C-10 Contractor for review, approval, and permits issued prior to commencing work.

165. Prior to final inspection or occupancy, hand portable fire extinguishers are required to be installed as directed by Murrieta Fire & Rescue Fire Prevention staff. The size, location, and markings shall be illustrated on the floor plan of the construction documents. Prior to installation the client is directed to request a fire inspection to confirm the locations of the fire extinguishers due to field changes with business systems that could conflict with the construction documents.

166. Permanent commercial/industrial three-dimensional street numbers, minimum 12 inches in height with a ½ inch stroke, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible form the street and shall not be obstructed in any manner.

167. Knox emergency access key box is required at each building, with specific mounting locations approved by Murrieta Fire & Rescue. Recessed mount key boxes are required. Premise keys for all buildings and areas shall be marked and placed in the box prior to final inspection to ensure emergency access. The building owner/occupants shall provide replacement keys whenever locks are changed.

168. An emergency responder radio coverage plan is required to be submitted, reviewed, approved and permits issued, prior to commencing work. Emergency responder radio coverage must meet the requirements of the California Fire Code, Chapter 5, Section 510 and Murrieta Fire & Rescue. Field tests are required prior to final inspection or occupancy.

169. A fire department operational permit is required for certain specific operations regulated by the California Fire Code. The permit is issued after application has been made to Murrieta Fire & Rescue and full compliance of the requirements for the operation has been adhered to. An annual fee is charged to the applicant for review and inspection of such permits on an annual basis. Some permits require additional inspections and permit compliance that may require additional fees to be paid semi-annually.

170. Provide plans as a PDF file for pre-fire planning use by the fire department. Information shall include locations of all exits, stairwells and roof access. Also, the location of fire hydrants, fire department connections, post indicator valves, backflow prevention, gas, electrical, water, fire sprinkler risers and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, and remote annunciators. The symbols used for the pre-fire plan must be obtained from Murrieta Fire & Rescue.

171. Final fire protection plans, hydraulics, specifications, and technical books shall be submitted in a TIFF file and checked for quality control, prior to occupancy. Murrieta Fire & Rescue has approved three vendors that can provide this service and must be used.

172. Additional reports MAY be required prior to occupancy depending on the operations conducted in each structure.

POLICE DEPARTMENT

173. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.

174. Graffiti shall be removed from the exterior walls and windows of the premises within 24 hours of discovery at the expense of the owner or property manager.

175. Block Walls: All exterior perimeter block walls shall have landscaping in front of the wall (i.e. shrubbery, vines, etc.) which conforms to the existing development standards and will aid in the deterrence of graffiti and similar vandalism to the satisfaction of the Chief of Police or his designee.

176. The premises and parking lots of the location shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all

persons on or about the premises and parking lot areas. All lighting must conform to Mt. Palomar lighting standards.

177. Building Numbering: The number of each independently addressed building on the property must be visible from 100 feet and large (at least 12 inches in height and a contrasting color from the building) and appropriately placed to be clearly seen by emergency responders.

178. Roof Address Numbering: The number of each independently addressed building on the property shall be marked with a reflective material (vinyl or paint), or in a color that contrasts the color of the roofing material. The lettering must be at least 24 inches in height so that the address can be viewed from the sky and is on the flat portion of the roof of the building and does not negatively impact the aesthetics of the project. The lettering must be positioned so that the address faces the direction of the corresponding street for which the address is assigned.

WESTERN MUNICIPAL WATER DISTRICT

179. Project shall comply with Conditions of Approval dated November 6, 2019, attached.

END OF CONDITIONS

DRAFT

Craig D. Miller
General Manager

Robert Stockton
Division 1

Gracie Torres
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

RECEIVED

NOV 12 2019

CITY OF MURRIETA
DEVELOPMENT SERVICES DEPT
PLANNING DIVISION

November 6, 2019

Juliet Mukasa
City of Murrieta
Planning Department
1 Town Square
Murrieta, CA 92562

CONDITIONS OF APPROVAL – DP-2018-1740 - NITTOBO FACILITY

This letter is in response to your Project Transmittal dated October 7, 2019.

The subject property is located within the water and sewer service area of the Western Municipal Water District (Western). Therefore, the following items should be part of the Conditions of Approval:

1. The subject property must be annexed to the Metropolitan Water District of Southern California and Western Municipal Water District for future imported water. **Annexation Fees must be paid prior to grading and use of construction water.**

2. The subject property is located **inside** of the boundary for Community Facilities District No. 88-1.

3. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, Annexation Fees and Meter Installation Fees, must be paid prior to the installation of any water meter.

4. Proposed facilities for water and sewer service must be designed by a Registered Civil Engineer, and reviewed and approved by the Western. Plan Check and Inspection Fees will be required prior to approval of the plans.

5. As a condition of water service, the developer shall comply with the goals, objectives, and policies of the Conservation and Open Space Element, COS-1 Water Resources, of the City's General Plan.

6. As a condition of water service, the developer shall provide Western with an irrevocable dedication of the underlying groundwater rights.

7. Developer's landscape architect is required to meet landscape requirements of the agency of jurisdiction.

8. The property is located within the 1280 Pressure Zone. Currently, Western has an existing 8" water pipeline located along Brown Street. The available Fire Flow must be determined by a flow test or fire flow modeling.

9. Coordinate with fire protection agency of jurisdiction to determine required fire flow for proposed project and advise Western of the fire flow requirements. Submit request to Western for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.

10. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water and/or sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans.

11. Preliminary water and/or sewer plans shall show the following items:
    a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
    b. Delineate all easements within project boundaries.
    c. Delineate all proposed and existing lots, streets, and storm drains.

12. Developer to pay all costs associated with preliminary review by Western at the time of review.

13. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

14. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water and/or Sewer Improvement Plans.

15. Water and/or Sewer Improvement Plans shall be designed per Western's Standard Specifications.

16. Developer to submit grading plans for Western's review and approval before grading permit is issued.

17. Water and/or Sewer Improvement Plans shall not be approved until all items mentioned above are received and approved by Western.

18. During grading operations, all abandoned well casings and septic systems shall be capped and logged in accordance with all applicable requirements of the Riverside County Department of Environmental Services.

19. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

20. The subject property is master planned for sewer treatment by the Santa Rosa Regional Reclamation Authority (SRRRA). Rancho California Water District has an existing 24-inch sewer gravity pipeline in Brown Street. For sewer service, the developer will be required to connect to the trunk sewer pipeline(s) with a collector sewer pipeline in accordance with Western's Standard Drawings and Specifications.

21. For water and/or sewer service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

22. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.

Khalil Francis

KARL FRANCIS, P.E.
Deputy Director of Engineering

KF:dsc:tp:sc

Enclosure(s): Transmittal

MITIGATION MONITORING AND REPORTING PROGRAM

Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
BIOLOGICAL RESOURCES						
MM BIO-1	**Burrowing Owl:** A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.	Burrowing owl survey	Project Developer, Project Biologist	Planning Division	Prior to grading permit issuance	CDFW (if burrowing owl is found on site)
MM BIO-2	**Nesting Birds:** If vegetation removal is required during the nesting bird season (between February 15 and August 15), conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for demolition and/or vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.	Nesting bird survey	Project Developer, Project Biologist	Planning Division	Prior to grading permit issuance	None

Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
MM BIO-3	**Grading:** Any grading that occurs beyond the 5.1-acre development area shall be limited to those areas mapped in the Biological Resources Assessment (Material Culture Consulting, 2018), or subsequent biological assessment, as being disturbed, developed, agricultural, nonnative grassland, or other non-sensitive habitat.	Grading plan review	Project Developer/ Building & Safety Division	Building & Safety Division, Planning Division	Prior to grading permit issuance	None
MM BIO-4	**Biological Monitoring:** Prior to issuance of a grading permit, the project permittee/owner shall provide to the City verification that a certified biologist has been retained. A qualified biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.	Biological monitoring during grading activities	Project Developer, Project Biologist	Planning Division	Prior to grading permit issuance	None
CULTURAL RESOURCES						
MM CUL-1	**Retention of Archaeological Monitor:** The project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown cultural resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Retention of archaeological monitor	Construction Contractor, Project Archaeologist	Planning Division	Prior to grading permit issuance	None
MM CUL-2	**Archaeological Monitoring:** At least 30 days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.	Archaeological monitoring	Project Developer, Project Archaeologist	Planning Division	Prior to grading permit issuance	Monitoring Tribes

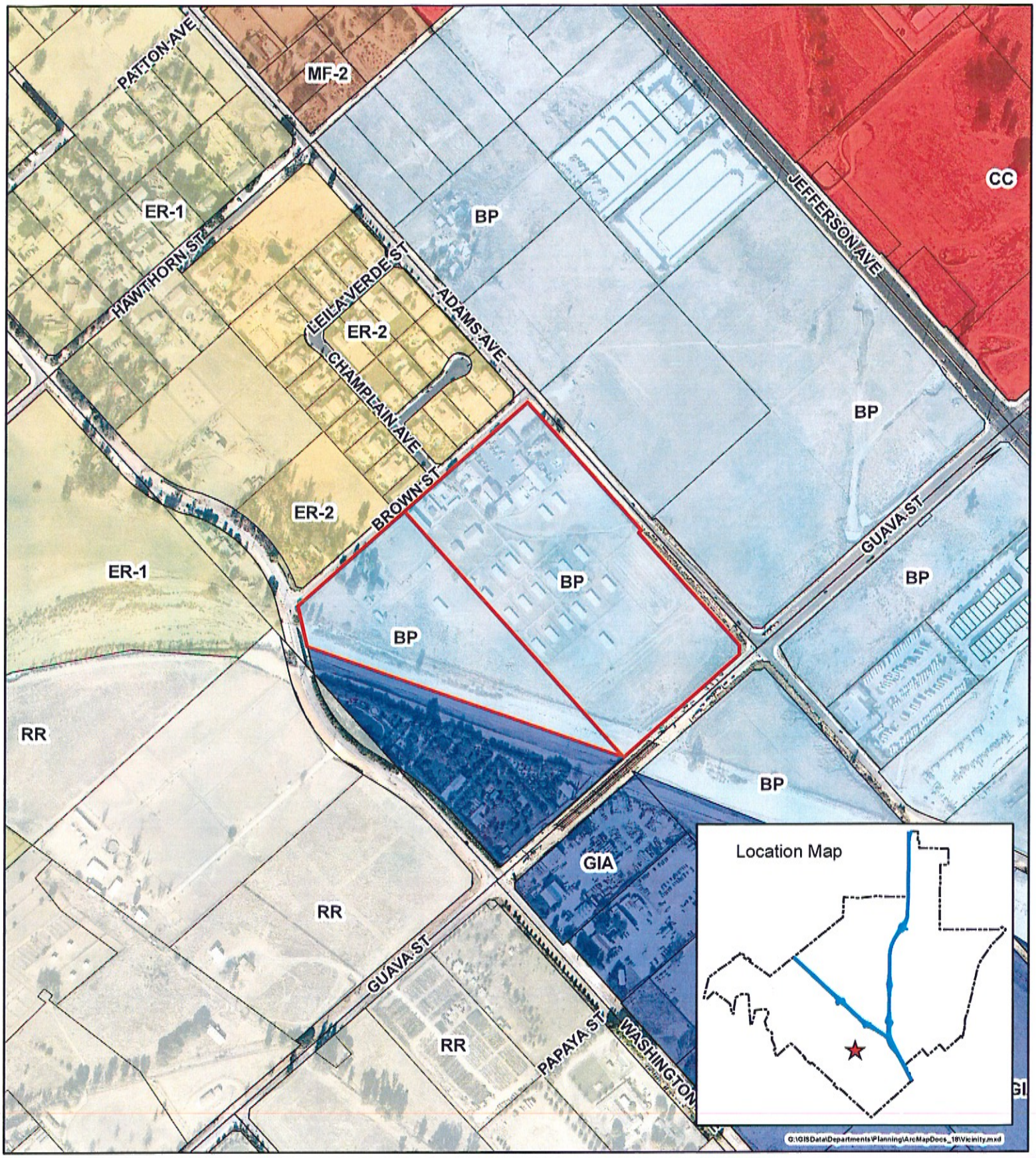
Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
	1. The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include: a. Project grading and development scheduling; b. The development of a schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and, c. The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. 2. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the consulting tribe within 60 days of completion of monitoring.					
GEOLOGY AND SOILS						

Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
MM PAL-1	**Paleontological Resources:** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City of Murrieta Building Safety Division from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall require all excavation in Pauba Formation be monitored on a full-time basis, and any substantial excavations that occur below 5 feet of depth in the Quaternary Alluvium be spot-checked. The project paleontologist may re-evaluate the necessity for paleontological monitoring after initial examination of the affected sediments during excavation, which may result in part-time or spot-checking the remainder of excavations within the Pauba Formation.	Retention of paleontological monitor	Project Developer	Building & Safety Division	Prior to grading permit issuance	None
TRIBAL CULTURAL RESOURCES						
MM CUL-1	**Retention of Archaeological Monitor.** *See Cultural Resources, above.*	(see above)				
MM CUL-2	**Archaeological Monitoring.** *See Cultural Resources, above.*	(see above)				
MM PAL-1	**Paleontological Resources.** *See Geology and Soils, above.*	(see above)				
MM TCR-1	**Native American Monitoring:** Native American Tribal monitors shall monitor ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Native American Monitor shall be developed regarding	Tribal monitoring	Project Development, Construction Contractor	Planning Division	Prior to grading permit issuance	Participating Tribe(s)

Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
	prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.					
MM TCR-2	**Tribal Cultural Resources:** In the event that Native American cultural resources are inadvertently discovered during grading for the project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department: 1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource. 2) On-site reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments. 3) The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation	Cultural resources treatment	Construction Contractor, Project Archaeologist	Planning Division	During grading	Participating Tribe(s)

Number	Measure	Monitoring Activity	Implementation Responsibility/ Verification	Responsibility for Oversight of Compliance/ Verification	Timing	Outside Agency Coordination
	for impacts to cultural resources, and adhere to the following: a. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79. b. At the completion of grading, excavation, and ground disturbing activities on-site, and at the discretion of tribal monitors, a Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center and Consulting tribes.					

LOCATION MAP



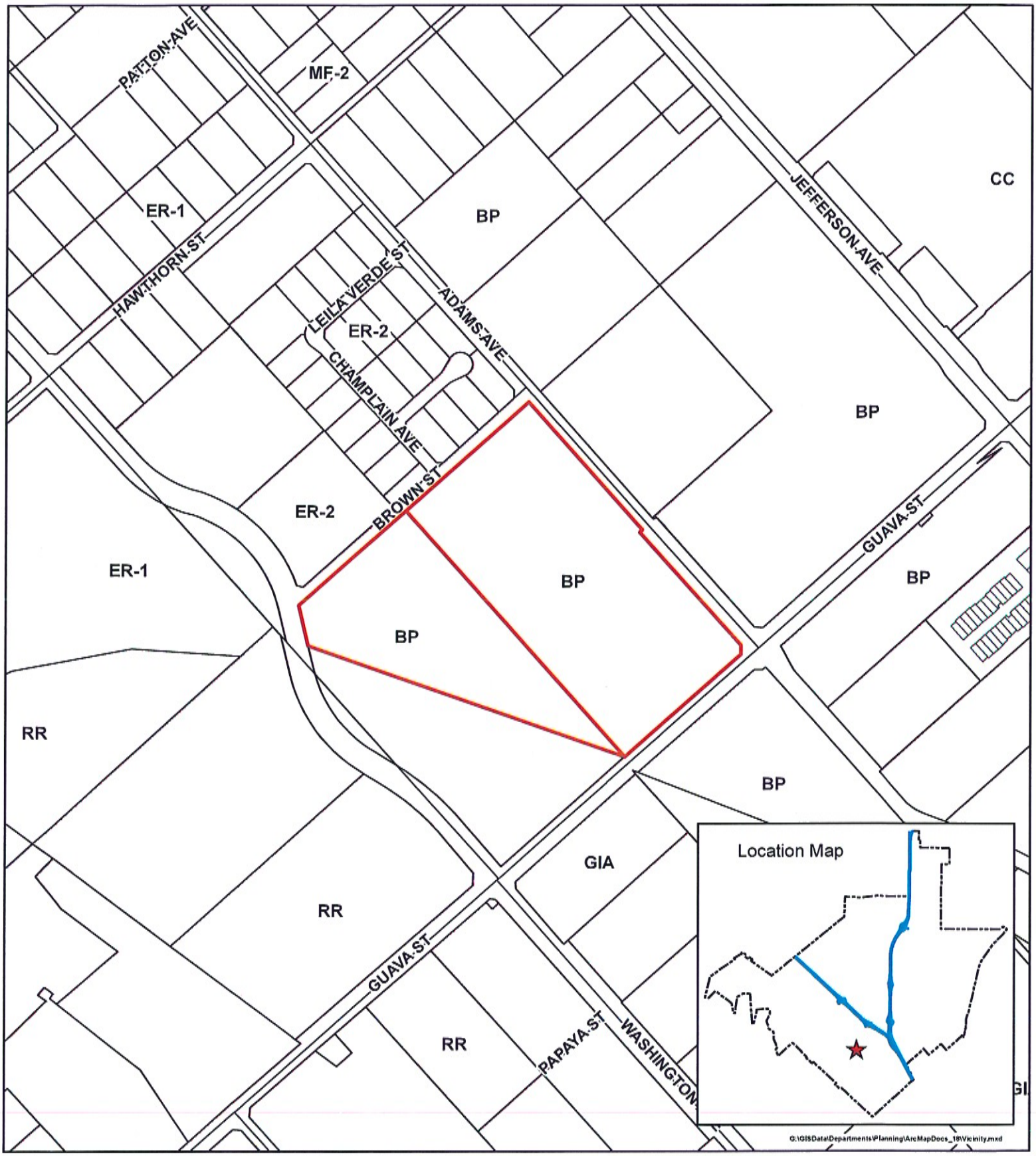
Development Plan 2018-1740

10/18/2018

500 250 0 500 Feet

Vicinity Map

APN: 909-180-018
909-180-010



Development Plan 2018-1740

10/18/2018

500 250 0 500 Feet

Vicinity Map

APN: 909-180-018
909-180-010

PROJECT PLANS

NITTOBO NEW MANUFACTURING/OFFICE BUILDING

25549 ADAMS AVENUE, MURRIETA, CALIFORNIA 92562

DEVELOPMENT PLAN SUBMITTAL #5
AUGUST 26, 2019

ABBREVIATIONS

CL OR ℄	CENTER LINE		
P OR PL	PLATE	MAX	MAXIMUM
L	ANGLE	MB	MACHINE BOLT
(E)	EXISTING	MECH	MECHANICAL
(N)	NEW	MFR	MANUFACTURER
# OR NO.	NUMBER	MIN	MINIMUM
&	AND	MISC	MISCELLANEOUS
@	AT	MTD	MOUNTED
AB	ANCHOR BOLT	MTL	METAL
ADA	AMERICANS WITH DISABILITIES ACT	N	NORTH
ADD'L	ADDITIONAL	N.I.C.	NOT IN CONTRACT
ADJ	ADJACENT	NOM	NOMINAL
AL OR ALUM	ALUMINUM	NTS	NOT TO SCALE
APPROX	APPROXIMATE		
ARCH	ARCHITECTURE	O.C.	ON CENTER
		OD	OUTSIDE DIAMETER
BETW	BETWEEN	OPNG OR OPG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	OSCI	OWNER SPPLIED CONTRACTOR INSTALLED
BM	BEAM		
BOTT	BOTTOM	OSE	OWNER SPPLIED EQUIPMENT
CJ	CONSTRUCTION JOINT		
CLR	CLEAR	PC	PRECAST CONCRETE
CMU	CONCRETE MASONRY UNIT	PC, PCS	PIECE, PIECES
		PERP	PERPENDICULAR
COL	COLUMN	PL	PLATE OR PROPERTY
CONC	CONCRETE	PLYWD	PLYWOOD
CONN	CONNECTION	PM	PRESSED METAL
CONSTR	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PT	POINT
CSK	CONUTERSUNK	PTN	PARTITION
CTR	CENTER		
		R OR RAD	RADIUS
DBL	DOUBLE	REBAR	REINFORCING BAR
DEMO	DEMOLISH OR DEMOLITION	REF	REFERENCE
		REINF	REINFORCED
DET	DETAIL	REQD	REQUIRED
DF	DRINKING FOUNTAIN	REV	REVISE OR REVISION
DIA OR Φ	DIAMETER	RO OR R/O	ROUGH OPENING
DIAG	DIAGONAL	ROW OR R/W	RIGHT OF WAY
DN	DOWN		
DWG	DRAWING	SAD	SEE ARCHITECTURAL DOCUMENTS
EA	EACH	SCHED	SCHEDULE
EF	EACH FACE	SECT	SECTION
EJ	EXPANSION JOINT	SH	SHOWER
EL	ELEVATION	SHT	SHEET OR SHEETING
ELEV	ELEVATOR	SIM	SIMILAR
EQ	EQUAL	SL	SLOPE
EQUIP	EQUIPMENT	SPEC	SPECIFICATION
ES	EACH SIDE	SQ	SQUARE
EW	EACH WAY	SST OR SS	STAINLESS STEEL
EXCAV	EXCAVATE OR EXCAVATION	STAG	STAGGER OR STAGGERED
		STD	STANDARD
EXP	EXPANSION	STRUCT	STRUCTURE OR STRUCTURAL
EXT	EXTERIOR		
		SUSP	SUSPENDED
FDN	FOUNDATION	SYM	SYMMETRICAL
FF	FINISHED FACE		
FIN	FINISH	T&B	TOP AND BOTTOM
FL OR FLR	FLOOR	T&G	TONGUE AND GROOVE
FOC	FACE OF CONCRETE	T.O. SLAB	TOP OF STRUCTURAL SLAB
FOF	FACE OF FINISH		
FOS	FACE OF STUDS	THK	THICK
FPRF	FIREPROOFING	THRU	THROUGH
FTG	FOOTING	TOC	TOP OF CONCRETE
		TOS	TOP OF STEEL
GA	GAUGE	TS	TUBE STEEL
GALV	GALVANIZED	TYP	TYPICAL
GL	GLASS		
GR	GRADE	UNO	UNLESS NOTED OTHERWISE
GRND	GROUND		
		UR	URINAL
H.C.	HANDICAP		
HM	HOLLOW METAL	VENT	VENTILATE
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	VIF	VERIFY IN FIELD
HT	HEIGHT		
		W OR WF	WIDE FLANGE
IBC	INTERNATIONAL BUILDING CODE	W/	WITH
		W/O	WITHOUT
ID	INSIDE DIAMETER	WD	WOOD
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	WP	WORK POINT
		WT	WEIGHT
KO	KNOCK-OUT	WWM	WELDED WIRE MESH
LP	LOW POINT		
LT	LIGHT		

PROJECT DIRECTORY

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CONTACT: KEN KOYAMA, AIA, LEED AP BD+C
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TEL: (714) 522-0911
CONTACT: MITCH TSAI
EMAIL: mitch@btincse.com

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10113 JEFFERSON BOULEVARD
CULVER CITY, CALIFORNIA 90232
TEL: (310) 842-8700
CONTACT: SHAILESH (SEAN) HIRA, PE
EMAIL: sean.hira@me-engineers.com

LANDSCAPE ARCHITECT:
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CONTACT: BRET HANSON RLA LEED AP
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LEGENDS

- STRUCTURAL GRID
- CENTER LINE
- EXTERIOR ELEVATION REFERENCE
- BUILDING SECTION REFERENCE
- INTERIOR/PARTIAL ELEVATION REFERENCE
- DETAIL REFERENCE
- WINDOW NUMBER REFER TO WINDOW SCHEDULE
- DOOR NUMBER REFER TO WINDOW SCHEDULE
- WALL TYPES
- CEILING HEIGHT
- KEYNOTES
- REVISION REFERENCE

PROJECT DATA

ZONING:	BUSINESS PARK (BP)
APN:	909180018 (25549 ADAMS AVENUE) 909180010 (41950 BROWN STREET)
MAIN OCCUPANCY GROUP:	F-1, MODERATE-HAZARD FACTORY INDUSTRIAL
TYPE OF CONSTRUCTION:	TYPE V-B, FULLY SPRINKLERED
PROJECT AREA:	APPROXIMATELY 148,133 SF
MAXIMUM HEIGHT: ALLOWABLE HEIGHT: (CBC TABLE 504.3)	20' (MAIN FACILITY), 16' (OTHER) 60'
NUMBER OF STORIES: ALLOWABLE STORY HEIGHT: (CBC TABLE 504.4)	ONE TWO
BUILDING AREA:	28,360 SF (MAIN FACILITY), 5,504 SF (AO FACILITY) 1,600 SF (MAINTENANCE SHOP), 3,000 SF (HAY BARN)
ALLOWABLE BUILDING AREA: (CBC TABLE 506.2)	MAIN FACILITY - 41,046 SF, AO BUILDING - 40,003 SF MAINTENANCE SHOP - 39,559 SF
LOT SIZE:	TBD
LANDSCAPE AREA:	18,629 SF+7,300 SF = 25,929 SF
LANDSCAPE COVERAGE:	17.5 % (15 % MINIMUM PER MMC TABLE 16.12-2)
TRASH ENCLOSURE SIZE:	REFUSE: 96 SF, RECYCLING: 96 SF, TOTAL: 192 SF MINIMUM
APPLICABLE CODES:	2016 CALIFORNIA BUILDING CODE (CBC)
	2016 CALIFRONIA ELECTRIAL CODE (CEC)
	2016 CALIFORNIA MECHANICAL CODE (CMC)
	2016 CALIFORNIA PLUMBING CODE (CPC)
	2016 CALIFORNIA ENERGY CODE (CEC)
	2016 CALIFORNIA FIRE CODE (CFC)
	2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGREEN)
	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADASAD)
	CITY OF MURRIETA MUNICIPAL CODE (MMC)

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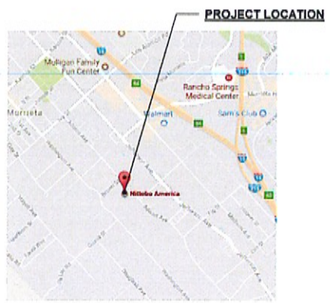
GRAND TOTAL: 30

VICINITY MAP



PROJECT DESCRIPTION

1. THIS PROJECT IS CONSISTS OF NEW CONSTRUCTION OF 28,360 SF SINGLE-STORY MAIN FACILITY, 5,504 SF SINGLE-STORY ANIMAL OPERATION FACILITY, 1,640 SF SINGLE-STORY MAINTENANCE SHOP, AND 3,000 SF SINGLE-STORY HAY BARN AT CURRENTLY OWNED PROPERTIES IN MURRIETA, CALIFORNIA.

2. THIS PORJECT IS ALSO CONSISTES OF 6,604 SF AND 672 SF FUTURE EXPANSION.

3. MAIN FACILITY IS 24' HIGH AND OTHER FACILITIES ARE 16' HIGH.

KAJIMA ASSOCIATES INC.

ARCHITECTURE • PLANNING • INTERIORS

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265 S. ANITA DRIVE, SUITE 111, ORANGE, CA 92868

STRUCTURAL ENGINEER
BUSHRA, TSAI, INC.
2564 W. WOODLAND DRIVE, ANAHEIM, CA 92801

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ME ENGINEERS
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LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

SEAL:

DATE	#	REMARKS	ISSUANCE:
02. 01. 18.		PRE-APPLICATION REVIEW	
07. 30. 18.	1	DEVELOPMENT PLAN SUBMITTAL	
10. 08. 18.	2	DP 2ND SUBMITTAL	
12. 17. 18.	3	DP 3RD SUBMITTAL	
07. 11. 19.	4	DP 4TH SUBMITTAL	
08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Title Sheet

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 1/4" = 1'-0"

SHEET:
A0.1

NOT FOR CONSTRUCTION

PRINTED ON: 8/22/2019 10:41:44 AM

CITY OF MURRIETA GRADING NOTES

1. ALL GRADING SHALL CONFORM TO THE CITY OF MURRIETA GRADING CODE AND MANUAL.
2. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1%. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
3. MAXIMUM CUT AND FILL SLOPE = 2:1.
4. PROVIDE 4' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
6. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE CITY ENGINEERING DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT FILL SLOPES.
7. PROVIDE A BROW DITCH, DESIGNED TO HANDLE 100 YEAR Q STORM FLOWS, ALONG TOP CUT OF SLOPE.
8. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY _____ DATED _____. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF MURRIETA ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
10. CUT SLOPES EQUAL TO OR GREATER THAN 5' IN VERTICAL HEIGHT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH THE CITY GRADING CODE PRIOR TO THE APPROVAL OF FINAL INSPECTION.
11. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL, AND OTHER DELETERIOUS MATERIAL.
12. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED, AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL.
13. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
14. DUST SHALL BE CONTROLLED BY WATER OR OTHER APPROVED METHODS.
15. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROCTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
16. STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST ONE AND FIVE TENTHS (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE CITY ENGINEERING DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
17. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
18. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH AN APPROVED GROUND COVER. SLOPES OVER 15' IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS, OR COMBINATIONS, 15' ON CENTERS. SLOPES OVER 4' IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.P.C., CHAPTER 10.R.
19. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 2% PER FOOT FOR A MINIMUM OF 3 FEET.
20. "NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED."
21. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
22. WORK MAY NOT START UNTIL PERMITS HAVE BEEN OBTAINED.
23. PURSUANT TO THE CITY OF MURRIETA MUNICIPAL CODE 15.52.150, GRADING AND EQUIPMENT OPERATION WITHIN ONE-HALF (1/2) MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 PM AND 7:00 AM, NOR ON SUNDAY AND FEDERAL HOLIDAYS WITHOUT THE APPROVAL OF THE CITY ENGINEER.
24. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE APPLICANT AND HIS ENGINEER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW APPROVAL.
25. SOURCE OF TOPOGRAPHY: TRUXAW AND ASSOCIATES DATE: JULY 26, 2017
26. SEPARATE HAUL PERMIT IS REQUIRED FOR ANY IMPORT/EXPORT OF MATERIAL TO/FROM PROJECT SITE.
27. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO POURING ANY CONCRETE CURBS IN PLANTER AREAS. THE CITY LANDSCAPE ARCHITECT'S PHONE NUMBER IS (951)698-0122.
28. THE APPLICANT IS HEREBY NOTICED THAT THEY COMPLY WITH ALL STATE AND FEDERAL ENDANGERED SPECIES LAW. THE CITY OF MURRIETA IS NOT RESPONSIBLE FOR ANY SUCH VIOLATION OF STATE OR FEDERAL ENDANGERED SPECIES LAW DUE TO THE APPLICANT'S NON-COMPLIANCE.
29. IN CASE OF EMERGENCY, 24 HOUR CONTACT IS AT _____ (CELL). _____

CITY OF MURRIETA GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCTION COST OF ALL EXISTING UTILITIES. PERMITTEE MUST INFORM THE CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION PHONE: (951)304-2489
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MURRIETA PUBLIC WORKS DEPARTMENT IMPROVEMENT STANDARDS AND THE LATEST EDITION OF STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
3. THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO CITY STANDARD NO. 601.
4. CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO CITY STANDARD NO. 308,309, OR 310, AS DIRECTED IN THE FIELD.
5. BLUE RAISED REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED TO MARK FIRE HYDRANT AND/OR WATER SUPPLY LOCATIONS AT THE DIRECTION OF THE CITY INSPECTOR FOLLOWING FINAL SEALANT AND STRIPING.
6. WORK MAY NOT START UNTIL PERMITS HAVE BEEN OBTAINED.
7. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS WITH UNDERGROUND SERVICE ALERT AT 1-800-422-4133 AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.
8. ALL PAVEMENT SECTIONS ARE AT MINIMUM REQUIREMENTS. ADDITIONAL SOIL TEST SHALL BE TAKEN AFTER ROUGH GRADING TO DETERMINE THE EXACT STRUCTURAL SECTION REQUIREMENTS. USE STANDARD NO. 320 IF EXPANSIVE SOIL ARE ENCOUNTERED.
9. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES BY WATER OR OTHER APPROVED METHODS.
10. EQUIPMENT AND MATERIALS SHALL BE STORED IN A NEAT AND PROTECTED MANNER.
11. THE CONTRACTOR WILL CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCOVENIENCE TO PUBLIC TRAFFIC, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN EXECUTE PROPERLY. ON EXISTING ROADS, TRAFFIC SHALL BE PERMITTED TO PASS THROUGH THE WORK AREA WITH AS LITTLE INCONVENIENCE AND DELAY AS POSSIBLE.
12. EXISTING TRAFFIC SIGNALS AND LIGHTING SYSTEMS SHALL BE KEPT IN OPERATION FOR THE BENEFIT OF THE TRAVELING PUBLIC, AND TO MINIMIZE ANY INTERFERENCE WITH ROUTINE MAINTENANCE OF EXISTING SYSTEMS DURING WORK PROGRESS.
13. WHENEVER THE CONTRACTOR'S OPERATION CREATES A HAZARDOUS CONDITION TO TRAFFIC OR TO THE PUBLIC, HE SHALL FURNISH AT HIS OWN EXPENSE, SUCH FLAGMEN AND GUARDS AS ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC OF ANY DANGEROUS CONDITIONS. HE SHALL ALSO FURNISH, ERECT AND MAINTAIN SUCH FENCES BARRICADES, LIGHTS, SIGNS, AND OTHER DEVICES NECESSARY TO PREVENT ACCIDENTS AND INJURY TO THE PUBLIC.
14. WHERE SURVEY MONUMENTS EXIST, SUCH MONUMENTS WILL BE PROTECTED OR SHALL BE REFERENCED AND RESET, PURSUANT TO BUSINESS AND PROFESSIONS CODE, SECTION 8700 TO 8805 (LAND SURVEYOR'S ACT).
15. WHERE NEW A.C. PAVEMENT JOIN EXISTING PAVEMENT, SAWCUT TO A NEAT EDGE. THE SAWCUTS MUST BE PERPENDICULAR, PARALLEL OR RADIAL TO THE ROADWAY CENTERLINE. OVERLAY AND FEATHER NEW A.C. PAVEMENT TO PROVIDE SMOOTH TRANSITION.
16. ALL EXISTING STREET SIGNS, ROADSIDE MARKERS ETC., SHALL BE PROTECTED AND/OR REPLACED IN KIND TO THE CURRENT CITY STANDARD PLANS AND CURRENT TRAFFIC MANUAL, AT NO COST TO THE CITY.
17. ASPHALTIC EMULSION (FOG SEAL)SHALL BE APPLIED NOT LESS THAN FOURTEEN (14) DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A MIN. RATE OF 0.05 GALLON PER SQUARE YARD. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39, AND 94 OF THE STATE STANDARD SPECIFICATIONS.
18. ALL UNDERGROUND FACILITIES, WITH LATERALS SHALL BE IN PLACE PRIOR TO PAVING THE STREET SECTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: WATER, SEWER, GAS, ELECTRIC, CABLE T.V., TELEPHONE, AND DRAINAGE.
19. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, INCLUDING ANY OTHER LINES NOT SHOWN ON THESE PLANS OR NOT OF RECORD.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY TO THE CITY OF MURRIETA ENGINEERING DEPARTMENT, FOR AN ENCROACHMENT PERMIT FOR ALL WORK ON EXISTING CITY MAINTAINED ROADS, AND FOR UTILITY WORK WITHIN OFFERS OF DEDICATION FOR PUBLIC USE.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY CITY STANDARD DRAWINGS NO. 616, 617, AND 618.
22. STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MURRIETA STANDARD NO. 619 OR 620.
23. APPROVAL OF THESE PLANS BY THE CITY OR ITS AGENTS DOES NOT RELIEVE THE APPLICANT AND HIS ENGINEER FROM THE RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE APPROPRIATE PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
24. ALL GTE, SCE AND SCG FACILITIES WILL BE RELOCATED OR MODIFIED BY THE RESPECTIVE UTILITIES OR THEIR APPOINTED REPRESENTATIVES.
25. ALL WATER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVICING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
26. ALL SEWER RELATED WORK SHALL BE DONE IN ACCORDANCE WITH THE SERVICING WATER DISTRICT STANDARDS AND SPECIFICATIONS.
27. ANY SERVICE SHUT DOWN SHALL BE DONE AT NIGHT, PRIOR TO ANY SHUT DOWN, THE CONTRACTOR SHALL NOTIFY THE DIRECTOR, ENGINEER, CUSTOMER, FIRE DEPARTMENT, SERVICING WATER DISTRICT, AND ALL OTHERS AFFECTED BY THE SHUT DOWN A MINIMUM OF TWO (2) WEEKS IN ADVANCE.
28. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
29. 24 HOUR EMERGENCY CONTACT:
    CELL: _____

ADDITIONAL GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

3. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.

4. ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF MURRIETA AND SPPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF MURRIETA.

5. ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.

6. EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED IMPROVEMENTS.

7. EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.

8. CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. DIAL 811.

9. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.

10. THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.

11. ALL TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A TOPOGRAPHIC AND BOUNDARY SURVEY DATED 7/26/17.

12. THESE PLANS ARE BASED ON THE SITE PLAN PROVIDED TO TRUXAW AND ASSOCIATES ON 8/22/19.

13. ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS, DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.

14. ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.

15. CONTRACTOR SHALL VERIFY SITE FOR ANY/ALL PRIVATE SEWAGE DISPOSAL SYSTEM TANKS AND LEACH LINE LOCATIONS, POTABLE WATER WELLS ETC. REPORT ANY FINDINGS TO TRUXAW AND ASSOCIATES.

PAVING NOTES

1. MINIMUM PARKING LOT GRADE SHALL BE 1%
2. MINIMUM GRADE FOR RIBBON DRAINS SHALL BE 0.5%
3. AN APPROVED SOIL STERILIZER SHALL BE USED ON ALL SUBGRADE SURFACES PRIOR TO PLACEMENT OF PAVING.
4. ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NO LESS THAN FOURTEEN DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING AND SHALL BE APPLIED AT A RATE OF 0.05 GALLONS PER SQUARE YARD, ASPHALT EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
5. THE SUBDIVIDER OR CONTRACTOR SHALL APPLY TO THE CITY ENGINEERING DEPARTMENT FOR AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
6. TWO SPECIAL INSPECTIONS ARE REQUIRED BY THE CITY ENGINEERING DEPARTMENT. ONE INSPECTION AT THE TIME THE BASE IS PLACED AND THE SECOND WHEN THE A.C. HAS BEEN PLACED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION AND COST OF ALL EXISTING UTILITIES. THE CITY SHALL BE INFORMED 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AT (951)304-2489.
8. A COMPACTION REPORT BY A SOIL ENGINEER SHALL CERTIFY 95% COMPACTION OF BASE PRIOR TO CALLING FOR SECOND INSPECTION AND PLACEMENT OF ASPHALT PAVING.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE. AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATION BY THE CITY OF MURRIETA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

TRUXAW AND ASSOCIATES
265 S. ANITA DRIVE, SUITE 111

PHONE: (714) 935-0265
FAX NO.: (714) 935-0106

CRAIG S. DIBIAS DATE

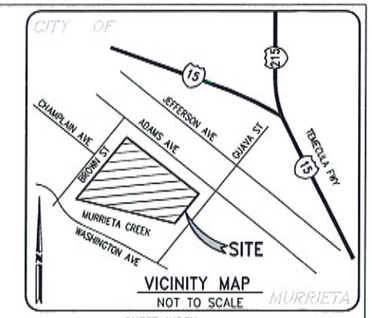
RCE NO. 75205 EXP. DATE 12-31-19

LEGEND

AB	= AGGREGATE BASE	TRW	= TOP OF RETAINING WALL
AC	= ASPHALT CONCRETE	TW	= TOP OF WALL
BLK	= CONCRETE BLOCK	UG	= UNDERGROUND
BS	= BACK OF SIDEWALK	UP	= UTILITY POLE
CB	= CATCH BASIN	VAR	= VARIABLE
CF	= CURB FACE	W	= WASHER
CL	= CENTERLINE	WDF	= WOOD FENCE
CLF	= CHAIN LINK FENCE	WM	= WATER METER
CO	= CLEANOUT	WV	= WATER VALVE
DCV	= DETECTOR CHECK VALVE		
DS	= ROOF DOWNSPOUT	N.	= NORTH
EG	= EDGE OF GUTTER	S.	= SOUTH
EP	= EDGE OF PAVEMENT	E.	= EAST
FD	= FOUND	W.	= WEST
FDC	= FIRE DEPT. CONNECTION	N'LY	= NORTHERLY
FF	= FINISHED FLOOR	S'LY	= SOUTHERLY
FG	= FINISHED GRADE	E'LY	= EASTERLY
FH	= FIRE HYDRANT	W'LY	= WESTERLY
FL	= FLOW LINE	N/O	= NORTH OF
FS	= FINISHED SURFACE	S/O	= SOUTH OF
GB	= GRADE BREAK	E/O	= EAST OF
GM	= GAS METER	W/O	= WEST OF
GR	= TOP OF GRATE	℄	= PROPERTY LINE
GV	= GAS VALVE	℄	= CENTERLINE
HP	= HIGH POINT	R/W	= RIGHT OF WAY
HT	= HEIGHT	Δ	= DELTA
ICV	= IRRIGATION CONTROL VALVE	R	= RADIUS
IP	= IRON PIPE	L	= LENGTH
LS	= LIGHT STANDARD	T	= TANGENT
L&T	= LEAD & TAG	M	= MEASURED DATA
MH	= MANHOLE	C	= CALCULATED DATA
NG	= NATURAL GROUND	(RAD)	= RADIAL BEARING
N&T	= NAIL & TAG	PRO	= PROPORTIONATE MEASUREMENT
OHW	= OVERHEAD WIRE	(210.00' R)	= RECORD DATA
PB	= PULL BOX	210.00' M.	= MEASURED DATA
PCC	= CONCRETE	210.00' PRO.	= PRORATED DATA
PIV	= POST INDICATOR VALVE	210.00' C.	= CALCULATED DATA
PL	= PROPERTY LINE	(427.00) TC	= EXISTING ELEVATION
RD	= ROOF DRAIN	427.00 TC	= DESIGN ELEVATION
RWH	= REDWOOD HEADER	—CATV—	= CABLE TV LINE
SCB	= SIGNAL CONTROL BOX	—E—	= ELECTRICAL LINE
SMH	= SEWER MANHOLE	—G—	= GAS LINE
SPK	= SPIKE	—GB—GB—	= GRADE BREAK LINE
SW	= SIDEWALK	—R—R—	= RIDGE LINE
TC	= TOP OF CURB	—S—	= SEWER LINE
TE	= TRASH ENCLOSURE	—SD—	= STORM DRAIN LINE
TP	= TELEPHONE POLE	—T—	= TELEPHONE LINE
TRAN	= TRANSITION	—W—	= WATER LINE
TRANS	= TRANSFORMER		

SYMBOLS

- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL ARM & POLE
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE & ANCHOR
- WM WATER METER
- GM GAS METER
- WV WATER VALVE
- GV GAS VALVE
- PB PULL BOX
- GRATE INLET
- SIGN
- VENT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- HANDICAP PARKING STALL
- LANDSCAPED AREA
- PROTECT IN PLACE
- REMOVE AND DISPOSE OFFSITE
- RELOCATE
- POTABLE EASEMENT ITEM No. PER TITLE REPORT
- (427.0) EXIST. CONTOUR
- 427.0 DESIGN CONTOUR
- TREE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

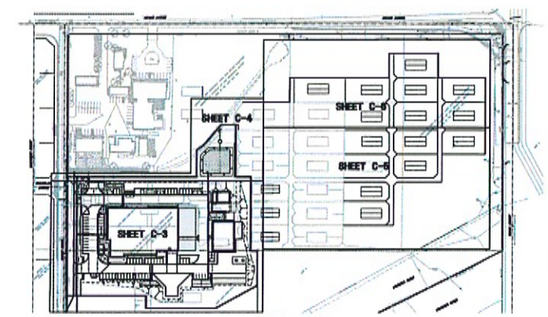
C-1 TITLE SHEET
C-2 NOTES
C-3 CONCEPTUAL GRADING PLAN
C-4 CONCEPTUAL GRADING PLAN
C-5 CONCEPTUAL GRADING PLAN
C-6 CONCEPTUAL GRADING PLAN
C-7 CONCEPTUAL STORM DRAIN PLAN
C-8 CONCEPTUAL UTILITY PLAN
C-9 FLOODZONE EXHIBIT

* REFERENCE

1 - TITLE SHEET
2 - TOPOGRAPHIC AND BOUNDARY SURVEY
3 - TOPOGRAPHIC AND BOUNDARY SURVEY
4 - TOPOGRAPHIC AND BOUNDARY SURVEY

* TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY:

TRUXAW AND ASSOCIATES
1915 W. ORANGEWOOD, SUITE 101
ORANGE, CA 92868
DATED: 7-26-17



KEY MAP
NOT TO SCALE

APPLICANT/LAND OWNER
NITTOBO AMERICA, INC.
25549 ADAMS AVENUE
MURRIETA, CA 92562
(951) 677-5629

ARCHITECT
KAJIMA ASSOCIATES, INC.
250 EAST 1ST STREET, SUITE 400
LOS ANGELES, CA 90012
(323) 526-1696

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

EARTHWORK QUANTITY ESTIMATES

RAW CUT: 1,000 CU. YD.
RAW FILL: 17,300 CU. YD.

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, STRIPPING LOSS, OVER-EXCAVATION, DEMOLITION LOSSES, FOOTING SPOILS, OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT(S) AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR CONSTRUCTION AND CONTRACT PURPOSES.

THESE QUANTITIES ARE APPROXIMATE ONLY AND DO NOT INCLUDE OVEREXCAVATION QUANTITIES, IMPORT OR EXPORT QUANTITIES.

8-26-19

"AS BUILT"
THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.
ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER CRAIG S. DIBIAS No. 75205 CIVIL STATE OF CALIFORNIA

Underground Service Alert
Call TOLL FREE
1-800
422-4133
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BENCH MARK
DESCRIPTION:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

SCALE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

SHEET C-1 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

TITLE SHEET
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING _____ DATE _____
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDB
FIELD BK: _____
PROJECT NO. NTB17050
DRAWING NO.

****** TITLE REPORT #1**

A PORTION OF THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
3400 CENTRAL AVENUE, SUITE 100
RIVERSIDE, CA 92506
(951) 787-1762
ORDER/FILE NUMBER: 0625-5475868
DATED: JUNE 1, 2017
TITLE OFFICER: JOSH GUZMAN/PORSCHA PETERSON

****** LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTHEASTERLY HALF OF LOTS 7 AND 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY SHOWING THE SUBDIVISION OF A PORTION OF THE TEMECULA RANCHO ON FILE IN BOOK 8 PAGE 359 OF MAPS, SAN DIEGO COUNTY RECORDS;

EXCEPTING FROM THE NORTHEASTERLY HALF OF LOT 7 THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE NORTHEASTERLY HALF OF LOT 7; THENCE NORTHEASTERLY, ON THE SOUTHEASTERLY LINE OF SAID LOT 7, TO THE MOST EASTERLY CORNER OF SAID LOT; THENCE WESTERLY ACROSS SAID LOT TO THE MOST WESTERLY CORNER OF THE NORTHEASTERLY HALF OF SAID LOT; THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

APN: 909-180-010 AND 909-180-01B

****** EASEMENTS**

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

**1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

**2 THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 88-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 2, 1988 AS INSTRUMENT NO. 88-149306 OF OFFICIAL RECORDS.

**3 THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 88-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JUNE 27, 1988 AS INSTRUMENT NO. 88-176886 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 27, 2011 AS INSTRUMENT NO. 11- 427401 OF OFFICIAL RECORDS.

**4 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

(5) AN EASEMENT FOR RIVER CHANNEL AND BANK PROTECTION WORKS AND INCIDENTAL PURPOSES, RECORDED MAY 09, 1974 AS INSTRUMENT NO. 55860 OF OFFICIAL RECORDS.
IN FAVOR OF: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN

***6 AN AGENCY AGREEMENT DATED MARCH 29, 1979 BY AND BETWEEN KACOR REALTY AND RANCHO CALIFORNIA WATER DISTRICT WHEREIN IT IS AGREED THAT SAID DISTRICT IS DESIGNATED AS EXCLUSIVE AGENT FOR THE EXTRACTION, DIVERSION, STORAGE, BLENDING AND DISTRIBUTION OF ALL LOCAL WATER, RECORDED MAY 07, 1979 AS INSTRUMENT NO. 92330 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

* 7 AN EASEMENT FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1990 AS INSTRUMENT NO. 90-230263 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
NOTE: A PORTION OF SAID EASEMENT MAY BE WITHIN THE SURVEY LIMITS BUT CANNOT BE PLOTTED FROM INFORMATION IN SAID DOCUMENT.

***8 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MURRIETA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 17, 1994 AS INSTRUMENT NO. 94-320398 OF OFFICIAL RECORDS.

* 9 A PERPETUAL EASEMENT FOR PUBLIC STREET AND UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190585 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

* 10 AN EASEMENT FOR DRAINAGE; MAINTENANCE AND ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190586 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

* 11 A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR ROADWAY SLOPE AND SUPPORT AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190587 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(12) AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190592 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(13) AN EASEMENT FOR MAINTENANCE AND ACCESS; DRAINAGE AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190593 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(14) AN EASEMENT FOR ROADWAY SLOPE AND SUPPORT PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 26, 2010 AS INSTRUMENT NO. 10-190594 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

*(15) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED JOINT USE AGREEMENT, EXECUTED BY AND BETWEEN SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND CITY OF MURRIETA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, RECORDED JUNE 01, 2012, AS INSTRUMENT NO. 12-254173 OF OFFICIAL RECORDS.
PORTION OF EASEMENT LOCATED OUTSIDE SURVEY LIMITS AND NOT PLOTTED HEREON.

* 16 AN EASEMENT FOR A STORM DRAIN FOR FLOOD CONTROL AND DRAINAGE PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION, USE, REPAIR, RECONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF STORM DRAIN FACILITIES, AND ALL APPURTENANT WORKS, INCLUDING INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2012 AS INSTRUMENT NO. 12-274124 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(17) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2012 AS INSTRUMENT NO. 12-275968 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
AFFECTS: AS DESCRIBED THEREIN

TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
PORTION OF EASEMENT LOCATED OUTSIDE SURVEY LIMITS AND NOT PLOTTED HEREON.

(18) AN EASEMENT FOR A STORM DRAIN FOR FLOOD CONTROL AND DRAINAGE PURPOSES INCLUDING INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 14- 390217 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(19) AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 14-390218 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(20) AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 14-390219 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

* 21 AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 14-390220 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

* 22 AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 14-390221 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF MURRIETA, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

(23) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED JOINT USE AGREEMENT, EXECUTED BY AND BETWEEN SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND CITY OF MURRIETA, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, RECORDED JUNE 15, 2015, AS INSTRUMENT NO. 15-251172 OF OFFICIAL RECORDS.

**24 ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C.§§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

25 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

26 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

27 ANY CLAIM THAT ANY PORTION OF THE LAND IS BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE OR RIVERBANK.

**28 ANY RIGHTS, INTERESTS, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PORTION OF SAID LAND COVERED BY WATER, INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.

**29 ANY CLAIM THAT ANY PORTION OF THE LAND IS OR WAS FORMERLY TIDELANDS OR SUBMERGED LANDS.

**30 RIGHTS OF PARTIES IN POSSESSION.

****** TITLE REPORT #2**

A PORTION OF THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
3400 CENTRAL AVENUE, SUITE 100
RIVERSIDE, CA 92506
(951) 787-1762
ORDER/FILE NUMBER: 0625-5475866
DATED: JUNE 1, 2017
TITLE OFFICER: JOSH GUZMAN/PORSCHA PETERSON

****** LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY RECTANGULAR HALF OF LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY AS PER MAP RECORDED IN BOOK 8, PAGE 359, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE SOUTHWESTERLY RECTANGULAR ONE-HALF OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8 TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 TO THE MOST WESTERLY CORNER THEREOF; THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

APN: 909-180-010-8

****** EASEMENTS**

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

** 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

** 2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

(3) AN EASEMENT FOR RIVER CHANNEL AND BANK PROTECTION WORKS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 09, 1974 AS INSTRUMENT NO. 74-55860 OF OFFICIAL RECORDS.

*** 4 AN AGENCY AGREEMENT DATED MARCH 29, 1979 BY AND BETWEEN KACOR REALTY, INC. AND RANCHO CALIFORNIA WATER DISTRICT WHEREIN IT IS AGREED THAT SAID DISTRICT IS DESIGNATED AS EXCLUSIVE AGENT FOR THE EXTRACTION, DIVERSION, STORAGE, BLENDING AND DISTRIBUTION OF ALL LOCAL WATER, RECORDED MAY 07, 1979 AS INSTRUMENT NO. 92330 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

** 5 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $32,000.00 RECORDED AUGUST 04, 1987 AS INSTRUMENT NO. 87-225598 OF OFFICIAL RECORDS.

DATED: JUNE 28, 1987
TRUSTOR: AUGUSTINE GERACE AND ELIZABETH GERACE, HUSBAND AND WIFE AS JOINT TENANTS
TRUSTEE: T. D. SERVICE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: ORCO STATE EMPLOYEES FEDERAL CREDIT UNION

** 6 ANY CLAIM THAT ANY PORTION OF THE LAND IS BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE OR RIVERBANK.

** 7 ANY RIGHTS, INTERESTS, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PORTION OF SAID LAND COVERED BY WATER, INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.

** 8 ANY CLAIM THAT ANY PORTION OF THE LAND IS OR WAS FORMERLY TIDELANDS OR SUBMERGED LANDS.

9 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

10 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

*EASEMENT LOCATED OUTSIDE SURVEY LIMITS AND NOT PLOTTED HEREON.
**NOT A SURVEY ITEM.
*** THE EFFECT OF THE REFERENCED DOCUMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.

****** BENCHMARK**

COUNTY OF RIVERSIDE BENCHMARK NO. T-89-81
ELEVATION = 1067.045 FEET
3" ALUMINUM DISK IN CONC. BRIDGE DECK, STAMPED "T-89-81". ESTABLISHED BY RIVERSIDE COUNTY SURVEY, DATED OCTOBER 6, 1981. FROM THE INTERSECTION OF IVY STREET AND WASHINGTON AVENUE, 0.8 MILES SOUTHEAST ON WASHINGTON TO THE INTERSECTION OF WASHINGTON AVENUE AND BROWN STREET, IN THE NORTHWESTERLY CORNER OF A BRIDGE ABUTMENT FOR THE WASHINGTON STREET BRIDGE OVER THE MURRIETA RIVER.

****** BASIS OF BEARINGS**

THE BEARING NORTH 42°12'14" WEST FOR THE CENTERLINE OF ADAMS AVENUE BETWEEN FOUND MONUMENT (68) AND FOUND MONUMENT 50 PER (R2) WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

****** SOURCE OF TOPOGRAPHIC AND BOUNDARY SURVEY**

ALL TOPOGRAPHIC, BOUNDARY AND EASEMENT INFORMATION SHOWN ON THESE PLANS WAS OBTAINED FROM A TOPOGRAPHIC AND BOUNDARY SURVEYED PREPARED BY:
TRUXAW AND ASSOCIATES
265 S. ANITA DRIVE, SUITE 111
ORANGE, CA 92868
DATED: 7-26-17

****** UTILITY PROVIDERS:**

WATER.....WESTERN MUNICIPAL WATER DISTRICT.....(951) 571-7100
SEWER.....WESTER MUNICIPAL WATER DISTRICT.....(951) 571-7100
STORM DRAIN.....RIVERSIDE COUNTY FLOOD CONTROL DISTRICT.....(951) 955-1200
GAS.....SOUTHERN CALIFORNIA GAS COMPANY.....(800) 427-2200
TELEPHONE.....FRONTIER COMMUNICATIONS.....(844) 844-1006
ELECTRIC.....SOUTHERN CALIFORNIA EDISON.....(951) 249-8301
TV.....CHARTER COMMUNICATIONS.....(951) 547-3831

SCHOOL DISTRICT

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT.....(951) 696-1600
MENIFEE UNION SCHOOL DISTRICT.....(951) 672-1851

ZONING AND LAND USE

PIQ:
LAND USE: BUSINESS PARK (BP)
ZONING: BUSINESS PARK (BP)

NORTH:
LAND USE: BUSINESS PARK (BP)
ZONING: BUSINESS PARK (BP)

SOUTH:
LAND USE: BUSINESS PARK (BP) AND INDUSTRIAL (I)
ZONING: BUSINESS PARK (BP) AND GENERAL INDUSTRIAL - A (GIA)

EAST:
LAND USE: BUSINESS PARK (BP)
ZONING: BUSINESS PARK (BP)

WEST:
LAND USE: SINGLE FAMILY RESIDENTIAL (SFR)
ZONING: ESTATE RESIDENTIAL 2 (ER-2)

FLOOD ZONE

COMMUNITY NUMBER: 060751 2715G, EFFECTIVE DATE: 8/28/2008

ZONE X

AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE OF FLOODING. FLOOD INSURANCE IS AVAILABLE, BUT NOT REQUIRED.

INFORMATION OBTAINED FROM N.F.I.P. MAP 06065C2715G ON 7/11/2018

PROJECT IS NOT LOCATED WITHIN 300' TO ANY FLOODPLAIN.

NOTE

***** 1. THE POTENTIAL FOR GEOLOGIC HAZARDS OF LIQUEFACTION AND SEISMICALLY-INDUCED SETTLEMENT AT THE PROPOSED BUILDING SITE IS MODERATE. THE POTENTIAL FOR LIQUEFACTION AND SEISMICALLY INDUCED SETTLEMENT AT THE PORTIONS OF THE PROPERTY SOUTHEAST OF THE BUILDING SITE IS CONSIDERED TO BE HIGH. HOWEVER, THE POTENTIAL FOR OTHER GEOLOGIC HAZARDS SUCH AS SLOPE INSTABILITY, TSUNAMIS, FLOODING, VOLCANISM, RADON GAS, AND ASBESTOS AFFECTING THE SITE ARE CONSIDERED LOW.

***** 2. ACCORDING TO THE SAFETY ELEMENT OF THE CITY OF MURRIETA (2011) AND THE RIVERSIDE COUNTY SAFETY ELEMENTS (2015), THE SITE IS LOCATED WITHIN A POTENTIAL DAM INUNDATION AREA FOR THE DIAMOND WEST AND DIAMOND SADDLE DAMS. DAMS ARE ROUTINELY INSPECTED BY STATE AND FEDERAL AGENCIES, THEREFORE, THE POTENTIAL FOR INUNDATION IS CONSIDERED LOW.

***** 3. ACCORDING TO THE CALIFORNIA DEPARTMENT OF GAS AND GEOTHERMAL RESOURCE (DOGGR, 2017), THERE ARE NO OIL WELLS WITHIN THE SITE BOUNDARY NOR IS THE SITE WITHIN AN ACTIVE OIL FIELD. THEREFORE, THE POTENTIAL FOR ENCOUNTERING OIL WELLS OR VOLATILE GASES WITHIN THE SITE IS CONSIDERED LOW.

***** INFORMATION PER SOILS REPORT PREPARED BY:

AMEC FOSTER WHEELER
6001 RICKENBACKER ROAD,
LOS ANGELES, CA 90040
(323) 889-5300
PROJECT NO. 4953-17-0881
DATE: NOVEMBER 14, 2017

8-26-19

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

"AS BUILT"
THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.
ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER JOSEPH C. TRUXAW No. 75205 CIVIL STATE OF CALIFORNIA

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

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BENCH MARK
DESCRIPTON:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

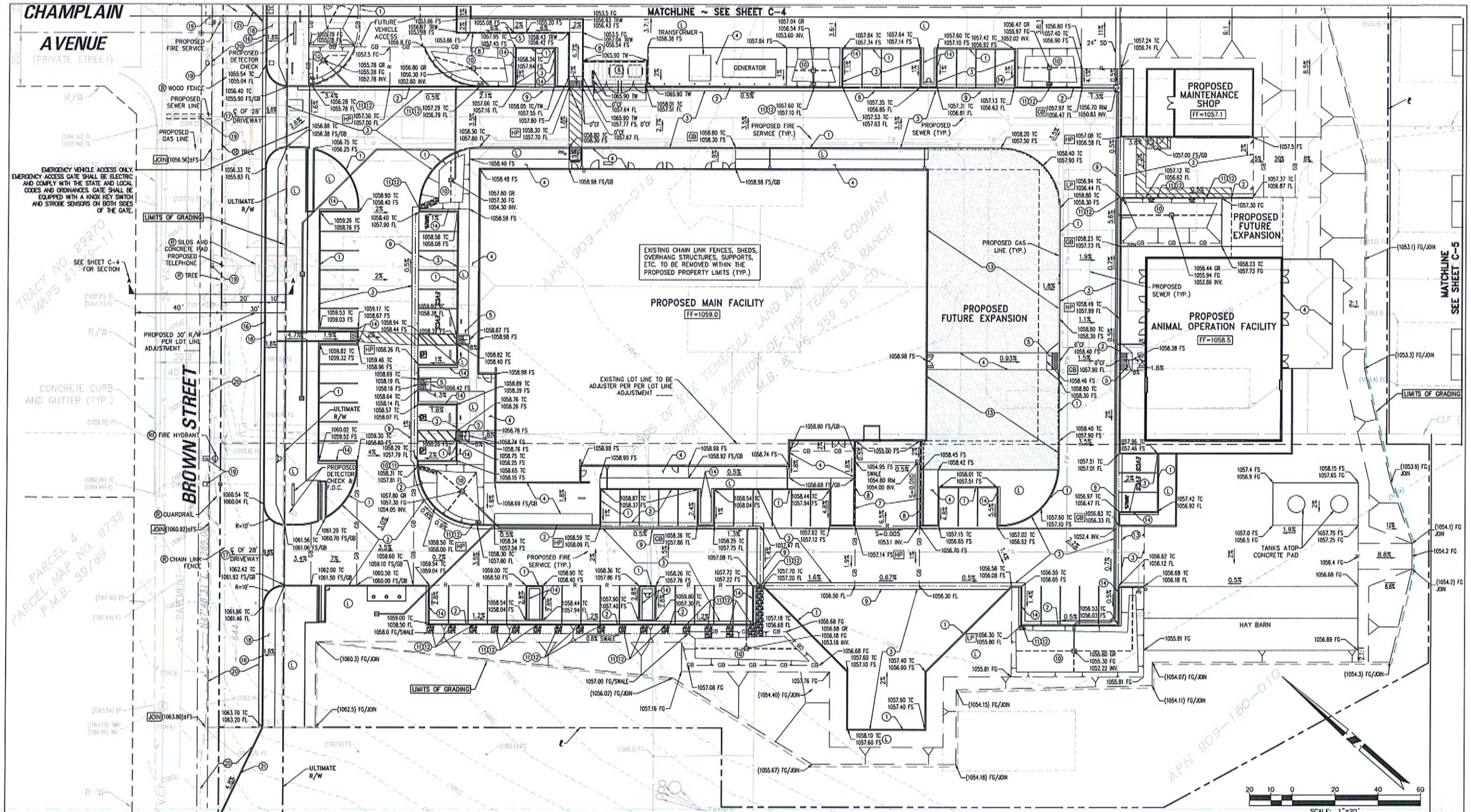
DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

SHEET C-2 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

NOTES
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDB
FIELD BK:
PROJECT NO. NTB17050
DRAWING NO.



NOTICE TO CONTRACTOR

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IMPORTANT NOTICE

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NOTE

1. SEE SHEET C-1 FOR LEGEND.
2. SEE SHEET C-4 FOR CONSTRUCTION NOTES.

THIS PLAN IS:

PRELIMINARY

(NOT FOR CONSTRUCTION)

"AS BUILT"

THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.

ENGINEER OF WORK DATE

RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER — DAVID S. BY — No. 75205 — CIVIL — STATE OF CALIFORNIA

PLAN PREPARED BY:

JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE

ENGR. NAME TYPED

RCE NO. 75205 EXP. DATE 12-31-19

SCALE	
HORIZONTAL	AS NOTED
VERTICAL	AS NOTED

Underground Service Alert — Call TOLL FREE 1-800 422-4133 — TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

DATE	INITIAL	ENGINEER OF WORK	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL	CITY APPROVAL

SHEET C-3 — CITY OF MURRIETA ENGINEERING DEPARTMENT — SHEETS C-9

CONCEPTUAL GRADING PLAN
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KOL
CHKD BY: CDB
FIELD BK:

PROJECT NO. NTB17050

DRAWING NO.

murrieta title sheet.dwg

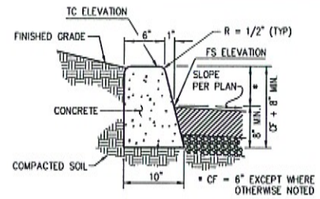
CONSTRUCTION NOTES (ONSITE)

1. CONSTRUCT CONCRETE CURB PER DETAIL HEREON.
2. CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL HEREON.
3. • PAVE WITH _-INCH AC OVER _-INCH AB OVER COMPACTED SUBGRADE.
4. CONCRETE SIDEWALK PER ARCHITECTURAL PLANS.
5. CONSTRUCT ADA RAMP WITH TRUNCATED DOMES PER C.B.C REQUIREMENTS.
6. TRASH ENCLOSURE PER ARCHITECTURAL PLANS. (UNDER SEPARATE PLAN CHECK AND PERMIT)
7. • PAVE WITH _-INCH REINFORCED CONCRETE OVER _-INCH AB OVER COMPACTED SUBGRADE.
8. RETAINING WALL PER STRUCTURAL PLANS. (UNDER SEPARATE PLAN CHECK AND PERMIT)
9. CONSTRUCT 36-INCH WIDE CONCRETE V-GUTTER PER DETAIL HEREON.
10. PROPOSED BIORETENTION BASIN PER DETAIL HEREON.
11. CONSTRUCT CURB OPENING PER DETAIL HEREON. STENCIL "NO DUMPING – ONLY RAIN DOWN THE STORM DRAIN" IN A CONTRASTING COLOR TRAFFIC PAINT ON PAVING ADJACENT TO GRATED INLET PER DETAIL ON SHEET C-5.
12. INSTALL RIP-RAP OUTFALL PROTECTION.
13. GRAVEL PER ARCHITECTURAL PLANS.
14. CONSTRUCT CURB WITH STEP OFF SIDEWALK PER DETAIL HEREON.
15. CONSTRUCT 2' WIDE GRAVEL TRENCH PER DETAIL HEREON.

CONSTRUCTION NOTES (OFFSITE)

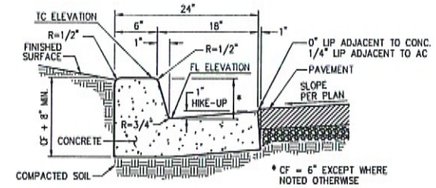
16. CONSTRUCT TYPE A-6 CONCRETE CURB AND GUTTER PER CITY STD. 301.
17. CONSTRUCT 28' WIDE DRIVEWAY PER CITY STD. 310C.
18. CONSTRUCT CONCRETE SIDEWALK (4" THICK MIN.) PER CITY STD. 320.
19. UTILITY TRENCH BACKFILL AND SURFACE RESTORATION PER CITY STD. 212A.
20. PAVE WITH _-INCH AC OVER _-INCH AB OVER COMPACTED SUBGRADE. THE FINAL PAVEMENT STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH CITY STANDARD 120. ONCE GRADING HAS BEEN COMPLETED AND PRIOR TO PAVING, CONTRACTOR SHALL SUBMIT R-VALUE TEST RESULTS TO THE CITY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
21. CONSTRUCT TEMPORARY A.C. CURB WITH CALTRANS CLASS 1 FLEXIBLE POST DELINEATORS PER CALTRANS STD. A73C.
22. CONSTRUCT MODIFIED PARKWAY CULVERT.

• PER THE RECOMMENDATIONS OF THE SOILS ENGINEER.



1. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-GRADE OR NATURAL UNDISTURBED SOIL.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS @ 25' O.C. MAXIMUM AT CURVES, TANGENTS AND CORNERS.
4. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREEN BOOK) AND THE SPECIFIC REQUIREMENTS OF THE GOVERNING AGENCY.

6" CURB DETAIL (1)
NOT TO SCALE



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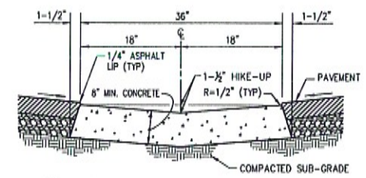
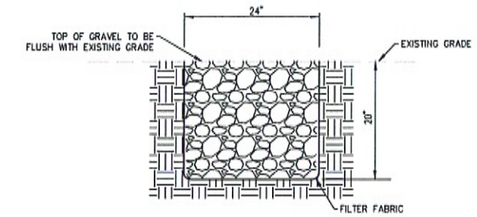
6" CURB & 18" GUTTER DETAIL (2)
NOT TO SCALE



1. BOTTOM OF CURB TO BE SET ON COMPACTED SUB-GRADE OR NATURAL UNDISTURBED SOIL.
2. FINISH ALL EXPOSED CONCRETE SURFACES SMOOTH.
3. PROVIDE 1/2" EXPANSION JOINTS @ 25' O.C. MAXIMUM AT CURVES, TANGENTS AND CORNERS.
4. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREEN BOOK) AND THE SPECIFIC REQUIREMENTS OF THE GOVERNING AGENCY.

36" WIDE GUTTER DETAIL (9)
NOT TO SCALE

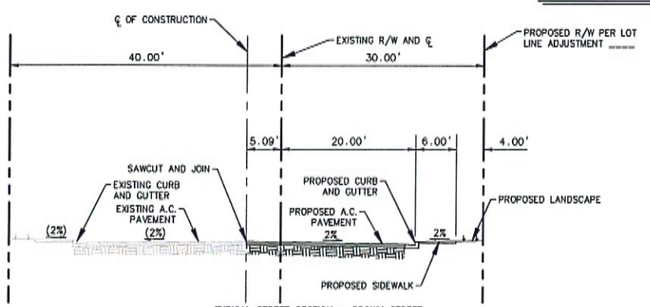


GRAVEL TRENCH DETAIL (15)
(LOCATION WHERE SHOWN ON PLAN)
NOT TO SCALE

BIORETENTION WITH UNDERDRAIN TYPICAL VIEW (10)
NOT TO SCALE

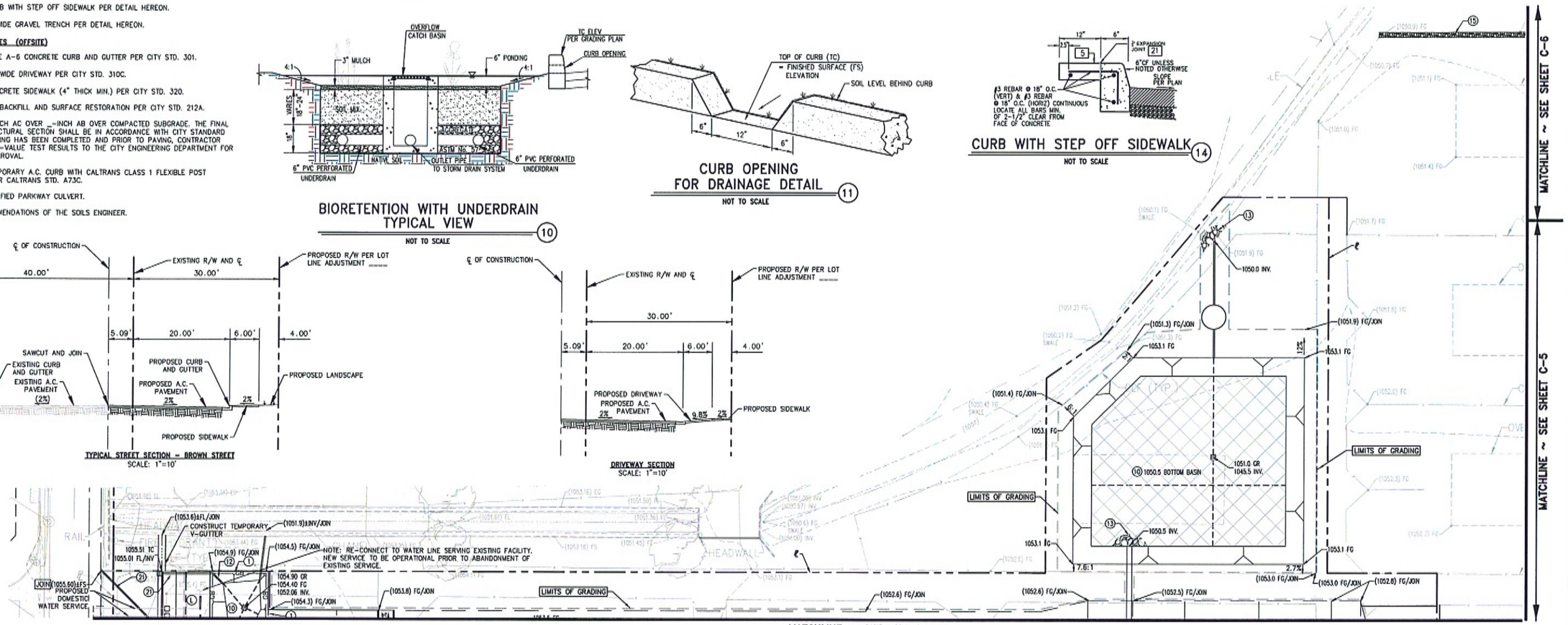
CURB OPENING FOR DRAINAGE DETAIL (11)
NOT TO SCALE

CURB WITH STEP OFF SIDEWALK (14)
NOT TO SCALE



TYPICAL STREET SECTION – BROWN STREET
SCALE: 1"=10'

DRIVEWAY SECTION
SCALE: 1"=10'



NOTICE TO CONTRACTOR

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20 10 0 20 40 60
SCALE: 1"=20'

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

Underground Service Alert
Call TOLL FREE
1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

"AS BUILT"
THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.
ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER No. 75205 CIVIL STATE OF CALIFORNIA

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

8-26-19

SHEET C-4 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

CONCEPTUAL GRADING PLAN AND DETAILS
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

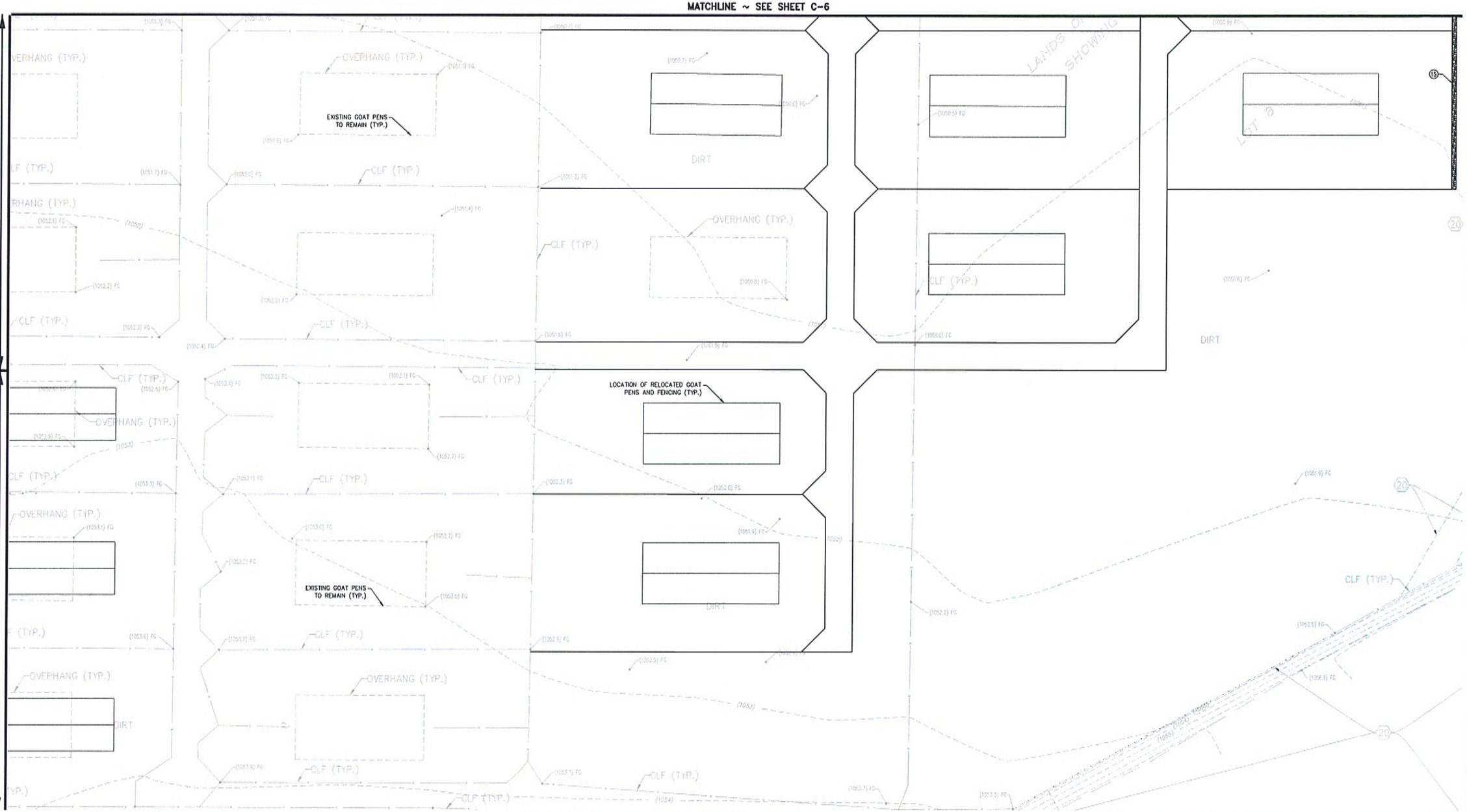
APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDB
FIELD BK:
PROJECT NO. NTB17050
DRAWING NO.

MATCHLINE ~ SEE SHEET C-6

MATCHLINE ~ SEE SHEET C-4

MATCHLINE ~ SEE SHEET C-3



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NOTE

1. SEE SHEET C-1 FOR LEGEND.
2. SEE SHEET C-4 FOR CONSTRUCTION NOTES.

20 10 0 20 40 60

SCALE: 1"=20'

THIS PLAN IS:

PRELIMINARY

(NOT FOR CONSTRUCTION)

Underground Service Alert
Call TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
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ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

REGISTERED PROFESSIONAL ENGINEER DOUGLAS K. BY WEST No. 75205 Civil STATE OF CALIFORNIA

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

PLAN PREPARED BY:

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Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

8-26-19

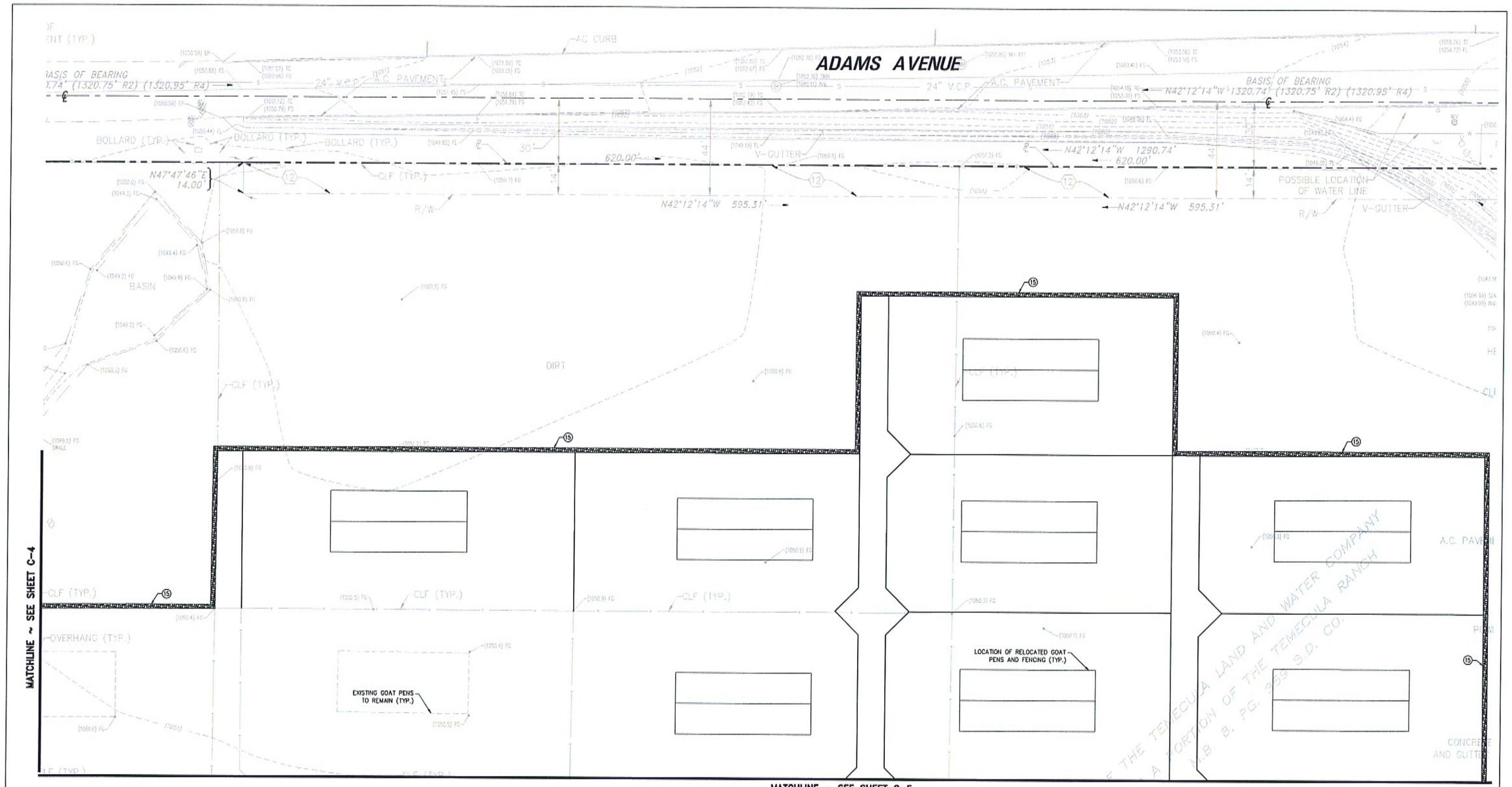
SHEET C-5 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

CONCEPTUAL GRADING PLAN AND DETAILS
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDB
FIELD BK:
PROJECT NO. NTB17050
DRAWING NO.

murrieta title sheet.dwg



NOTE
1. SEE SHEET C-1 FOR LEGEND.
2. SEE SHEET C-4 FOR CONSTRUCTION NOTES.

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20 10 0 20 40 60

SCALE: 1"=20'

THIS PLAN IS:

PRELIMINARY

(NOT FOR CONSTRUCTION)

Underground Service Alert
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1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
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PLAN CHECK ENGR. NAME TYPED DATE
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RCE NO.

"AS BUILT"

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ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER JOSEPH C. TRUXAW No. 75205 CIVIL STATE OF CALIFORNIA

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

PLAN PREPARED BY:

JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
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PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

8-26-19

SHEET C-6 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

CONCEPTUAL GRADING PLAN AND DETAILS
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOELING DATE
CITY ENGINEER RCE 63056

DWN BY: KOL
CHKD BY: CDB
FIELD BK:
PROJECT NO. NTB17050
DRAWING NO.

CONSTRUCTION NOTES

(21) CONSTRUCT 24-INCH X 24-INCH SQUARE CATCH BASIN PER DETAIL HEREON.

(22) CONSTRUCT MANHOLE.

(23) STENCIL "NO DUMPING - ONLY RAIN DOWN THE STORM DRAIN" IN A CONTRASTING COLOR TRAFFIC PAINT ON PAVING ADJACENT TO GRATED INLET PER DETAIL HEREON.

(24) PLACE 4-INCH PERFORATED DRAIN PIPE IN CASE OF STANDING WATER PROBLEMS.

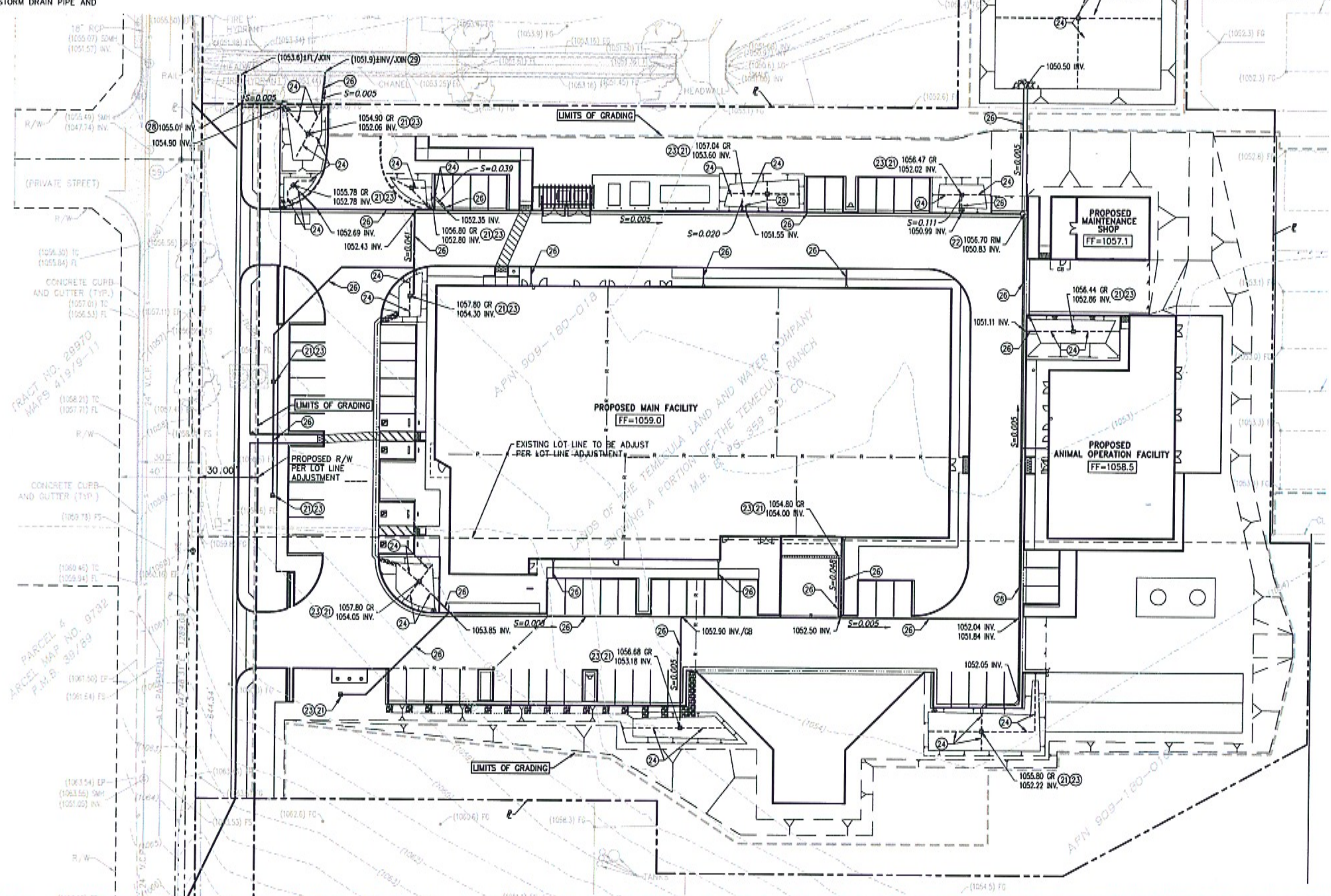
(25) CONSTRUCT STORM DRAIN LIFT STATION PER DETAIL HEREON.

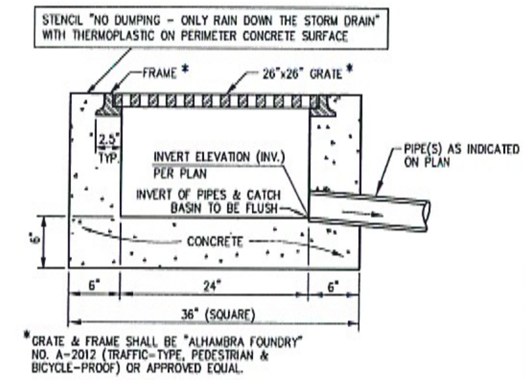
(26) PLACE _-INCH PVC (SDR-35) STORM DRAIN PIPE. PIPE BEDDING AND BACKFILL TO CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.

(27) CONSTRUCT 12-INCH X 12-INCH SQUARE CATCH BASIN PER DETAIL HEREON.

(28) CONSTRUCT MODIFIED PARKWAY CULVERT.

(29) CORE DRILL EXISTING CONCRETE CHANNEL TO ACCEPT STORM DRAIN PIPE AND CONNECT WITH WATER TIGHT MORTAR SEAL.





*CRATE & FRAME SHALL BE "ALHAMBRA FOUNDRY" NO. A-2012 (TRAFFIC-TYPE, PEDESTRIAN & BICYCLE-PROOF) OR APPROVED EQUAL.

24"x24" CONCRETE CATCH BASIN BOX (21)

NOT TO SCALE

"NO DUMPING" STENCIL (23)

NOT TO SCALE

STENCIL "NO DUMPING - DRAINS TO OCEAN" WITH THERMOPLASTIC ON PERIMETER CONCRETE SURFACE

NOTE

1. SEE SHEET C-1 FOR LEGEND.

30 15 0 30 60 90

SCALE: 1"=30'

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ENGINEER OF WORK DATE

RCE NO. EXPIRATION DATE

Underground Service Alert
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1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTON:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

SCALE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
265 S. ANITA DRIVE, SUITE 111
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE

ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

8-26-19

SHEET C-7

CITY OF MURRIETA
ENGINEERING DEPARTMENT

SHEETS C-9

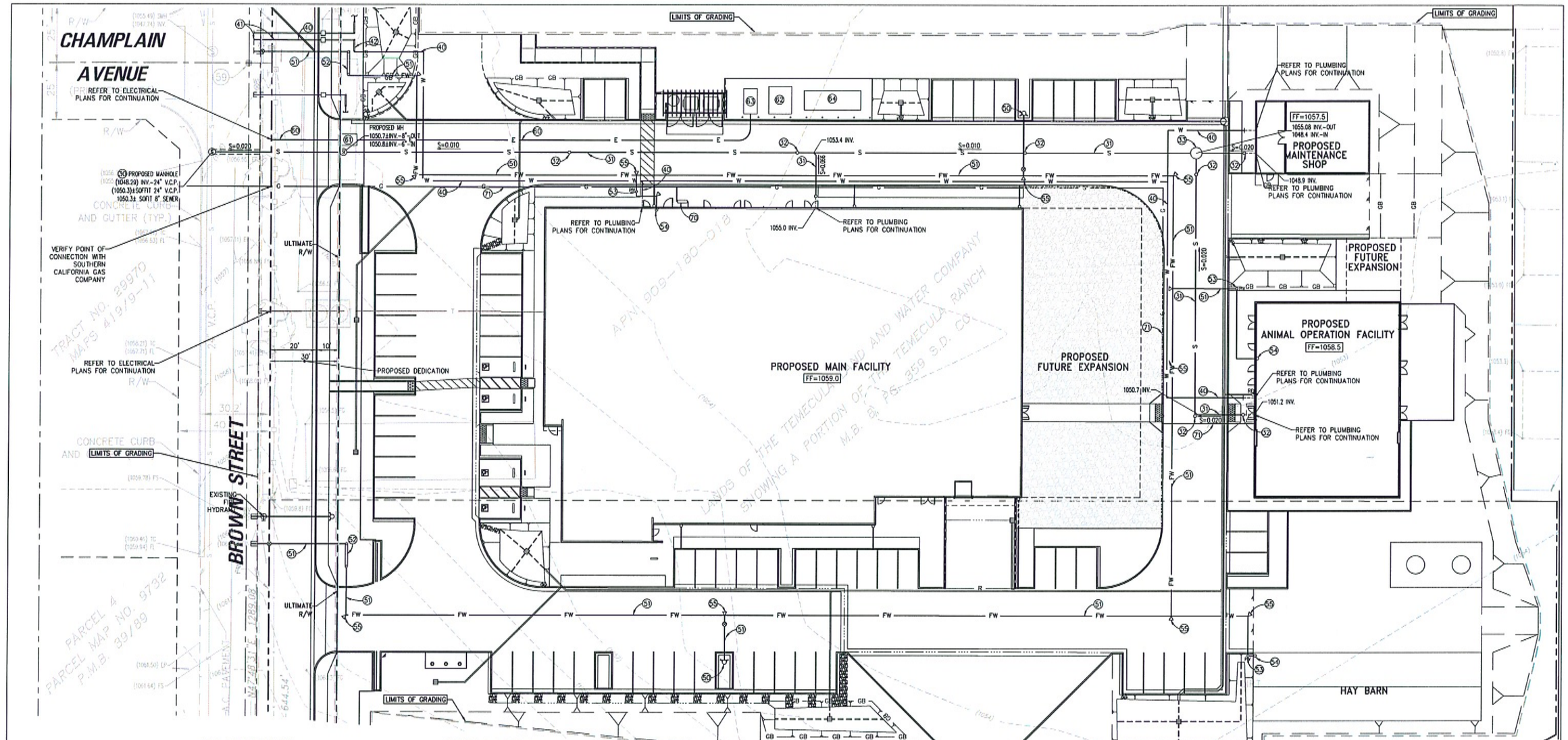
CONCEPTUAL STORM DRAIN PLAN
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDB
FIELD BK:

PROJECT NO. NTB17050

DRAWING NO.



SEWER CONSTRUCTION NOTES

(30) CONNECT _-INCH SEWER PIPE TO 24-INCH SEWER MAIN PER CITY OF MURRIETA REQUIREMENTS.

(31) PLACE _-INCH PVC SEWER PIPE PER CPC REQUIREMENTS. PIPE BEDDING AND BACKFILL TO CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.

(32) CONSTRUCT _-INCH CLEANOUT PER SPPCW STD. 204-2. PROVIDE TRAFFIC RATED FRAME AND COVER WHEN LOCATED IN TRAFFIC AREA.

(33) SEWER LIFT STATION PER PLUMBING PLANS.

WATER CONSTRUCTION NOTES

(40) PLACE _-INCH PVC WATER LINE.

(41) INSTALL _-INCH METER AND SERVICE.

(42) INSTALL _-INCH REDUCED PRESSURE BACKFLOW ASSEMBLY.

FIRE WATER CONSTRUCTION NOTES

(50) INSTALL FIRE HYDRANT ASSEMBLY.

(51) PLACE _-INCH FIRE SERVICE.

(52) INSTALL _-INCH DOUBLE DETECTOR CHECK ASSEMBLY.

(53) INSTALL POST INDICATOR VALVE.

(54) INSTALL STAINLESS STEEL FIRE RISER AND FIRE STANDPIPE (BY FIRE SPRINKLER DESIGNER) TO INCLUDE UL-APPROVED FIRE DEPARTMENT CONNECTION.

(55) CONSTRUCT CONCRETE THRUST BLOCK.

ELECTRICAL CONSTRUCTION NOTES

(60) ELECTRICAL CONDUIT PER SOUTHERN CALIFORNIA EDISON REQUIREMENTS. (SEE ELECTRICAL PLANS)

(61) MANHOLE PER SOUTHERN CALIFORNIA EDISON REQUIREMENTS. (SEE ELECTRICAL PLANS.)

(62) ELECTRICAL TRANSFORMER PER SOUTHERN CALIFORNIA EDISON REQUIREMENTS. (SEE ELECTRICAL PLANS)

(63) ELECTRICAL SWITCHGEAR PER SOUTHERN CALIFORNIA EDISON REQUIREMENTS. (SEE ELECTRICAL PLANS)

(64) OUTDOOR GENERATOR PER ELECTRICAL PLANS.

GAS CONSTRUCTION NOTES

(70) GAS METER PER APPROVED PLUMBING PLANS.

(71) INSTALL GAS LINE (BY GAS COMPANY FORCES)

THIS PLAN IS:

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8-26-19

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NOTE

1. SEE SHEET 3 FOR LEGEND.

20 10 0 20 40 60

SCALE: 1"=20'

Underground Service Alert
Call TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

"AS BUILT"

THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.

ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

REGISTERED PROFESSIONAL ENGINEER JOSEPH C. TRUXAW No. 75205 CIVIL STATE OF CALIFORNIA

SCALE
HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVENUE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0106

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

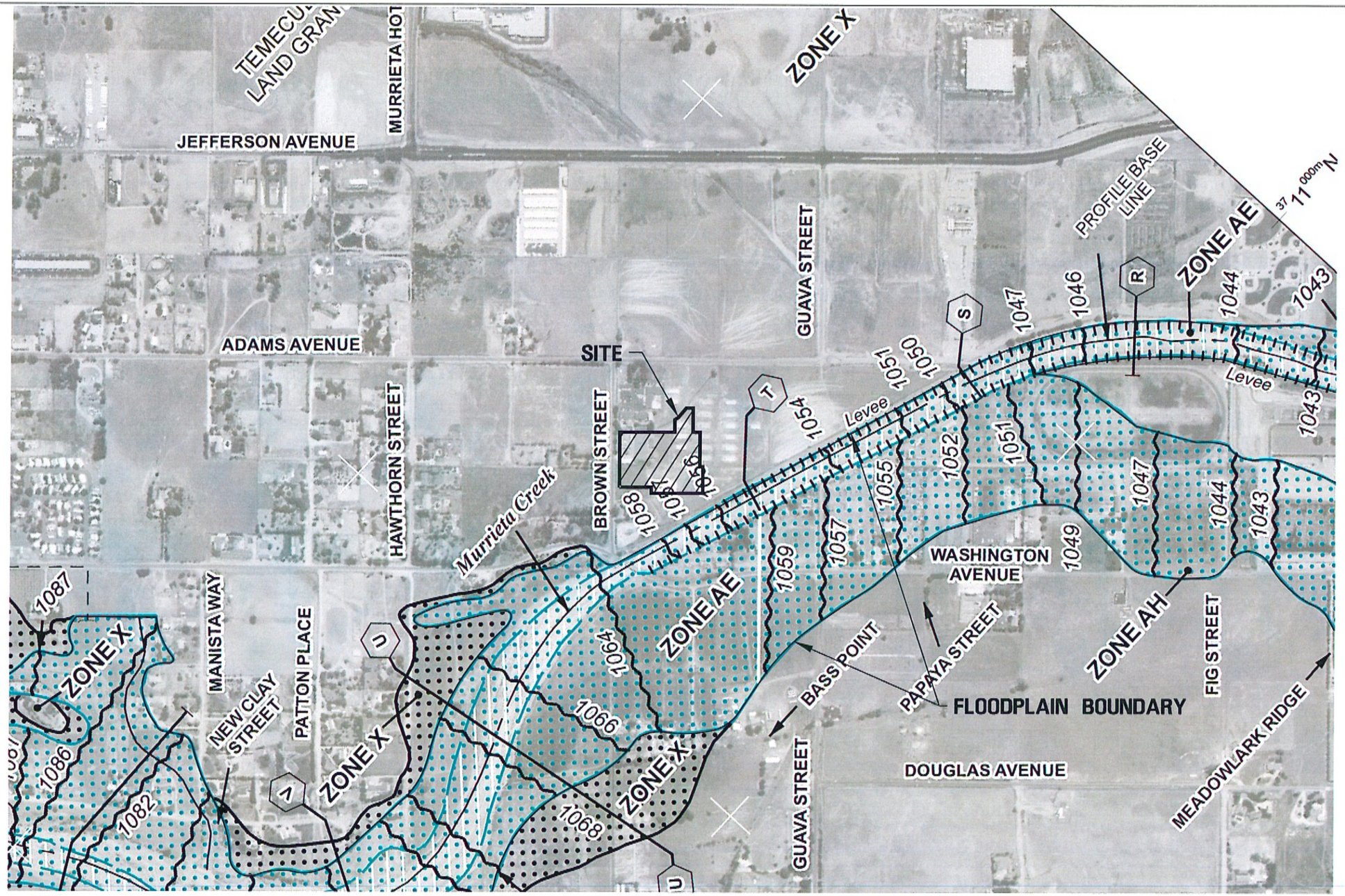
SHEET C-8 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

CONCEPTUAL UTILITY PLAN
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHLING DATE
CITY ENGINEER RCE 63056

DWN BY: KDL
CHKD BY: CDR
FIELD BK:
PROJECT NO. NTB17050
DRAWING NO.

murrieta title sheet.dwg



LEGEND

SITE

REFERENCE MAP
FLOOD INSURANCE RATE MAP NO. 06065C2715G
EFFECTIVE DATE: AUGUST 28, 2008

300 150 0 300 600 900
SCALE: 1"=300'

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

"AS BUILT"
THE RECEIPT OF AS-BUILT PLANS AND CITY'S ACCEPTANCE THEREOF DOES NOT ABSOLVE THE ENGINEER OF WORK OF ANY RESPONSIBILITY FOR THE PROJECT DESIGN.
ENGINEER OF WORK DATE
RCE NO. EXPIRATION DATE

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Call TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK
DESCRIPTION:
LOCATION:
RECORDED:
ELEVATION: DATUM:

APPROVED FOR SIGNATURE
PLAN CHECK ENGR. NAME TYPED DATE
PLAN CHECK FIRM
RCE NO.

REGISTERED PROFESSIONAL ENGINEER
JOSEPH C. TRUXAW
No. 75205
CIVIL
STATE OF CALIFORNIA

SCALE
HORIZONTAL
AS NOTED
VERTICAL
AS NOTED

PLAN PREPARED BY:
JOSEPH C. TRUXAW AND ASSOCIATES, INC.
Civil Engineers & Land Surveyors
1915 W. ORANGEWOOD AVENUE, SUITE 101
ORANGE, CA 92868
PHONE: (714) 935-0265
FAX: (714) 935-0108

PREPARED BY DATE
ENGR. NAME TYPED
RCE NO. 75205 EXP. DATE 12-31-19

DATE	INITIAL	REVISION DESCRIPTION	SHT. NO.	DATE	INITIAL
ENGINEER OF WORK				CITY APPROVAL	

8-26-19

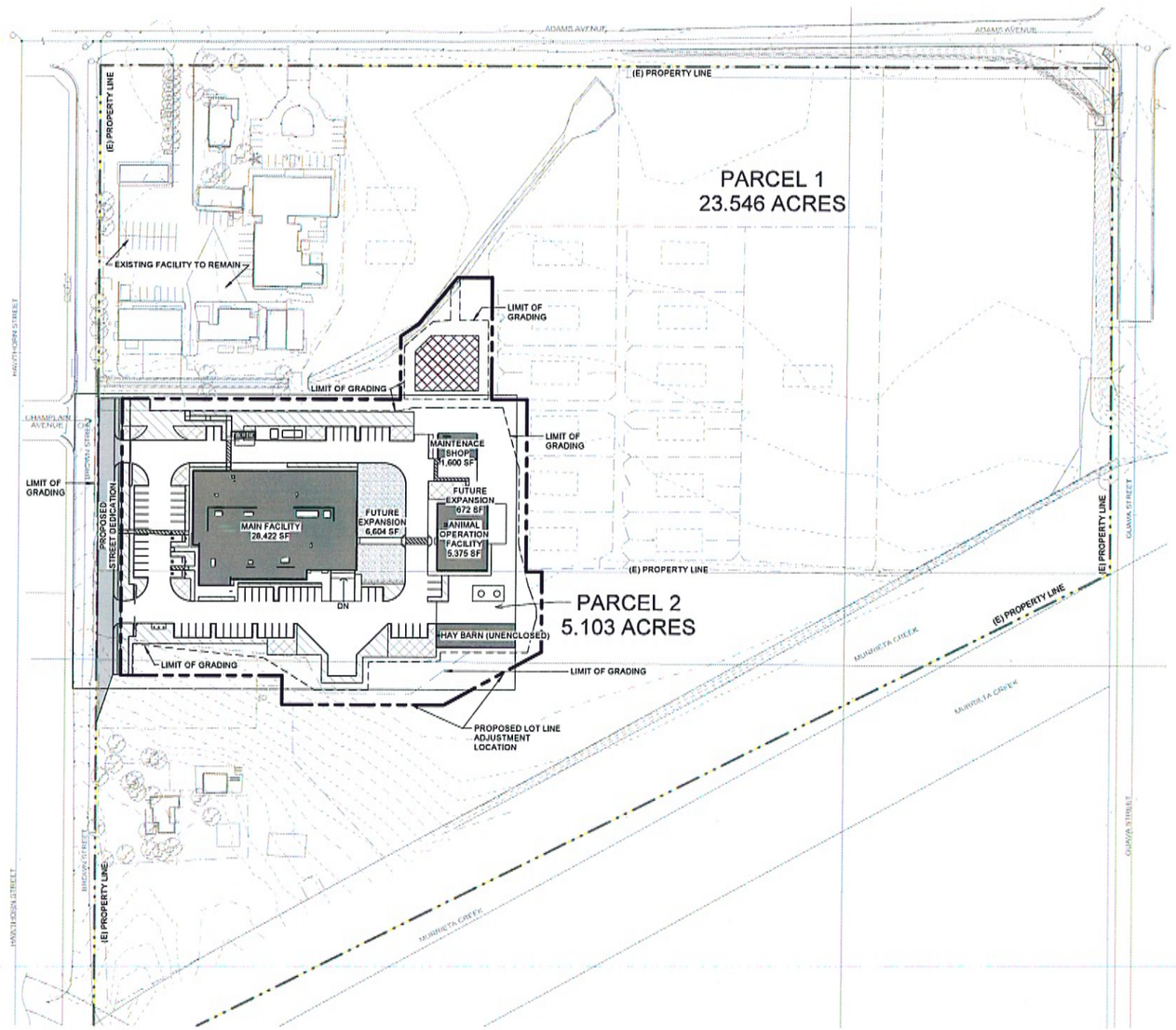
SHEET C-9 | CITY OF MURRIETA ENGINEERING DEPARTMENT | SHEETS C-9

FLOOD ZONE EXHIBIT
LOT 8 OF THE LANDS OF THE TEMECULA LAND AND WATER COMPANY
SHOWING A PORTION OF THE TEMECULA RANCH

APPROVED
ROBERT K. MOEHL, ING DATE
CITY ENGINEER RCE 63056

DWN BY: KRL
CHKD BY: CDB
FIELD BK:

PROJECT NO. NTB17050
DRAWING NO.



0' 40' 80' 160'

N

Overall Site Plan

SCALE: 1" = 80'-0"

1

DEVELOPMENT PLAN NOTES

APPLICANT:	NITTOBO AMERICA INC. 25549 ADAMS AVENUE, MURRIETA, CA 92562 TEL: (951) 677-9184
LAND OWNER:	NITTOBO AMERICA INC. 25549 ADAMS AVENUE, MURRIETA, CA 92562 TEL: (951) 677-9184
EXHIBIT PREPARER:	KAJIMA ASSOCIATES INC. 250 E. 1ST STREET, SUITE 400, LOS ANGELES, CA 90012 TEL: (323.881.2597
APN:	909180018 (25549 ADAMS AVENUE) 909180010 (41950 BROWN STREET)
PROJECT DESCRIPTION:	SEE SHEET A0.1
LEGAL DESCRIPTION:	SEE SHEET C-2
TOTAL ACREAGE OF PROPERTY:	222,274 SF / 5.103 ACRES
EXISTING ZONING:	BUSINESS PARK (BP)
PROPOSED ZONING:	BUSINESS PARK (BP)
EXISTING ZONING OF PROPERTY IMMEDIATELY SURROUNDING SUBJECT PROPERTY	SEE SHEET C-2
CAL GREEN REQ'MNTS:	NEW BUILDINGS 10,000 SF OR MORE ARE SUBJECT TO BUILDING COMMISSIONING OWNER PROJECT REQUIREMENTS (OPR)
UTILITY PROVIDERS:	SEE SHEET C-2
NEW LOT SIZES:	PARCEL 1 1025,679 SF OR 23.546 ACRES PARCEL 2 222,274 SF OR 5.103 ACRES

LEGEND

PROPOSED LANDSCAPE AREA	EVCS	ELECTRICAL VEHICLE CHARGING STATION (FUTURE)
PROPOSED BIORETENTION BASIN AREA	CA	CLEAN AIR VANPOOL / EV
PROPOSED GRAVEL AREA FOR FUTURE EXPANSION		
PROPOSED AREA OF STREET DEDICATION		

KAJIMA ASSOCIATES INC.

ARCHITECTURE • PLANNING • INTERIORS

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265 S. ANITA DRIVE, SUITE 111, ORANGE, CA 92868

STRUCTURAL ENGINEER
BUSHRA, TSAI, INC.
22564 W. WOODLAND DRIVE, ANAHEIM, CA 92801

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
ME ENGINEERS
10113 JEFFERSON BOULEVARD, CULVER CITY, CA 90232

LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

SEAL:

DATE	#	REMARKS	ISSUANCE:
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07. 17. 19.	3	DP 3RD SUBMITTAL	
08. 22. 19.	4	DP 4TH SUBMITTAL	
08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

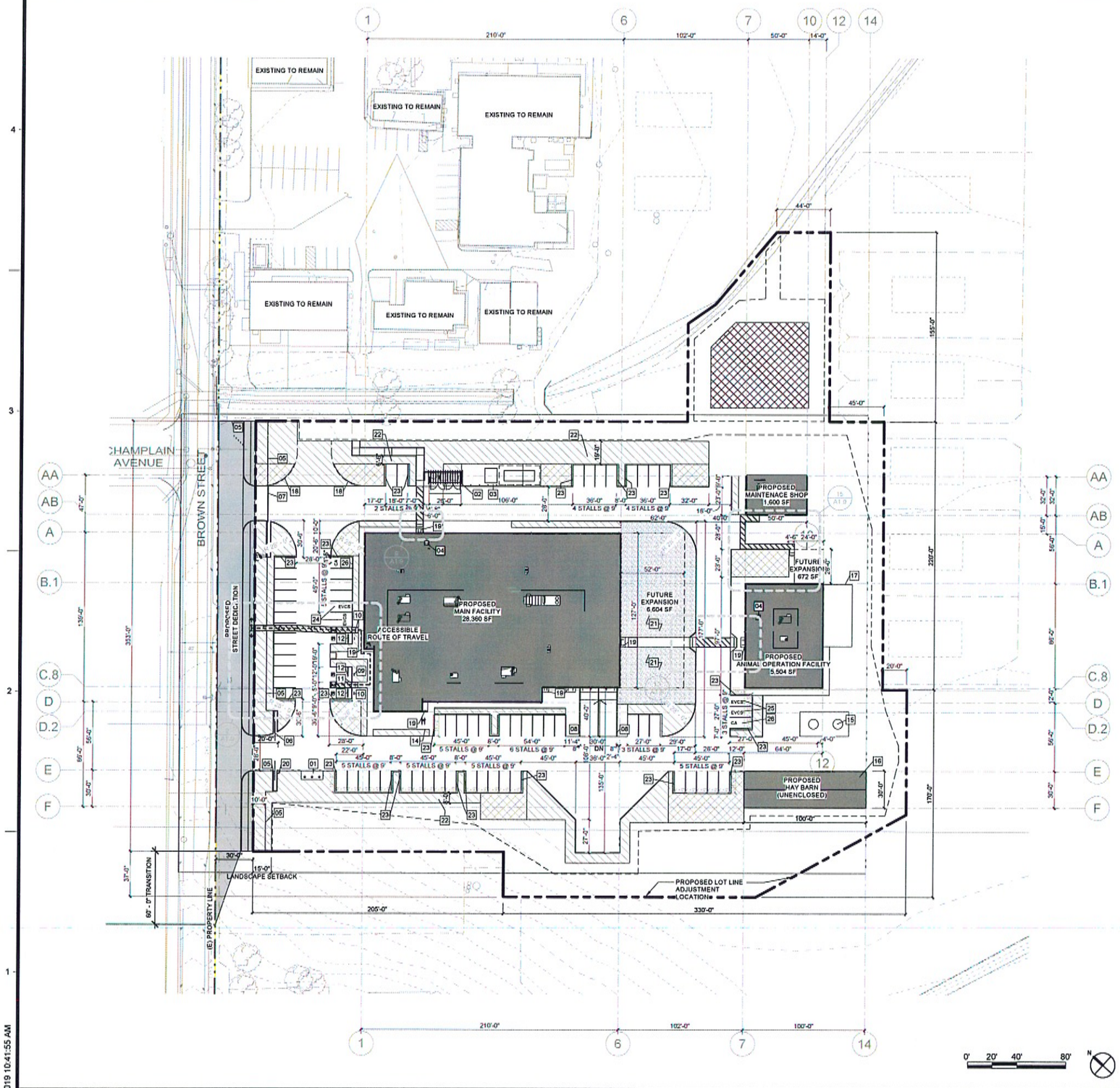
SHEET TITLE:
Overall Site Plan

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:
A1.1

NOT FOR CONSTRUCTION

PRINTED ON: 8/22/2019 10:41:48 AM



Site Plan

SCALE: 1" = 40'-0"

PRINTED ON: 8/22/2019 10:41:55 AM

GENERAL NOTES

1. PROVIDE ACCESSIBLE PARKING SIGNAGE AT EACH ADA PARKING STALLS INCLUDING VAN STALL W/ BREAKAWAY SIGN POSTS AND CONCRETE FOUNDATION. SIGNAGE SHALL BE COMPLY WITH THE LATEST ADA AND CBC AS REQUIRED.

2. PROVIDE UNAUTHORIZED PARKING SIGN AT THE MAIN ENTRANCE WITH BREAKAWAY SIGN POST AND CONCRETE FOUNDATION. SINGAGE SHALL BE COMPLY WITH THE LATEST CBC AS REQUIRED.

3. PROVIDE CONCRETE WHEEL STOPS AT EACH ACCESSIBLE PARKING.

4. PROVIDE ACCESSIBLE CURB RAMPS AND TRUNCATED DOMES AT ADA PARKING. CURB RAMP AND TRUNCATED DOMES SHALL BE COMPLY WITH THE LATEST CBC.

5. TRASH ENCLOSURE SHALL BE COMPLY WITH THE LATEST CITY OF MURRIETA MUNICIPAL CODE. USE 8" X 8" X 16", MEDIUM WEIGHT SPLIT FACE CMU. PROVIDE WOOD TRELLIS AND METAL ROOF UNDER WOOD TRELLIS TO PROTECT RAIN. PROVIDE 6" HIGH CONCRETE CURB AROUND THE DUMPSTER LOCATIONS. PROVIDE CONCRETE APRON IN FRONT OF THE TRASH ENCLOSURE GATES.

6. FOR ALL DESIGNATED PARKING SPACE FOR CLEAN AIR VEHICLES. PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: "CLEAN AIR/ VAN POOL/ EV." CGBSC 5.106.5.2.1

7. AT CONSTRUCTION, MINIMUM 1 INCH CONDUIT (40 AMPS) WILL BE REQUIRED TO BE INSTALLED TO THE "FUTURE" EVCS PARKING SPACES WHICH WILL SUPPLY "FUTURE" CIRCUIT WIRING FOR ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE). FOR MULTIPORT EVCS, INSTALL MINIMUM 2 (TWO) - 40 AMP CIRCUITS WIRING AND CONDUIT AS NECESSARY.

8. PRIVATE SEWAGE DISPOSAL SYSTEM TANKS, LEACH LINE, AND POTABLE WATER WELLS ARE NOT WITHIN THE AREA OF PROPOSED NEW DEVELOPMENT.

9. RETAINING WALLS WILL BE UNDER SEPARATE PERMIT

10. SEE A1.9 FOR ENLARGED PLANS

PARKING CALCULATION

FACILITY	PROPOSED SF	FUTURE EXPANSION SF	TOTAL SF	PARKING RATE		PARKING REQUIRED
MAIN FACILITY	28,360	6,604	34,964	MANUFACTURING	2 / TSF FOR FIRST 25 TSF THEN 1 / TSF THEREAFTER [1,2]	59.9
ANIMAL OPERATIONS	5,504	672	6,176	WAREHOUSE	1 / TSF FOR FIRST 20 TSF THEN 1 / 2,000 SF THEREAFTER [1]	6.2
SHOP	1,600	-	1,600	WAREHOUSE	1 / TSF FOR FIRST 20 TSF THEN 1 / 2,000 SF THEREAFTER [1]	1.6
HAYBARN	3,000	-	3,000	STORAGE ONLY. NO PARKING REQUIRED		-
TOTAL REQ'D	38,464	7,276	45,740			67.7
TOTAL PROVIDED						68

SF = SQUARE FEET, TSF = THOUSAND SQUARE FEET

[1] MURRIETA MUNICIPAL CODE SECTION 16.34.

[2] OFFICE SPACE COMPRISING 20% OR LESS OF THE TOTAL GROSS FLOOR AREA IS CLASSIFIED AS "INCIDENTAL."
PARKING BEYOND 20% SHALL BE CALCULATED SEPARATELY FOR "OFFICE:.
OFFICE SPACE WOULD COMPRISE 20% OF THE TOTAL PRODUCTION AREA (MAIN FACILITY AND ANIMAL OPERATIONS) SEE A1.9 FOR BREAKDOWN

REQUIRED NUMBER OF ADA PARKING STALLS - (PER SECTION 1129B OF UBC) -	3 SPACES
REQUIRED NUMBER OF CLEAN AIR VEHICLE DESIGNATED SPACE (PER TABLE 5.106.5.2 OF CGBSC : 51-75 SPACES = 6 SPACES)	6 SPACES
REQUIRED NUMBER OF EVCS (FUTURE) SPACES (PER TABLE 5.106.5.3.3 OF CGBSC : 51-75 SPACES = 4 SPACES)	4 SPACES

LEGEND

- PROPOSED LANDSCAPE AREA
- PROPOSED BIORETENTION BASIN AREA
- PROPOSED GRAVEL AREA FOR FUTURE EXPANSION
- PROPOSED AREA OF STREET DEDICATION
- EVCS — ELECTRICAL VEHICLE CHARGING STATION (FUTURE)
- CA — CLEAN AIR / VANPOOL / EV

KEYNOTES

01 PROVIDE (3) FLAG POLES & CONCRETE PLATFORM W/ FLAG POLE FOUNDATION PROVIDE EXTERIOR FLOOR MOUNTED LED LIGHTING FIXTURES
02 PROVIDE SPLIT-FACE CMU TRASH ENCLOSURE WITH WOOD TRELLIS, (2) METAL GATES, CONCRETE APRON (LOADING PAD). SEE 2/A4.0
03 PROVIDE CONCRETE PLATFORM FOR ELECTRIC TRANSFORMERS & GENERATOR AND 9" Φ X 48" HIGH CONCRETE FILLED STEEL BOLLARDS AT PERIMETER OF PLATFORM. EQUIPMENT TO BE SCREENED PER CMMC 16.18.120. SIMILAR TO TRASH ENCLOSURE USING SPLIT-FACE CMU AND LOUVERED SCREENS
04 PROVIDE 30"X30" ALUMINUM ROOF HATCH & GUARD RAIL
05 5' HIGH BLACK STEEL FENCE
06 MANUAL SLIDING GATE, DESIGN SHALL MATCH FENCE
07 AUTOMATIC SLIDING GATE FOR EMERGENCY FIRE ACCESS PURPOSES ONLY, GATE TO BE EQUIPED WITH A KNOX KEY SWITCH AND STROBE SENSORS ON BOTH SIDES OF GATE. DESIGN SHALL MATCH FENCE
08 8" THICK X 4' HIGH AFF CONCRETE WALL AT LOADING DOCK
09 ADA VAN PARKING SIGNAGE W/ BREAKAWAY POST
10 ADA PARKING SIGNAGE W/ BREAKAWAY POST
11 ACCESSIBLE CURB RAMP W/ TRUNCATED DOMES & GROOVE
12 7' LONG CONCRETE WHEEL STOP
13 NOT USED
14 IN-GROUND TYPE, 3 LOOP BIKE RACK
15 (2) TANKS AND CONCRETE PAD (TANKS FOR GOAT FEEDER)
16 30' WIDE X 100' LONG HAY BARN (CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL (STEEL)
17 OUTSIDE CAGE FENCE (NIC)
18 FUTURE DRIVEWAY
19 WALL MOUNTED METAL CANOPIES
20 UNAUTHORIZED PARKING SIGN (TOW-AWAY SIGN) W/ BREAKAWY POST
21 GRAVEL AT FUTURE EXPANSION AREA
22 LANDSCAPE PERIMETER (MIN. 5FT)
23 STEP OUT CURBS WITH A MINIMUM 12 INCH WIDE WIDTH
24 FUTURE EVCS PARKING SPACE (SINGLE CHARGING)
25 FUTURE EVCS PARKING SPACE (MULTIPLE CHARGING)
26 CLEAN AIR VEHICLE PARKING SPACE

KAJIMA ASSOCIATES INC.

ARCHITECTURE • PLANNING • INTERIORS

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ME ENGINEERS
10113 JEFFERSON BOULEVARD, CULVER CITY, CA 90232

LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17592 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

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08. 26. 19.	5	DP 5TH SUBMITTAL	

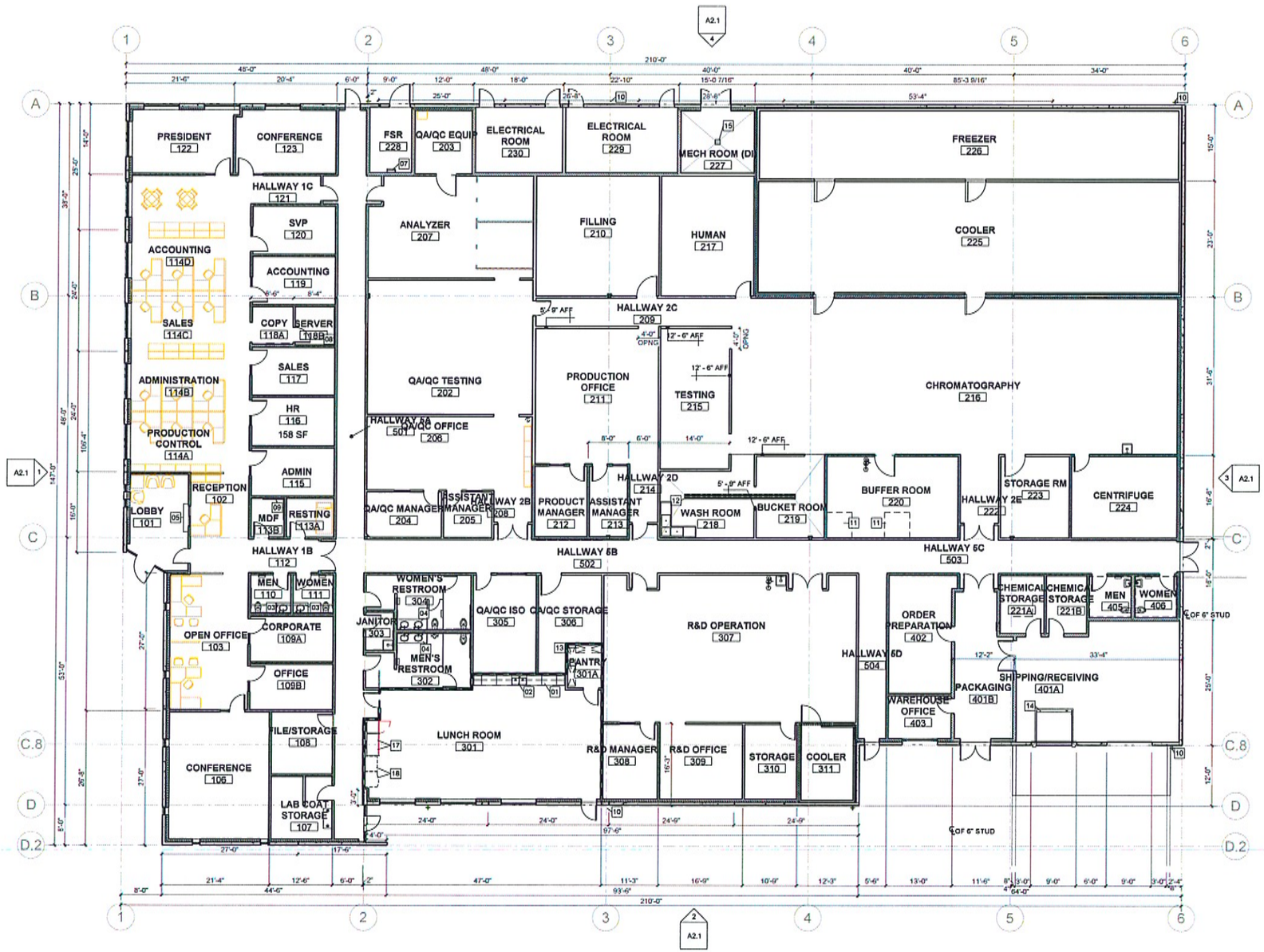
PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Site Plan

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:
A1.2

NOT FOR CONSTRUCTION



Main Facility Floor Plan

SCALE: 3/32" = 1'-0"

PRINTED ON: 8/22/2019 10:42:03 AM

LEGEND & WALL TYPES

- CONCRETE TILT UP WALL, SEE STRUCT
- 8"X 8" X 16", MEDIUM WEIGHT, CONCRETE MASONRY UNIT
- INSULATED METAL PANEL (IMP) FOR COLD STORAGE
- INSULATION, SEE WALL TYPES
- 4'-0" HIGH EPOXY WAINSCOTING, SEE SCHED
- PROPOSED EMERGENCY EYE WASH & SHOWER, SEE PLUMB
- PROPOSED CEILING MOUNTED EMERGENCY SHOWER, SEE PLUMB
- WIREMOLD 2 OUTLET EACH SPACED 2'-0" O.C. @ +48" AFF UON
- SINGLE 230V OUTLET
- 120V DUPLEX OUTLET + DATA/VOICE PORT @ +18" AFF UON
- CONVENIENCE 120V DUPLEX OUTLET @ +18" AFF UON
- 120V DUPLEX OUTLET WITH GFCI @ +48" AFF UON
- 120V DUPLEX OUTLET @ +18" AFF UON

KEYNOTES

01. PROVIDE 24" DEEP X 18'-6" LONG, 4" HIGH BACKSPLASH, CORIAN COUNTERTOP WITH PLASTIC LAMINATED FINISH UPPER & BASE CABINETS
02. PROVIDE STAINLESS STEEL, DOUBLE BOWL, UNDERMOUNT ADA KITCHEN SINK & DECK MOUNT, SINGLE HANDLE PULL-DOWN KITCHEN FAUCET.
03. PROVIDE 24" DEEP X 3' LONG, 4" HIGH BACKSPLASH, CORIAN COUNTERTOP W/ UNDERMOUNT LAVATORY SINK. PROVIDE CONCEALED STEEL ANGLE BRACKETS
04. PROVIDE 24" DEEP X 6' LONG, 4" HIGH BACKSPLASH, CORIAN COUNTERTOP W/ UNDERMOUNT LAVATORY SINK, PROVIDE CONCEALED STEEL ANGLE BRACKETS
05. PROVIDE 12" DEEP OVERHANG X 5'-6" LONG, SOLID QUARTZ COUNTERTOP @ LOBBY, 34" AFF, TYP. PROVIDE CONCEALED STEEL ANGLE BRACKETS
06. 12" X 18" METAL LOCKERS AND 20" DEEP X 48" LONG FLOOR MOUNTED METAL BENCH (NIC)
07. 24 WIDE MINIMUM ALUMINUM ROOF ACCESS LADDER W/ SAFETY POST
08. 8' HIGH TELEPHONE BOARD X WALL LENGTH. PAINT TO MATCH ADJACENT
09. 4'W X 8' HIGH TELEPHONE BOARD (TOTAL 2). PAINT TO MATCH ADJACENT
10. EXPOSED ROOF DRAIN PIPE (TOTAL 4) FASTEN TO WALL. PAINT TO MATCH ADJACENT
11. 48" x 60" RECESSED STAINLESS STEEL SCALE W/ SUMP PIT
12. 12" WIDE FLOOR TRECH DRAIN W/ STAINLESS STEEL GRATING, 2% MAX SLOPE TO DRAIN
13. 18" DEEP METAL SHELF (NIC)
14. HYDRAULIC DOCK LEVELER
15. FLOOR DRAIN, 2% MAXIMUM SLOPE TO DRAIN
16. UTILITY DUCT WAYS/POWER POLE BY LAB FURNITURE (NIC)
17. OUTLETS FOR (2) COMMERCIAL REFRIGERATORS
18. OUTLETS FOR (2) VENDING MACHINES

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08, 26, 19,	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Floor Plan

PROJECT MANAGER:	PROJECT DESIGNER:
KAI	KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:
A1.3

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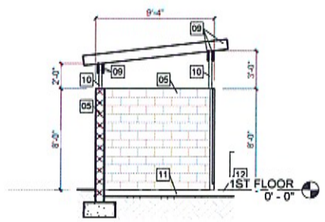
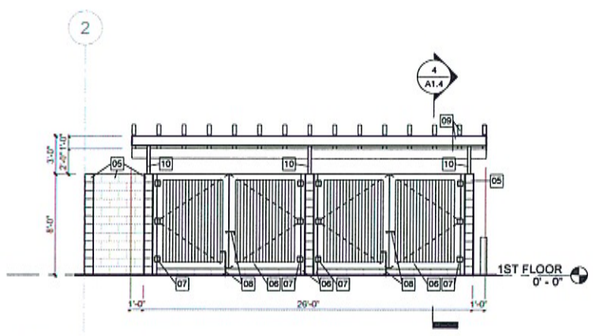


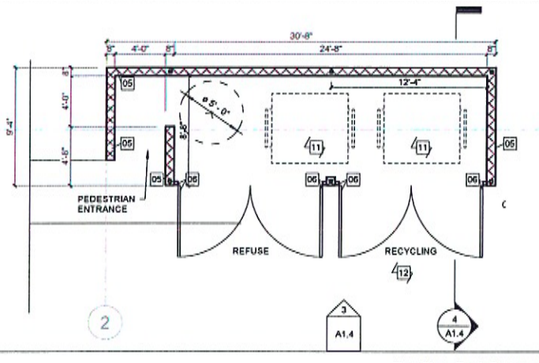
Trash Enclosure Section

SCALE: 3/16" = 1'-0" (4)



Trash Enclosure South Elevation

SCALE: 3/16" = 1'-0" (3)



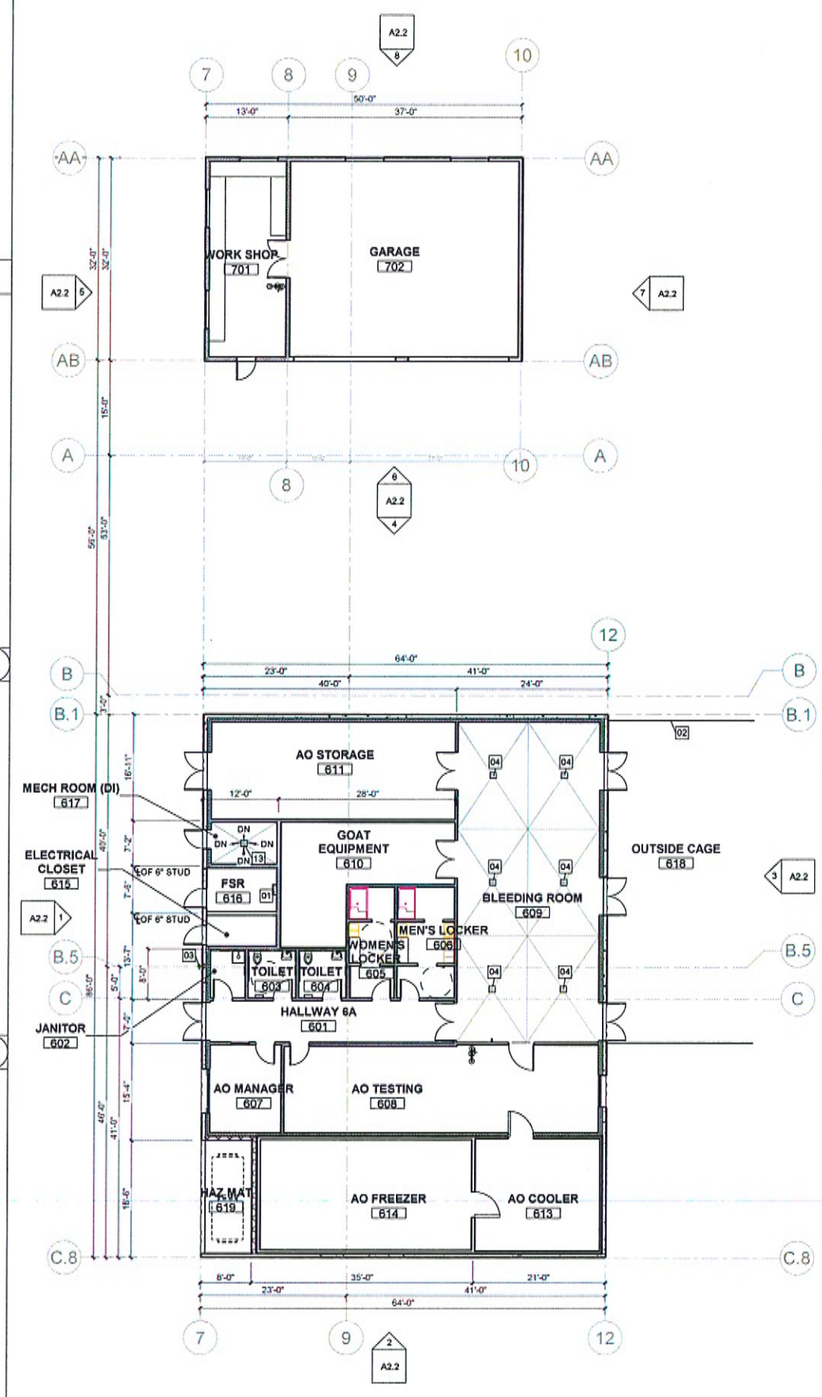
PER CMMC 16.18.150 TABLE 3-2
NONRESIDENTIAL STRUCTURES MINIMUM STORAGE AREAS REQUIRED (SQ. FT.)

BUILDING FLOOR AREA	REFUSE	RECYCLING	TOTAL AREA
20,001-50,000	96	96	192

REFUSE AREA = 8'-8" X 12'-4" = 107 SF
RECYCLING AREA = 8'-8" X 12'-4" = 107 SF
TOTAL STORAGE AREA = 107SF + 107SF = 214 SF

Floor Plan - Trash Enclosure

SCALE: 3/16" = 1'-0" (2)



Floor Plan - Animal Operation Facility & Garage

SCALE: 3/32" = 1'-0" (1)

LEGEND & WALL TYPES

- CONCRETE TILT UP WALL, SEE STRUCT
- 8"X 8" X 16", MEDIUM WEIGHT, CONCRETE MASONRY UNIT
- INSULATED METAL PANEL (IMP) FOR COLD STORAGE
- INSULATION, SEE WALL TYPES
- 4'-0" HIGH EPOXY WAINSCOTING, SEE SCHED
- PROPOSED EMERGENCY EYE WASH & SHOWER, SEE PLUMB
- PROPOSED CEILING MOUNTED EMERGENCY SHOWER, SEE PLUMB
- WIREMOLD 2 OUTLET EACH SPACED 2'-0" O.C. @ +48" AFF UON
- SINGLE 230V OUTLET
- 120V DUPLEX OUTLET + DATA/VOICE PORT @ +18" AFF UON
- CONVENIENCE 120V DUPLEX OUTLET @ +18" AFF UON
- 120V DUPLEX OUTLET WITH GFCI @ +48" AFF UON
- 120V DUPLEX OUTLET @ +18" AFF UON

KEYNOTES

01 24 WIDE MINIMUM ALUMINUM ROOF ACCESS LADDER W/ SAFETY POST
02 OUTSIDE CAGE FENCE (NIC)
03 EXPOSED ROOF DRAIN PIPE FASTEN TO WALL
04 FLOOR DRAIN W/ STAINLESS STEEL GRATING AND STRAINER TO PREVENT SOLID WASTE DISCHARGE, 2% MAX SLOPE TO DRAIN (TOTAL 6)
05 8" X 8" X 16", CONCRETE MASONRY UNIT (SPLIT-FACE), COLOR TO BE SELECTED BY ARCH
06 GALVANIZED STEEL TUBE FRAME (DIAGONAL BRACING & CONTINUOUS WELD AT ALL JOINTS) W/ PREFINISHED CORRUGATED STEEL FACE GATE W/ STEEL JAMB TUBES
07 METAL HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE, TYPICAL
08 SLID BOLT AND CANE BOLT AT EACH GATE
09 PAINTED PRESSURE TREATED WOOD TRELLIS & GIRT
10 PAINTED STEEL TUBE POST W/ BASE PLATE
11 CONCRETE PAD AT TRASH ENCLOSURE
12 CONCRETE APRON IN FRONT OF TRASH ENCLOSURE
13 FLOOR DRAIN, 2% MAXIMUM SLOPE TO DRAIN

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BUSHRA, TSAI, INC.
22564 W. WOODLAND DRIVE, ANAHEIM, CA 92801

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
ME ENGINEERS
10113 JEFFERSON BOULEVARD, CULVER CITY, CA 90232

LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

SEAL:

DATE	#	REMARKS	ISSUANCE:
02. 01. 18.		PRE-APPLICATION REVIEW	
07. 30. 18.	1	DEVELOPMENT PLAN SUBMITTAL	
10. 08. 18.	2	DP 2ND SUBMITTAL	
12. 17. 18.	3	DP 3RD SUBMITTAL	
07. 11. 19.	4	DP 4TH SUBMITTAL	
08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Floor Plan

PROJECT MANAGER:	PROJECT DESIGNER:
KAI	KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:
A1.4

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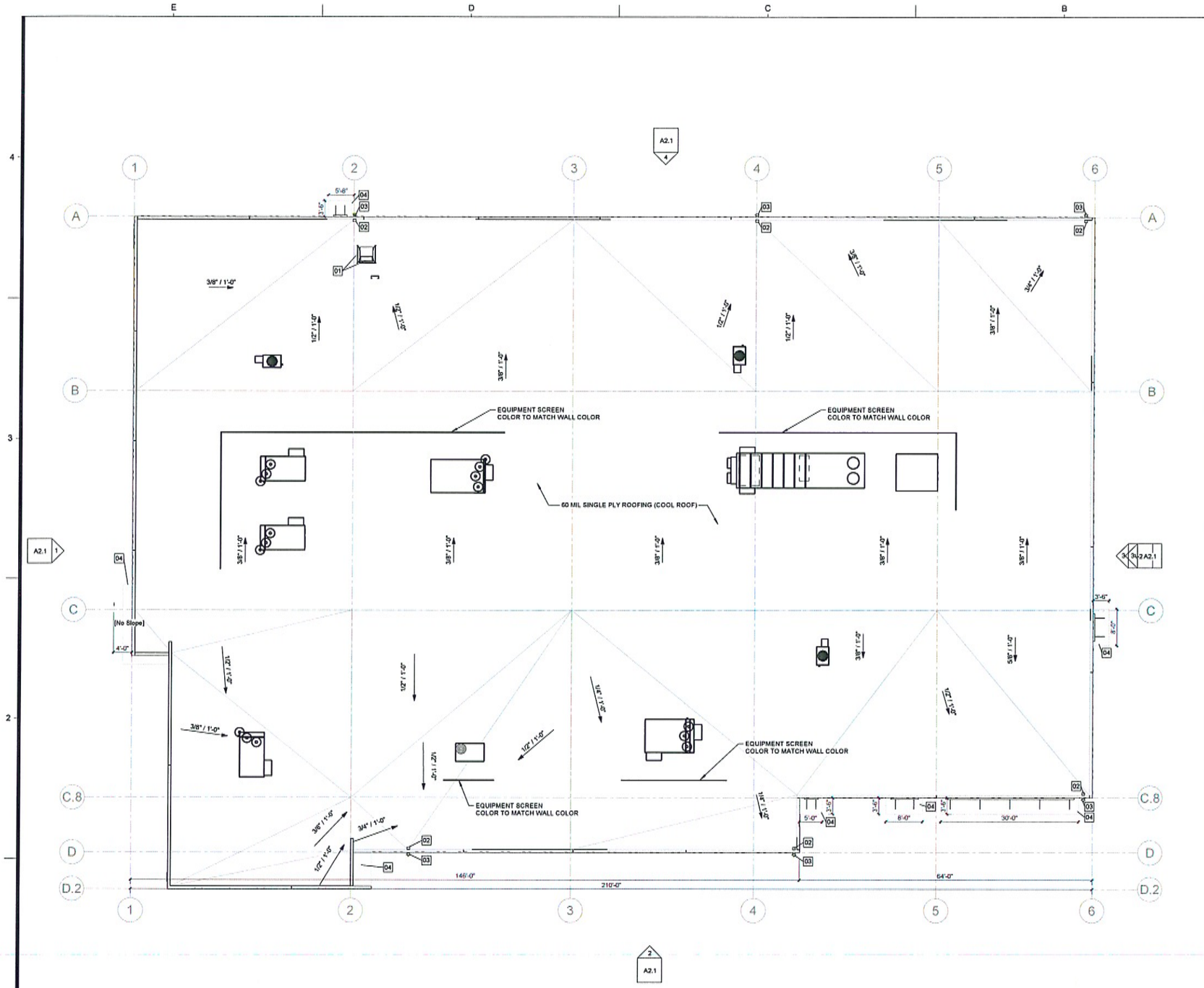

Roof Plan - Main Facility

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. ALL ROOFING PRODUCTS SHALL COMPLY WITH CEC SECTION 140.3
2. CERTIFICATION AND LABELING OF ROOFING PRODUCT REFLECTANCE & EMITTANCE ARE REQUIRED
3. ALL ROOFING SHALL BE COOL ROOF.
4. PROVIDE 36" WIDE MINIMUM WALKING PAD FROM ROOF HATCH TO EACH ROOF TOP EQUIPMENT & PENETRATIONS, TYPICAL.
5. PROVIDE PREFABRICATED ROOFING ACCESSORIES PER MANUFACTURER'S INSTALLATION MANUAL

KEYNOTES

01 PROVIDE 30"X30" ALUMINUM ROOF HATCH & GUARD RAIL
02 PROVIDE CORNER FLUSH ANGLED ROOF DRAIN (TOTAL 6) W / GRATE
03 EXPOSED ROOF DRAIN PIPE (TOTAL 6) FASTEN TO WALL
04 WALL MOUNTED METAL CANOPIES

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STRUCTURAL ENGINEER
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SEAL:

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08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Roof Plan

PROJECT MANAGER:	PROJECT DESIGNER:
KAI	KAI
DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT NO.:	SCALE:
18904	3/32" = 1'-0"

SHEET:
A1.5

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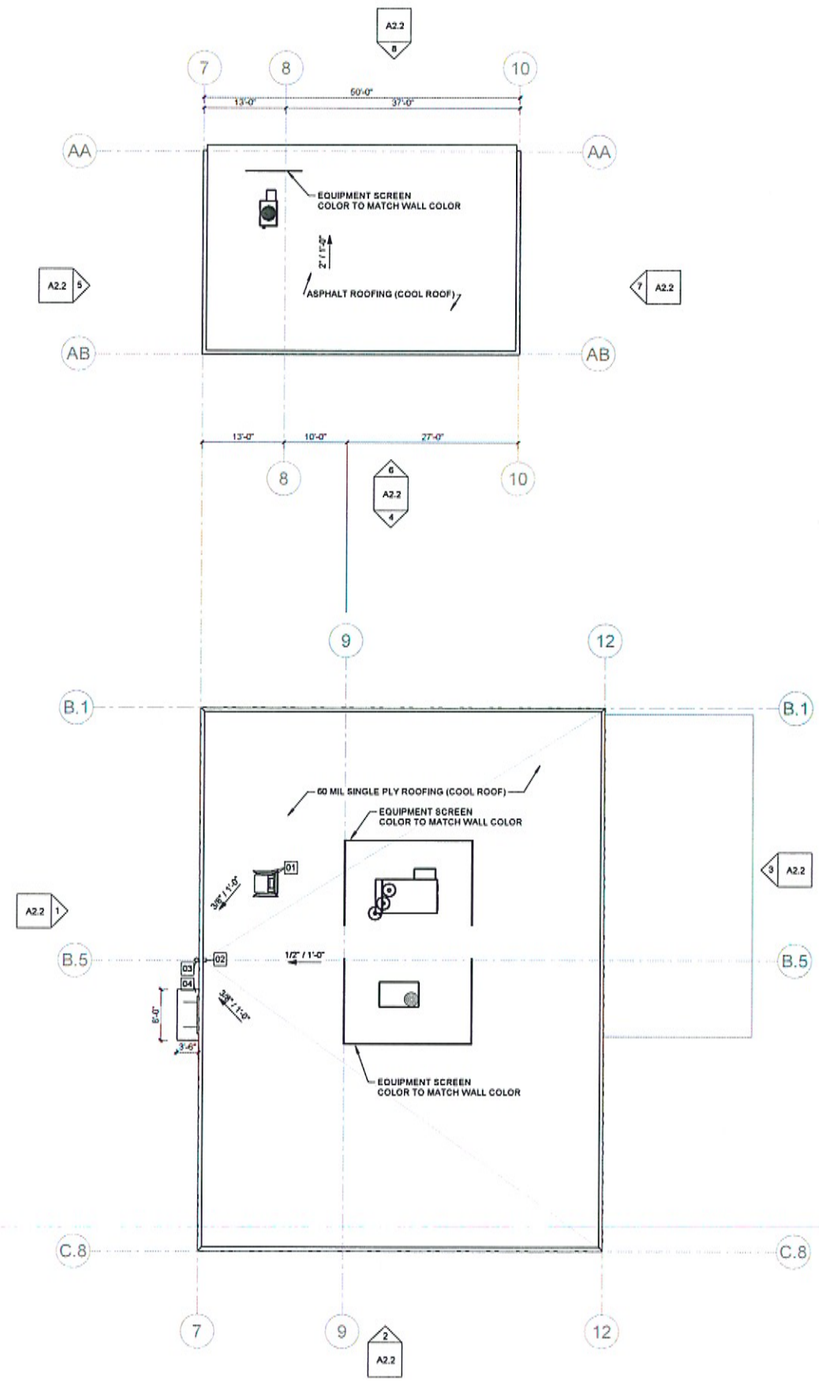

Roof Plan - Animal Operation Facility & Garage

SCALE: 3/32" = 1'-0"

1

GENERAL NOTES

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2. CERTIFICATION AND LABELING OF ROOFING PRODUCT REFLECTANCE & EMITTANCE ARE REQUIRED
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KEYNOTES

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03 EXPOSED ROOF DRAIN PIPE (TOTAL 6) FASTEN TO WALL
04 WALL MOUNTED METAL CANOPIES

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BUSHRA. TSAI. INC.
22564 W. WOODLAND DRIVE, ANAHEIM, CA 92801

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ME ENGINEERS
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07. 11. 19.	4	DP 4TH SUBMITTAL
08. 26. 19.	5	DP 5TH SUBMITTAL

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Roof Plan

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 3/32" = 1'-0"

SHEET:
A1.6

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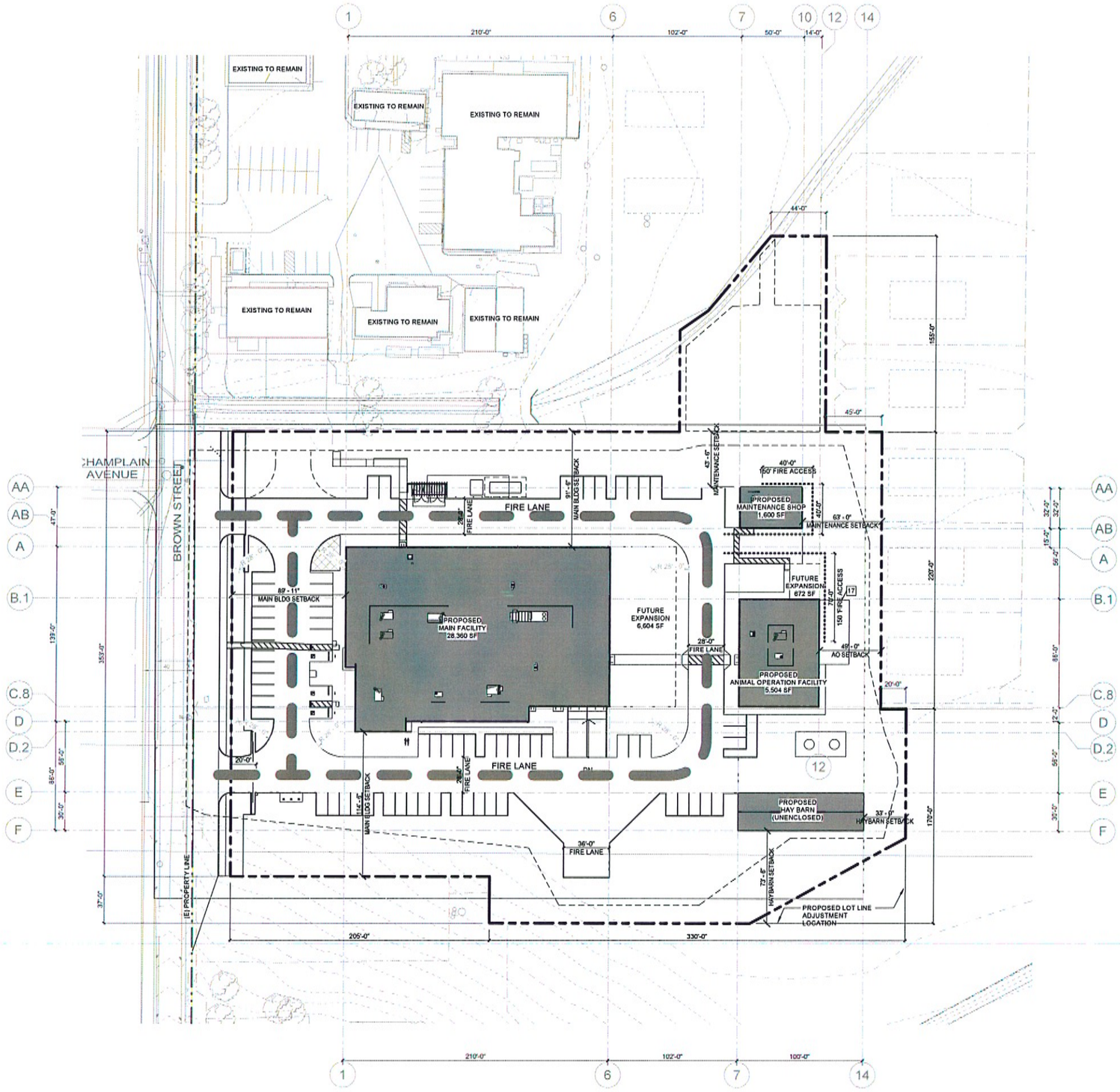

SETBACK AND FIRE LANE PLAN

SCALE: 1" = 40'-0" (1)

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LANDSCAPE ARCHITECT:
LYNN CAPOUYA INC.
17092 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

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12. 17. 18.	3	DP 3RD SUBMITTAL	
07. 11. 19.	4	DP 4TH SUBMITTAL	
08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Setback and Fire Lane Plan

PROJECT MANAGER:	PROJECT DESIGNER:
KAI	KAI
DRAWN BY:	CHECKED BY:
Author	Checker
PROJECT NO.:	SCALE:
18904	1" = 40'-0"

SHEET:

A1.7

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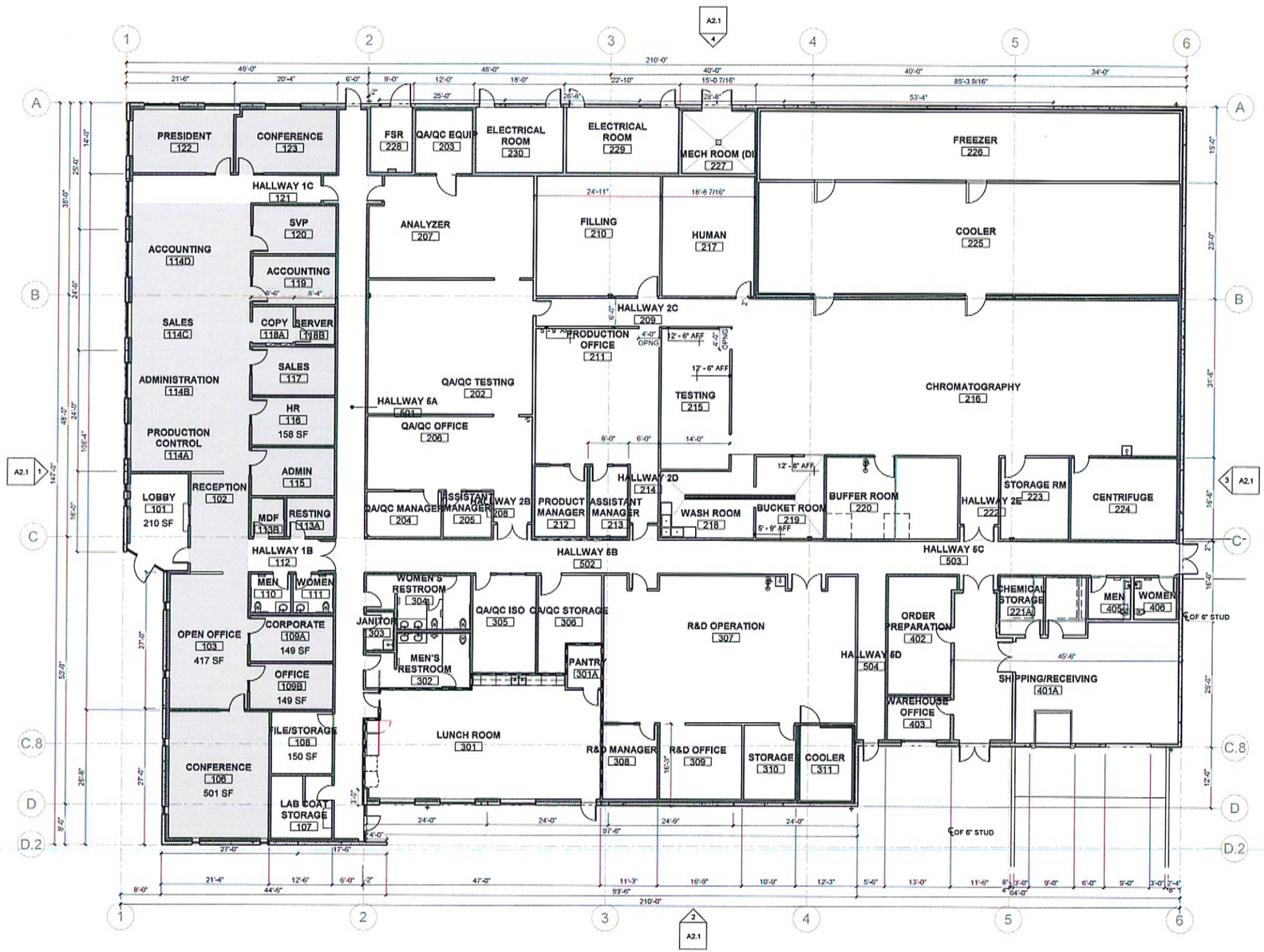

Main Facility Floor Plan

SCALE: 3/32" = 1'-0"

LEGEND & NOTES

OFFICE

OTHER (MANUFACTURING)

Room Schedule OFFICE			
Department	Number	Name	Area
OFFICE	102	RECEPTION	228 SF
OFFICE	103	OPEN OFFICE	417 SF
OFFICE	106	CONFERENCE	501 SF
OFFICE	109A	CORPORATE	149 SF
OFFICE	109B	OFFICE	149 SF
OFFICE	113A	RESTING	73 SF
OFFICE	113B	MDF	51 SF
OFFICE	114A	PRODUCTION CONTROL	297 SF
OFFICE	114B	ADMINISTRATION	306 SF
OFFICE	114C	SALES	305 SF
OFFICE	114D	ACCOUNTING	346 SF
OFFICE	115	ADMIN	158 SF
OFFICE	116	HR	158 SF
OFFICE	117	SALES	158 SF
OFFICE	118A	COPY	60 SF
OFFICE	118B	SERVER	60 SF
OFFICE	119	ACCOUNTING	158 SF
OFFICE	120	SVP	158 SF
OFFICE	122	PRESIDENT	253 SF
OFFICE	123	CONFERENCE	248 SF
OFFICE			4232 SF
Grand total: 20			4232 SF

PROPOSED SQUARE FOOTAGE FOR MAIN FACILITY = 28,360 SF
OFFICE SPACE WITHIN MAIN FACILITY = 4,232 SF

% OF OFFICE WITHIN MAIN FACILITY - 4,232 / 28,360 = 14.9 %

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SEAL:

DATE	#	REMARKS	ISSUANCE:
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12, 17, 18,	3	DP 3RD SUBMITTAL	
07, 11, 19,	4	DP 4TH SUBMITTAL	
08, 26, 19,	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Floor Plan - Breakdown

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:

A1.8

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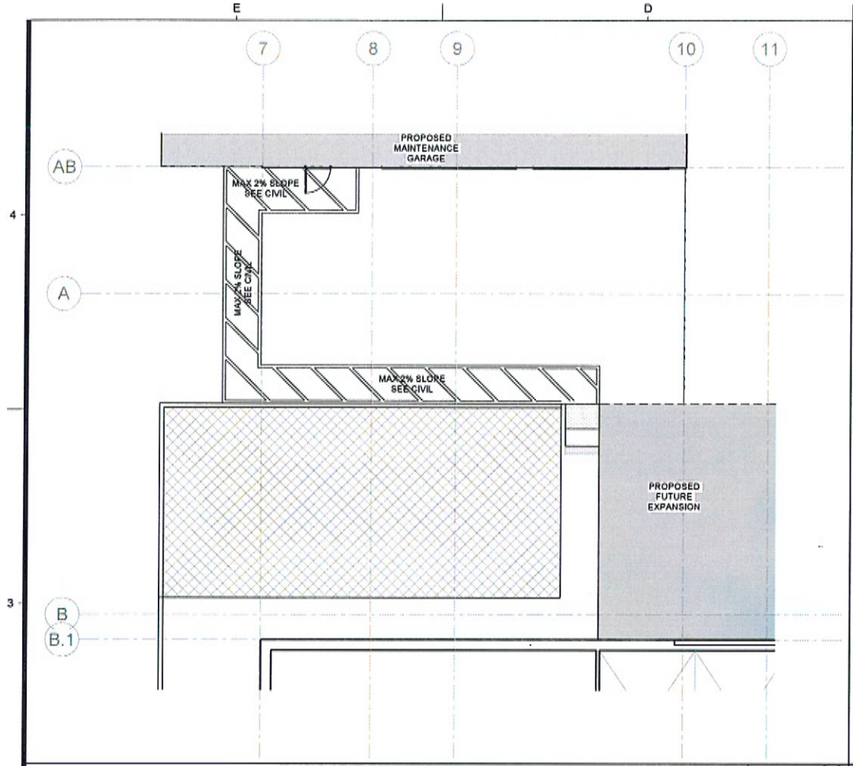
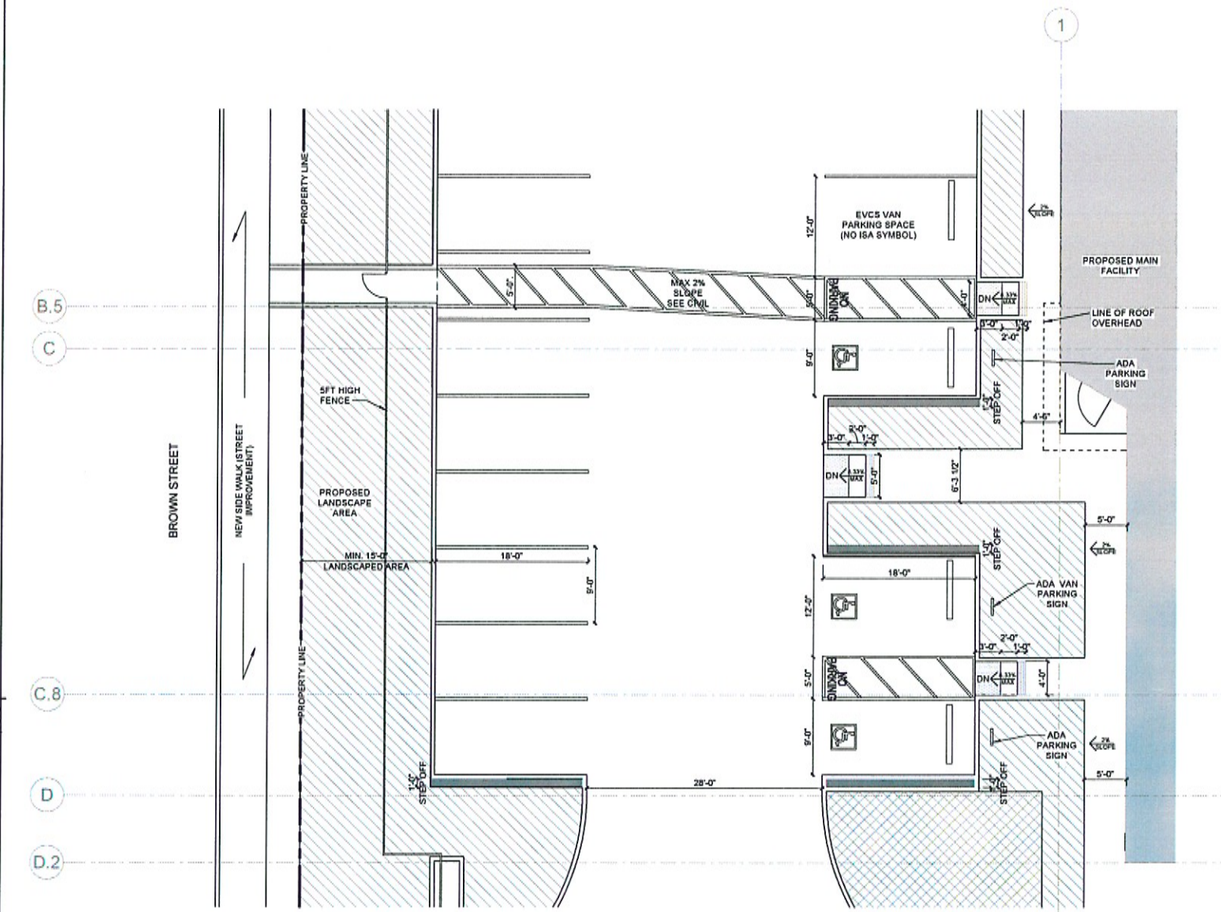
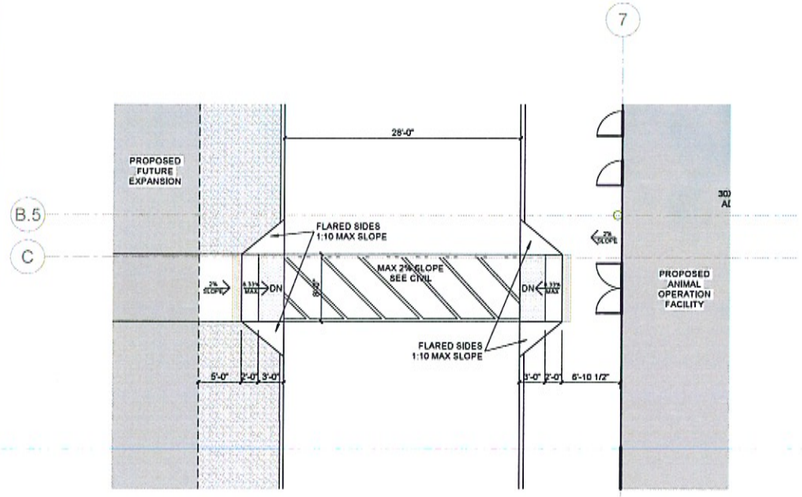


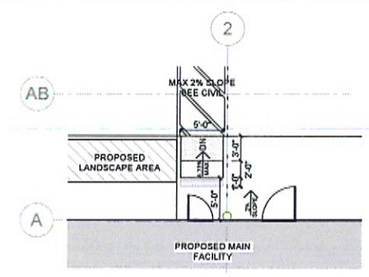
ENLARGED SITE PLAN - ANIMAL OPERATION FACIILTY TO MAINTENANCE GARAGE — SCALE: 1/8" = 1'-0" — 15



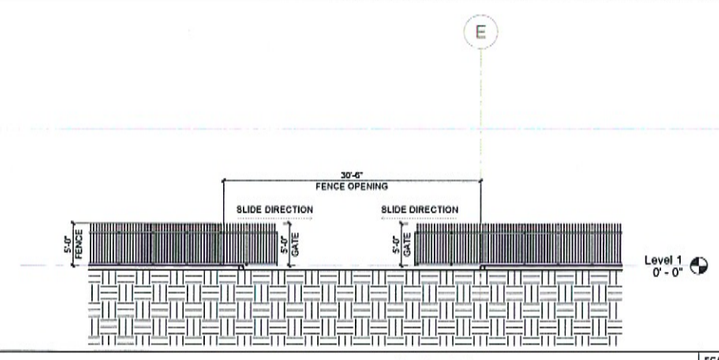
ENLARGED SITE PLAN - MAIN FACILITY ENTRANCE — SCALE: 1/8" = 1'-0" — 2



ENLARGED SITE PLAN - MAIN FACIILTY TO ANIMAL OPERATION FACILITY — SCALE: N.T.S. — 13



ENLARGED SITE PLAN - MAIN FACIILTY TO TRASH ENCLOSURE — SCALE: 1/8" = 1'-0" — 9



Elevation - Gate — SCALE: 1/8" = 1'-0" — 1

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ARCHITECT
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STRUCTURAL ENGINEER
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22564 W. WOODLAND DRIVE, ANAHEIM, CA 92801

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ME ENGINEERS
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LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

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08. 26. 19.	5	DP 5TH SUBMITTAL	

PROJECT:
Nittobo New Manufacturing / Office Building

25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Site Detail

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 1/8" = 1'-0"

SHEET:
A1.9

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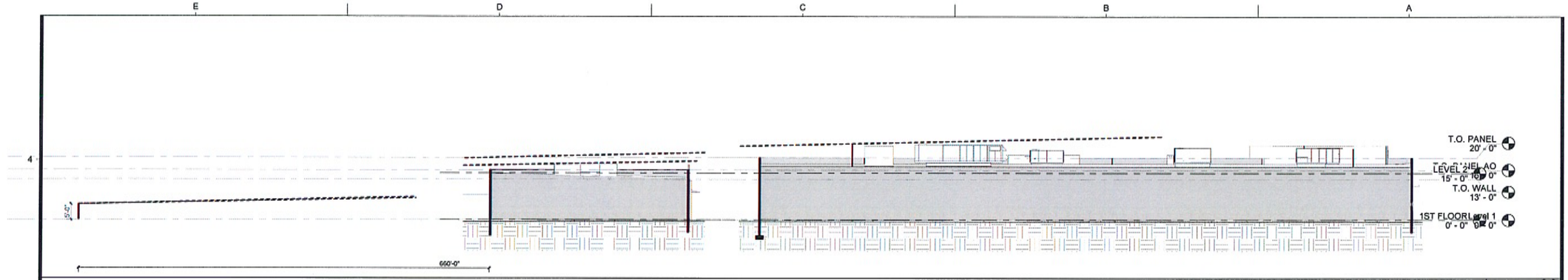
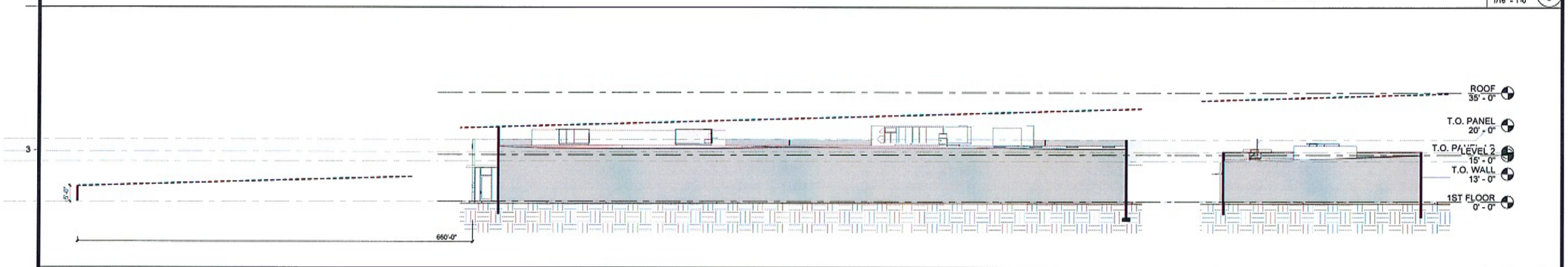


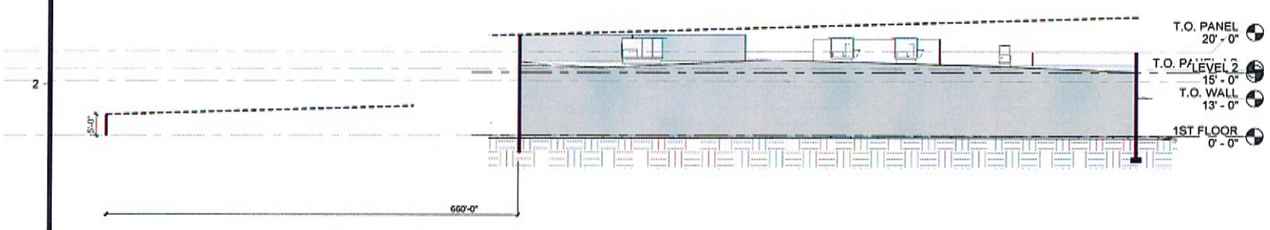
Sight Line from Point D

SCALE: 1/16" = 1'-0" (5)



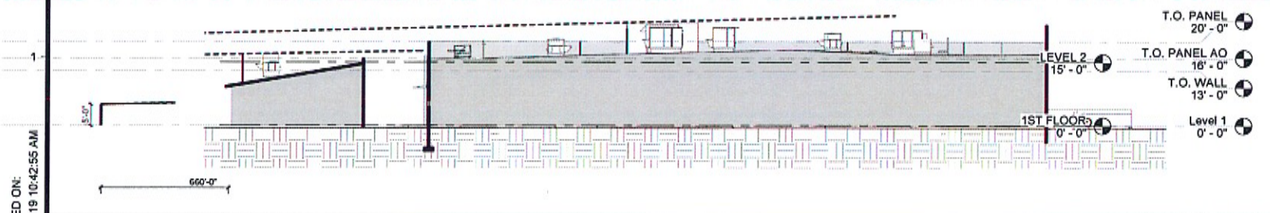
Sight Line from Point C

SCALE: 1/16" = 1'-0" (4)



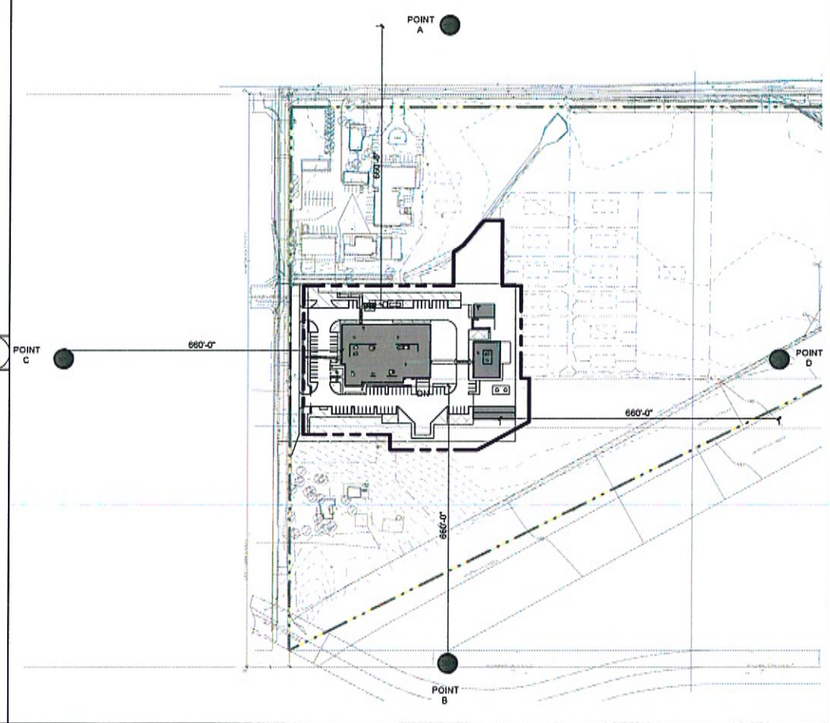
Sight Line from Point B

SCALE: N.T.S. (3)



Sight Line from Point A

SCALE: 1/16" = 1'-0" (2)



Key Site Plan for Sight Line Diagrams

SCALE: 1" = 160'-0" (1)

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LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

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PROJECT:
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25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Sight Line Diagrams

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: As indicated

SHEET:
A1.10

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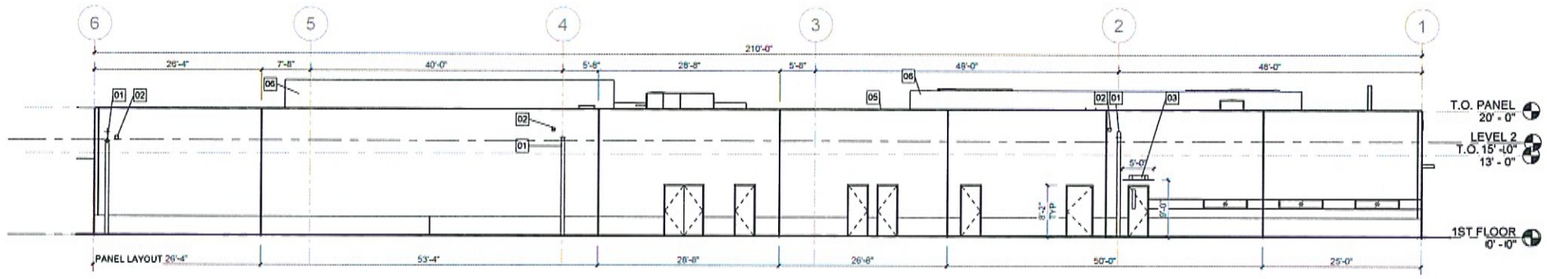
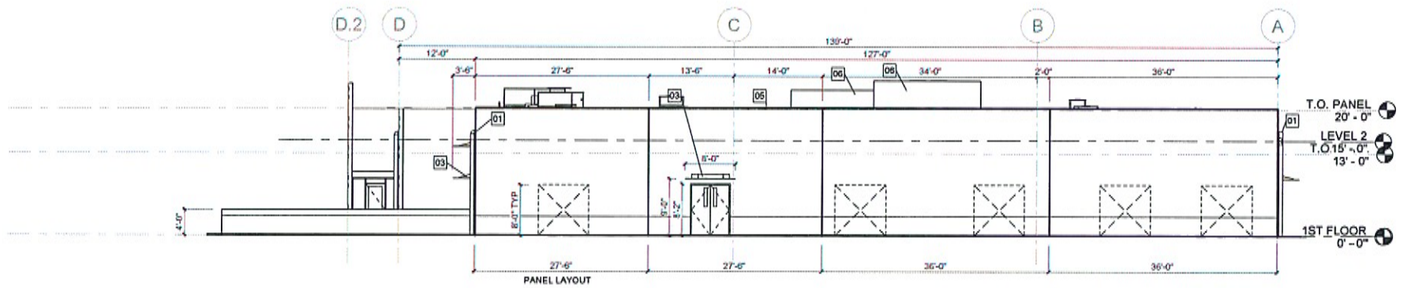


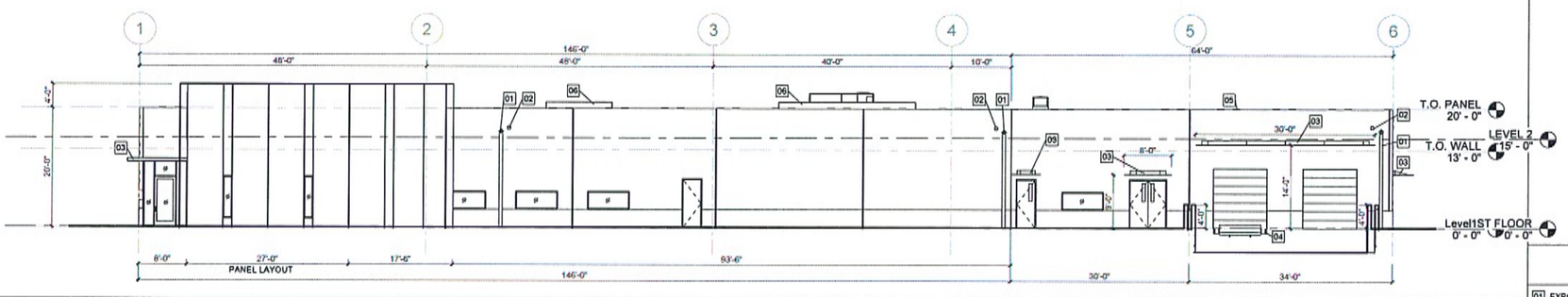
Main Facility North Elevation

SCALE: 3/32" = 1'-0" (4)



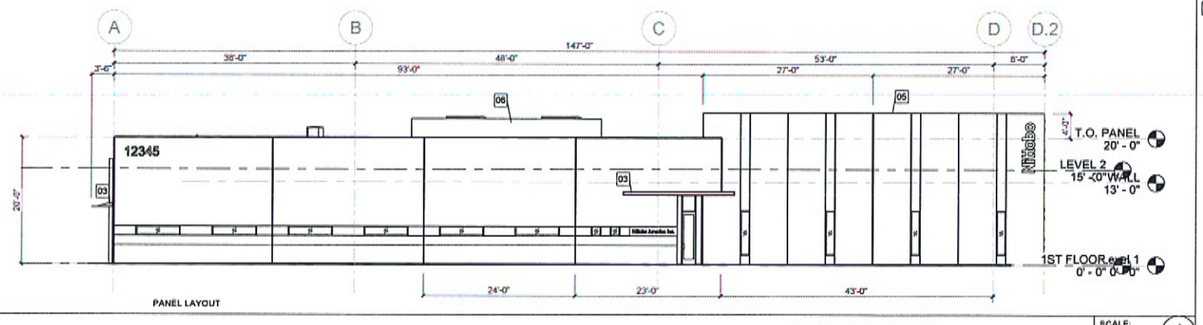
Main Facility East Elevation

SCALE: 3/32" = 1'-0" (3)



Main Facility South Elevation

SCALE: 3/32" = 1'-0" (2)



Main Facility West Elevation

SCALE: 3/32" = 1'-0" (1)

KEYNOTES

01 EXPOSED ROOF DRAIN PIPE FASTEN TO WALL
02 OVERFLOW SCUPPER (OPENING)
03 WALL MOUNTED METAL CANOPIES
04 HYDRAULIC DOCK LEVELER
05 METAL COPING
06 EQUIPMENT SCREEN

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17992 MITCHELL AVENUE, SUITE 110, IRVINE, CA 92614

SEAL:

ISSUANCE:

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07. 11. 19.	4	DP 4TH SUBMITTAL
08. 26. 19.	5	DP 5TH SUBMITTAL

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
Exterior Elevation (B&W)

PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 3/32" = 1'-0"

SHEET:

A2.1

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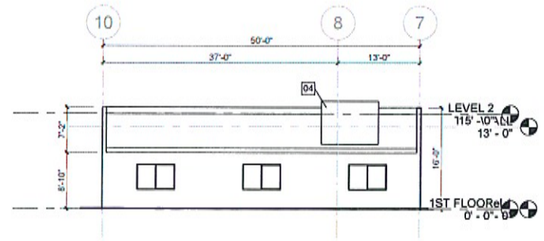
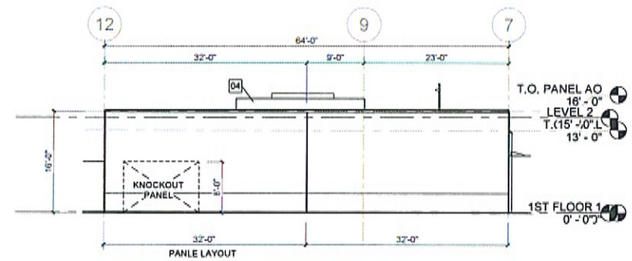
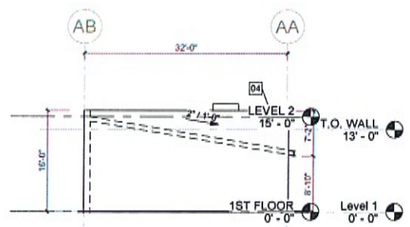


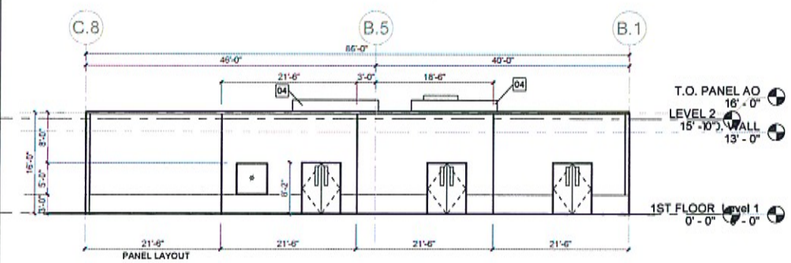
Maintenance Shop North Elevation — SCALE: 3/32" = 1'-0" — 8



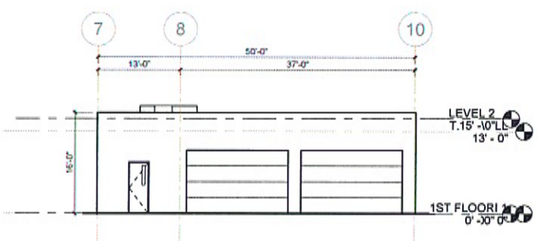
Animal Operation Facility North Elevation — SCALE: 3/32" = 1'-0" — 4



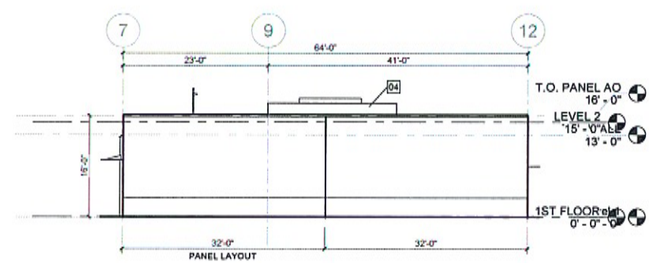
Maintenance Shop East Elevation — SCALE: 3/32" = 1'-0" — 7



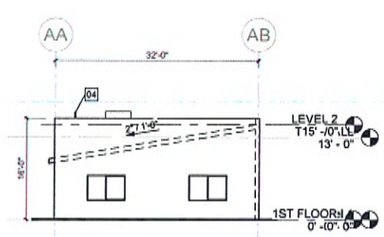
Animal Operation Facility East — SCALE: 3/32" = 1'-0" — 3



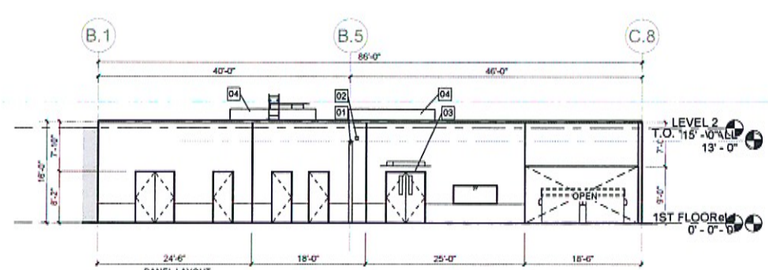
Maintenance Shop South Elevation — SCALE: 3/32" = 1'-0" — 6



Animal Operation Facility South Elevation — SCALE: 3/32" = 1'-0" — 2



Maintenance Shop West Elevation — SCALE: 3/32" = 1'-0" — 5



Animal Operation Facility West Elevation — SCALE: 3/32" = 1'-0" — 1

KEYNOTES

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SHEET TITLE:
Exterior Elevation (B&W)

PROJECT MANAGER:	PROJECT DESIGNER:
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DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 3/32" = 1'-0"

SHEET:
A2.2

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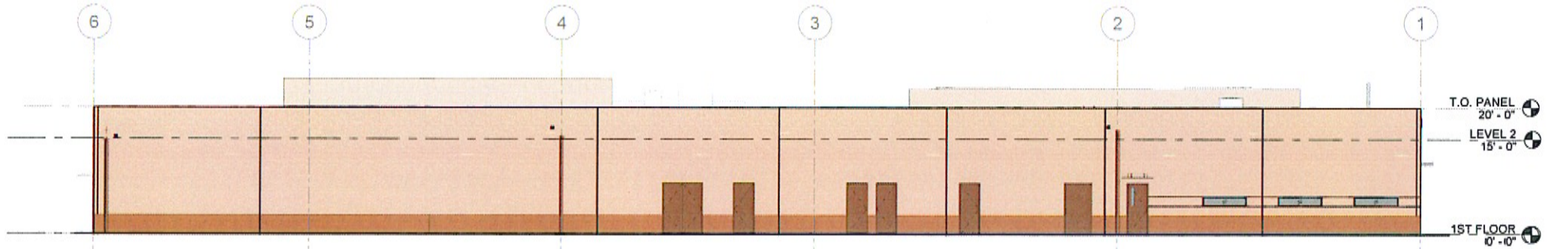
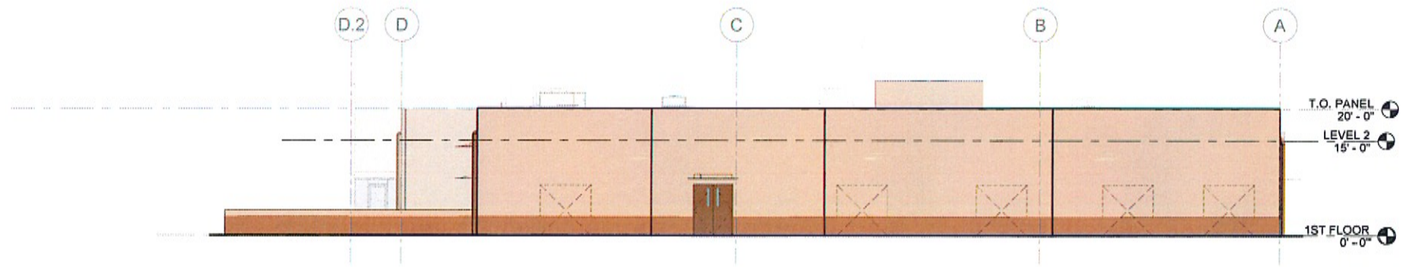


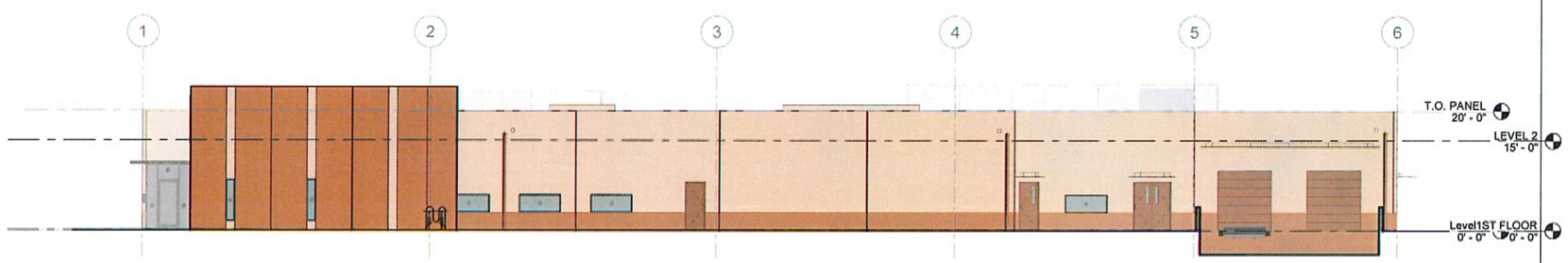
Main Facility North Elevation (Colored)

SCALE: 3/32" = 1'-0" (4)



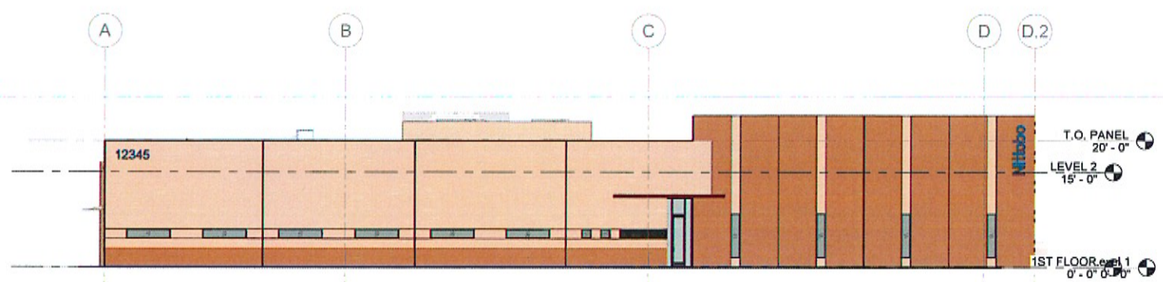
Main Facility East Elevation (Colored)

SCALE: 3/32" = 1'-0" (3)



Main Facility South Elevation (Colored)

SCALE: 3/32" = 1'-0" (2)



Main Facility West Elevation (Colored)

SCALE: 3/32" = 1'-0" (1)

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SHEET:
A2.3

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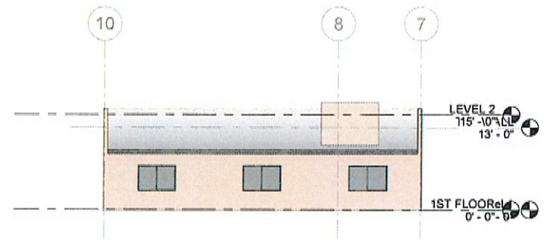
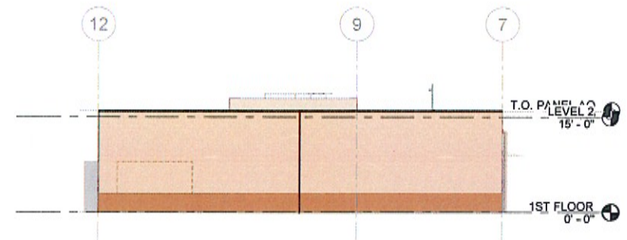
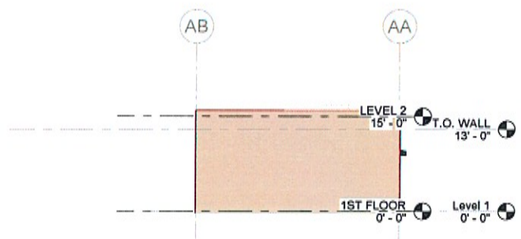


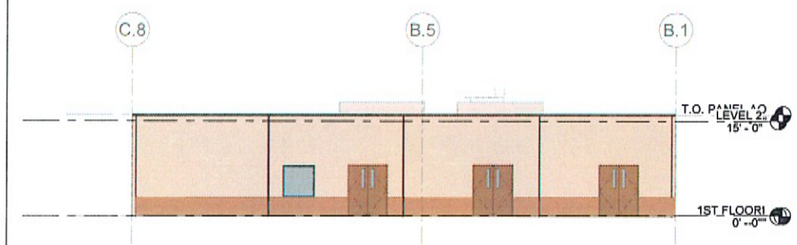
Maintenance Shop North Elevation (Colored) — SCALE: 3/32" = 1'-0" — 8



Animal Operation Facility North Elevation (Colored) — SCALE: 3/32" = 1'-0" — 4

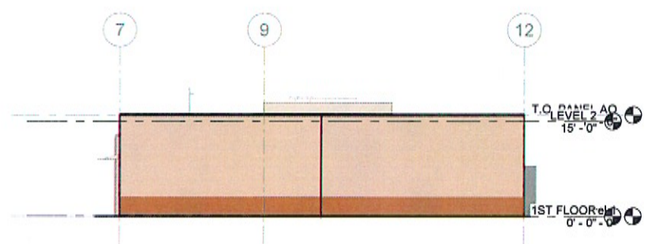


Maintenance Shop East Elevation (Colored) — SCALE: 3/32" = 1'-0" — 7

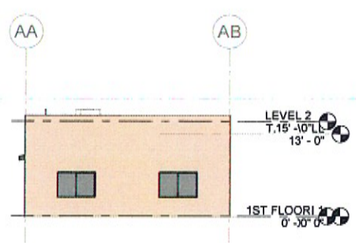


Animal Operation Facility East Elevation (Colored) — SCALE: 3/32" = 1'-0" — 3

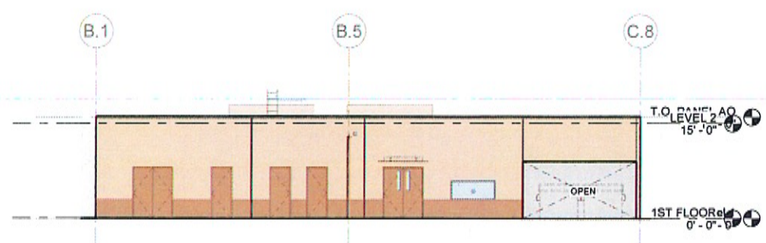
Maintenance Shop South Elevation (Colored) — SCALE: 3/32" = 1'-0" — 6



Animal Operation Facility South Elevation (Colored) — SCALE: 3/32" = 1'-0" — 2



Maintenance Shop West Elevation (Colored) — SCALE: 3/32" = 1'-0" — 5



Animal Operation Facility West Elevation (Colored) — SCALE: 3/32" = 1'-0" — 1

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SHEET TITLE:
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PROJECT MANAGER: KAI	PROJECT DESIGNER: KAI
DRAWN BY: Author	CHECKED BY: Checker
PROJECT NO.: 18904	SCALE: 3/32" = 1'-0"

SHEET:
A2.4

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TREE OPTIONS

(T1) ARBUTUS UNEDO
STRAWBERRY TREE

(T1) OLEA EUROPAEA FRUITLESS
FRUITLESS OLIVE

(T2)(T3) PLATANUS COLUMBIA
LONDON PLANE TREE

(T2) RHUS LANCEA
AFRICAN SUMAC

SHRUB OPTIONS

(S1) WESTRINGIA FRUTICOSA SMOKEY
SMOKEY COAST ROSEMARY

(S1) GREVILLEA NOELLII
NOELLII GREVILLEA

(S2) BACCHARIS P. TWIN PEAKS
TWIN PEAKS COYOTE BUSH

(S3) MYOPORUM PARVIFOLIUM WHITE
CREEPING MYOPORUM

(S4) ALOE VERA YELLOW
YELLOW MEDICINAL ALOE

(S4) HESPERALOE P. BRAKELIGHTS
BRAKELIGHTS RED YUCCA

(S5) CAREX TUMULICOLA
BERKELEY SEDGE

(S5) CHONDROPETALUM TECTORUM
SMALL CAPE RUSH

(S5) ELYMUS C. CANYON PRINCE
GIANT WILD RYE

GENERAL PLANTING NOTES

1. LANDSACPE AREA CALCULATIONS. REFER TO ARCHITECT'S PLANS FOR OTHER AREA CALCUALTIONS (BUILDING, PARKING, ETC).
   - TOTAL PROPOSED LANDSCAPE PLANTING AREA: 32,975 SF = 15% OF TOTAL SITE AREA (211,680 SF).
   - TOTAL PROPOSED PLANTING AREA VEHICULAR OVERHANG – 1,600 SF (<1%)
   - TOTAL PROPOSED PLANTING AREA PUBLIC RIGHT-OF-WAY – 1,200 SF (<1%)
2. THE LANDSCAPE PLANS SHALL COMPLY WITH ALL APPLICABLE COES OF THE MURRIETA MUNICIPAL CODE – TITLE 16.28
3. ALL PROPOSED PLANT MATERIAL OPTIONS ARE FROM THE CITY OF MURRIETA PLANT GUIDE AND MOST ARE LOW WATER USE PER WUCOLS. ALL PLANTING AREAS CONTAIN MINIMUM 5' OF PLANTING AREA
4. THERE ARE NO EXISTING TREES WITHIN THE PROJECT SITE AREA. THERE ARE (2) EXISTING TREES ALONG BROWN STREET WHICH ARE PROPOSED TO BE REMOVED FOR PROJECT ENTRY IMPROVEMENTS – REFER TO CIVIL ENGINEER'S PLANS.
5. INSTALL 3 INCHES OF WOOD MULCH IN ALL NEWLY PLANTED AREAS UPON COMPLETION OF PLANTING.
6. LANDSCAPE PLANS ARE ONLY FOR PLANTING DESIGN. REFER TO ARCHITECT'S PLANS FOR PROPOSED WALKS, SIGNAGE, FENCING, AND OTHER SITE ELEMENTS.
7. REFER TO CIVIL ENGINEER'S PLANS FOR WATER QUALITY MANAGEMENT PLAN INFORMATION AND STORMWATER BASIN DESIGN. THE LANDSCAPE PLAN PROPOSES PLANT MATERIALS SPECIFIC TO FUNCTIONING IN THE STORMWATER BASINS – DROUGHT TOLERANT AND WATER INUNDATION.
8. REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION, WIDTHS, AND IMPROVEMENTS OF EXISTING AND PROPOSED PUBLIC UTILITY, EASEMENTS, TRANSMISSION LINES, POWER AND TELEPHONE POLES, AND UNDERGROUND UTILITIES ON OR ABUTTING THE PROPERTY.
9. REFER TO ARCHITECT'S OR CIVIL ENGINEER'S PLANS FOR EASEMENTS OF RECORD
10. ASSUMED ALL AREAS WITHIN PROPERTY LINE TO BE MAINTAINED BY PROPERTY OWNER

GENERAL IRRIGATION NOTES

1. THE PROPOSED IRRIGATION SYSTEM WILL BE FULLY AUTOMATIC AND DESIGNED WITH WATER CONSERVATION. IT WILL UTILIZE WATER EFFICIENT COMPONENTS THAT HELP THE PROJECT ACHIEVE CITY OF MURRIETA REQUIREMENTS FOR WATER EFFICIENCY AND BE COMPLIANT WITH CALIFORNIA AB 1881.
2. NEW IRRIGATION SYSTEM WILL CONNECT TO EXISTING WATER LINE FROM BROWN ST.
3. IRRIGATION BASIS OF DESIGN DESIGN
   –NEW SUB METER AND BACKFLOW DEDICATED FOR IRRIGATION

   –NEW WEATHER–BASED SMART CONTROLLER WHICH IS CAPABLE OF COLLECTING DAILY WEATHER INFORMATION AND ADJUSTS IRRIGATION RUNTIME ACCORDINGLY

   –NEW MASTER VALVE AND FLOW SENSOR COMPONENTS TO PROVIDE PRECISE WATERING TO FURTHER REDUCE WASTE DUE TO OVER WATERING. BOTH COMPONENTS IMPROVE PROTECTION OF MAINLINE BREAKAGES BY REDUCING STRESS ON THE MAINLINE AND CAN SHUT DOWN IF THERE IS A BREAKAGE

   –SPRINKLER SYSTEM TO UTILIZE HIGH EFFICIENCY DRIP AND TREE BUBBLERS WHICH ARE ORGANIZED INTO HYRDO–ZONES BASED UPON PLANT MATERIAL SELECTIONS.

PLANTING LEGEND

TREE OPTIONS:	SIZE	WATER
ORNAMENTAL ENTRY		
ARBUTUS UNEDO STRAWBERRY TREE OLEA EUROPAEA FRUITLESS FRUITLESS OLIVE	24" BOX	LOW
PARKING LOT		
PLATANUS COLUMBIA LONDON PLANE TREE	24" BOX	MED
RHUS LANCEA AFRICAN SUMAC		LOW
STREET FRONTAGE		
PLATANUS COLUMBIA LONDON PLANE TREE	24" BOX	MED
EXISTING TREES		
EXISTING TREES AT STREET FRONTAGE PYRUS, PEAR TREES	EXISTING TO BE REMOVED 2 TOTAL	

SHRUB OPTIONS	SIZE	SPACING	WATER
TALL HEIGHT - AT PERIMETER			
(S1) WESTRINGIA FRUTICOSA SMOKEY SMOKEY COAST ROSEMARY GREVILLEA NOELLII NOELLII GREVILLEA	15 GAL	36"–48" O.C.	LOW
MEDIUM HEIGHT - AT PERIMETER			
(S2) BACCHARIS P. TWIN PEAKS TWIN PEAKS COYOTE BUSH	5 GAL	48"–60" O.C.	LOW
LOW HEIGHT - AT PERIMETER, PARKING, STREET FRONTAGE			
(S3) MYOPORUM PARVIFOLIUM WHITE CREEPING MYOPORUM	1 GAL	24"–36" O.C.	LOW
ACCENT COLOR - AT STREET FRONTAGE / BUILDING ENTRY			
(S4) ALOE VERA YELLOW YELLOW MEDICINAL ALOE HESPERALOE PARVIFLORA BRAKELIGHTS BRAKELIGHTS RED YUCCA	5 GAL	24"–36" O.C.	LOW
ACCENT GRASSES - AT DRAINAGE BASINS / PARKING LOT			
(S5) CAREX TUMULICOLA BERKELEY SEDGE CHONDROPETALUM TECTORUM SMALL CAPE RUSH ELYMUS CONDENSATUS CANYON PRINCE GIANT WILD RYE	5 GAL	24"–36" O.C.	LOW

INERT MATERIALS		
(A)	GRAVEL AT DRAINAGE BASIN PROVIDE EDGING AT PERIMETER	SIZE AND COLOR TO MATCH ARCHITECTURAL PLANS
(B)	3" LAYER OF WOOD MULCH	JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 3:1

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LANDSCAPE ARCHITECT
LYNN CAPOUYA INC.
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SEAL

DATE	#	REMARKS	ISSUANCE
07. 30. 18		CITY ENTITLEMENT PACKAGE	
09. 28. 18		CITY ENTITLEMENT PACKAGE #2	
12. 17. 18		CITY ENTITLEMENT PACKAGE #3	
08. 28. 19		CITY ENTITLEMENT PACKAGE #4	

PROJECT
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE
LANDSCAPE LEGEND, NOTES, AND IMAGES

PROJECT MANAGER	PROJECT DESIGNER
KAI	KAI
DRAWN BY: AZ	CHECKED BY: PL
JOB NO. 15961	SCALE

SHEET:

L100

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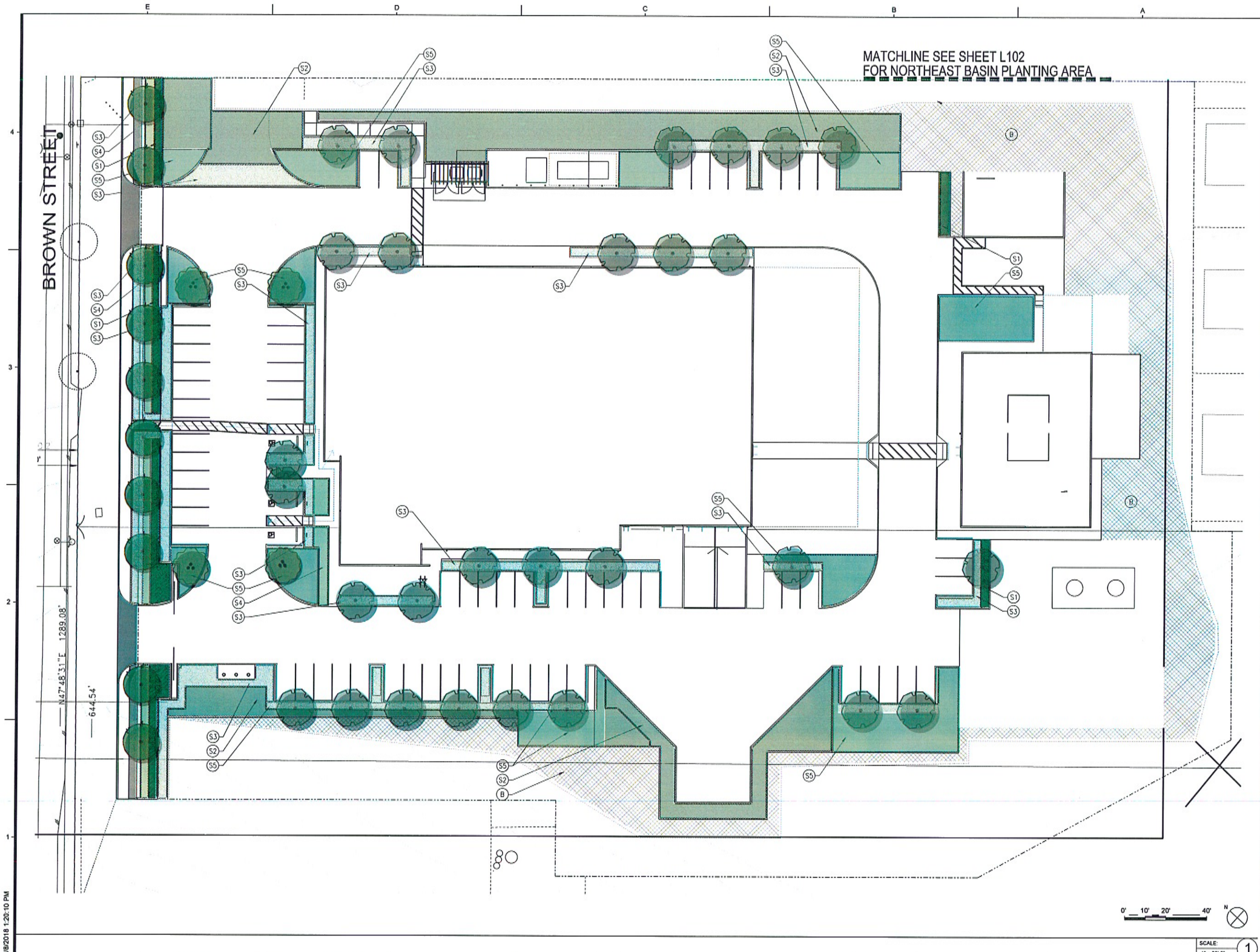

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SEAL

DATE	#	REMARKS	ISSUANCE
07.30.18		CITY ENTITLEMENT PACKAGE	
09.28.18		CITY ENTITLEMENT PACKAGE #2	
12.17.18		CITY ENTITLEMENT PACKAGE #3	
08.26.19		CITY ENTITLEMENT PACKAGE #4	

PROJECT:
Nittobo New Manufacturing / Office Building
25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE:
LANDSCAPE PLAN AT BUILDING SITE

PROJECT MANAGER	PROJECT DESIGNER
KAI	KAI
DRAWN BY: AZ	CHECKED BY: PL
JOB NO. 15961	SCALE

SHEET:
L101

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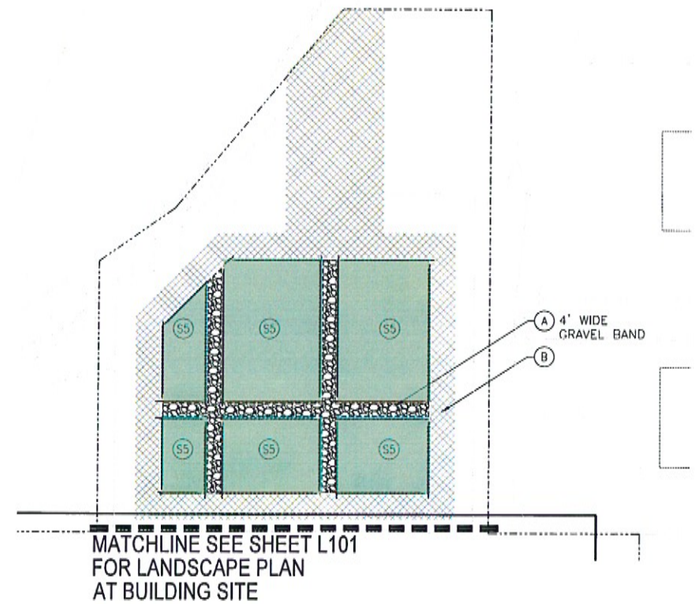

0' 10' 20' 40'

N

SCALE: 1" = 20'-0" (1)

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12. 17. 18		CITY ENTITLEMENT PACKAGE #3	
06. 26. 19		CITY ENTITLEMENT PACKAGE #4	

PROJECT

Nittobo New Manufacturing / Office Building

25549 Adams Avenue
Murrieta, California 92562

SHEET TITLE

LANDSCAPE PLAN AT DRAINAGE BASIN

PROJECT MANAGER	PROJECT DESIGNER
KAI	KAI
DRAWN BY: AZ	CHECKED BY: PL
JOB NO.: 15961	SCALE

SHEET:

L102

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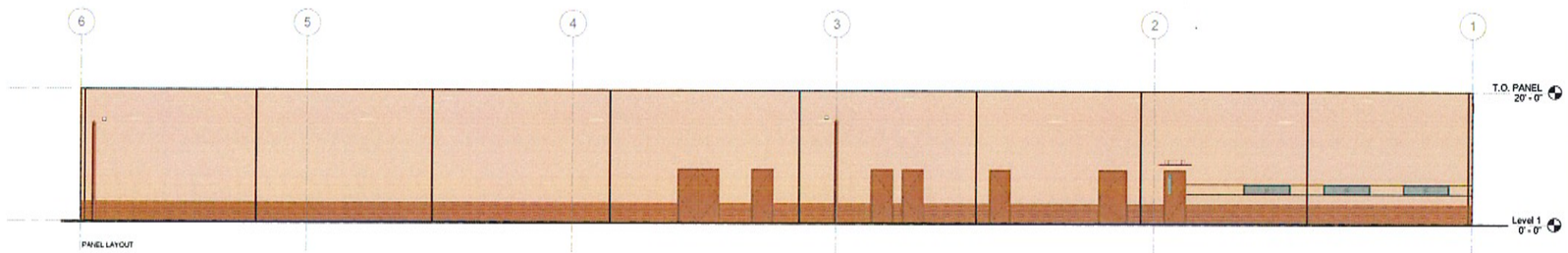
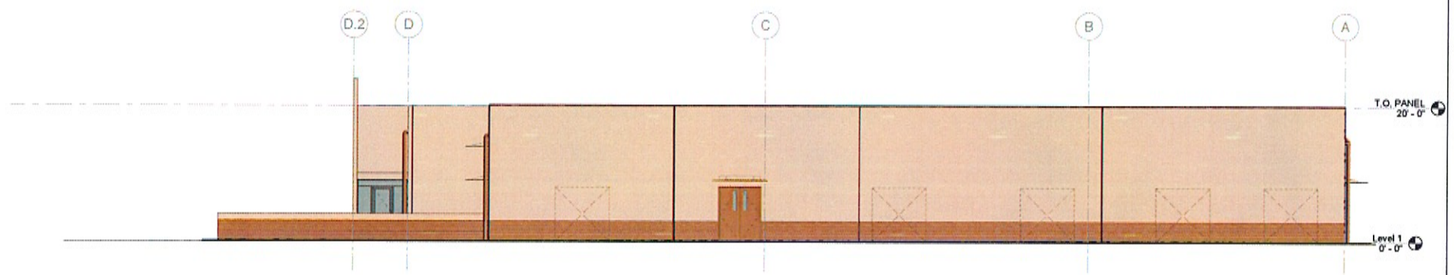
Nittobo
1215



MAIN FACILITY NORTH ELEVATION — SCALE 1/8" = 1'-0" — 4



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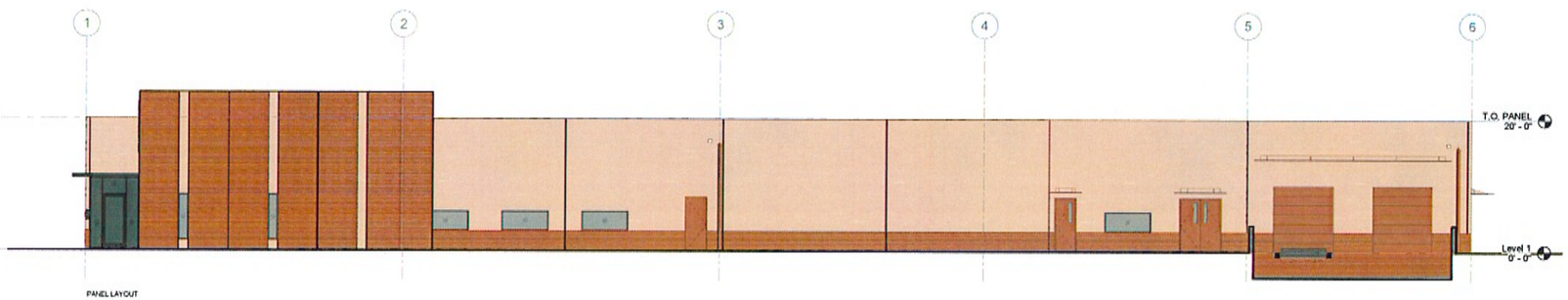

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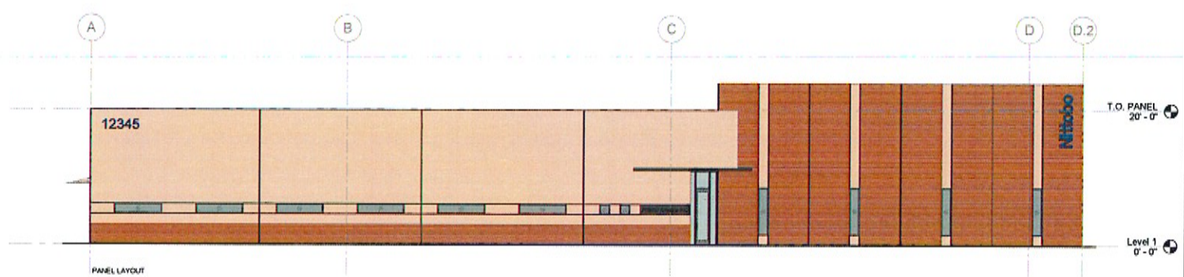

MAIN FACILITY WEST ELEVATION — SCALE 1/8" = 1'-0" — 1

GENERAL NOTES

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS OR MISSING DIMENSIONS FOR CORRECTION BEFORE PROCEEDING WITH WORK.

2. PROVIDE STREET ADDRESS LETTERS & COMPANY LOG PER LOCAL CODE. SIGNAGE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL REQUIRED APPROVALS FROM AUTHORITIES. CONTRACTOR SHALL COORDINATE WITH OWNER & ARCHITECT TO FINALIZE COLOR, SIZE, & LOCATION.

3. ALL EXPOSED STEEL ELEMENT SHALL BE PAINTED.

KEYNOTES

01 EXPOSED ROOF DRAIN PIPE FASTEN TO WALL
03 OVERFLOW SCUPPER (OPENING)
33 WALL MOUNTED METAL CANOPIES
34 HYDRAULIC DOCK LEVELER
35 METAL COPING

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TEL 310 842 8700

SEAL

DATE	#	REMARKS	REVISIONS
10. 06. 17.		PROGRESS SCHEMATIC DESIGN	
10. 16. 17.		PROGRESS SCHEMATIC DESIGN	
10. 27. 17.		SCHEMATIC DESIGN	
02. 01. 18.		PRE-APPLICATION REVIEW	

PROJECT

Nittobo New Manufacturing / Office Building

26549 Adams Avenue
Murrieta, California 92562

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO. 17928
PROJECT MANAGER KAI
PROJECT DESIGNER KAI
DRAWN BY NK
CHECKED BY KK
SCALE 1/8" = 1'-0"
SHEET

A11.0

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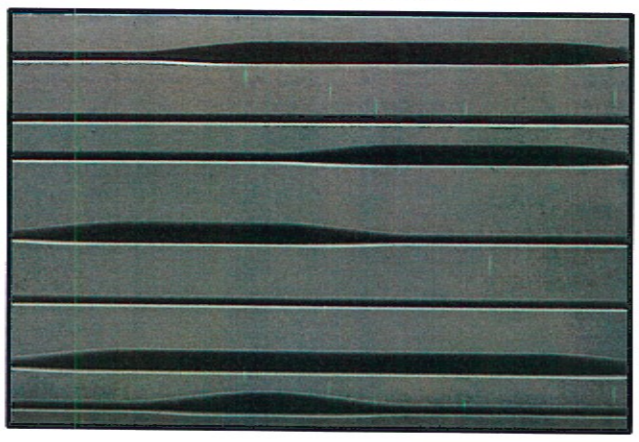
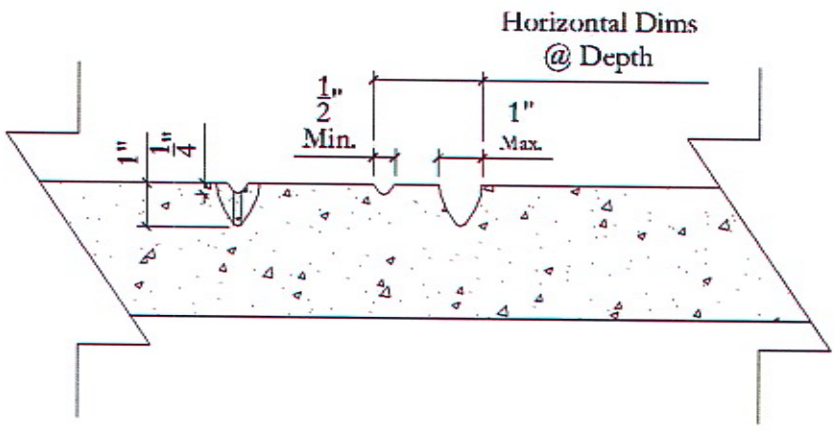
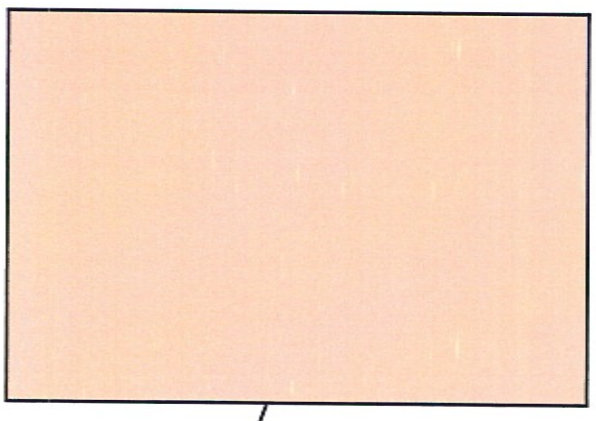




REFERENCE PHOTO OF
FORMLINER APPLICATION
ON CONCRETE WALL

PAINTED CONCRETE
DUNN EDWARDS DE5226
NEVADA MORNING



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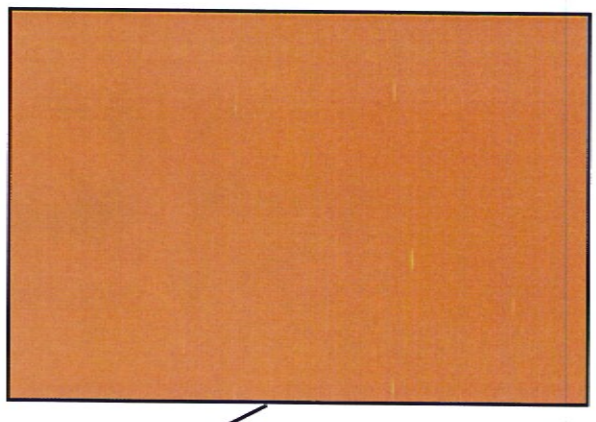
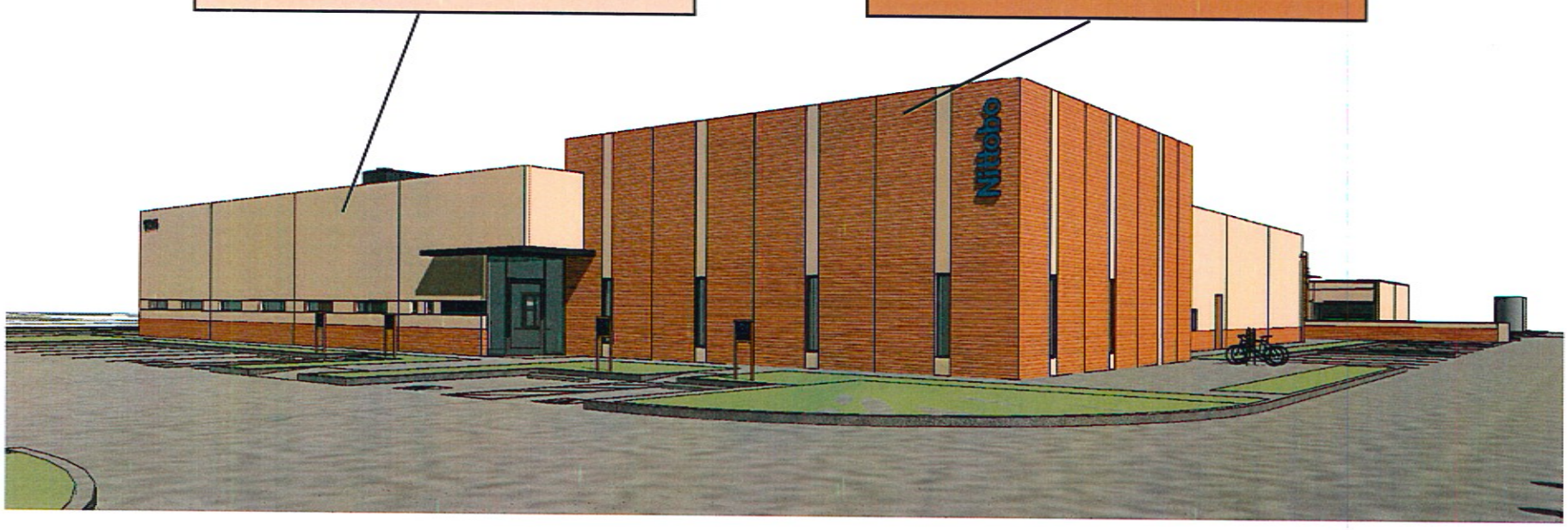
DUNN EDWARDS DE5229
CLAY TERRACE





OPERATIONS STATEMENT

Nittobo New Manufacturing/Office Building
25549 Adams Avenue, Murrieta
APNs 909-180-010, -018

PROJECT DESCRIPTION

Existing Condition
The project site is currently part of the Nittobo America manufacturing facility, which has operated at this location since the 1980s. The Nittobo facility includes several buildings surrounded by agricultural lands used for raising goats.

New Manufacturing/Office Building
The project consists of a new manufacturing facility and office building with ancillary facilities. The total square footage of development is 45,673 square feet, including 38,397 square feet in the initial construction phase and an optional future expansion of 7,276 square feet. Proposed facilities are described below:

Description	*Proposed Project*	*Expansion Option*	*Total*
	sq. ft.		
Main Facility (Manufacturing/Office)	28,422	6,604	35,026
Animal Operation Facility	5,375	672	6,047
Maintenance Shop	1,600	--	1,600
Hay Barn	3,000	--	3,000
Total	**38,397**	**7,276**	**45,673**

The Manufacturing/Office Building will include the following general categories of uses:

- Administrative offices and employee facilities
- Quality assurance/quality control testing areas
- Cooler and freezer
- Chromatography lab
- Antigen Purification and Development
- Shipping and receiving area
- Production office
- Testing areas
- Storage

All buildings would be single-story and a maximum of 20 feet in height. Water, sewer, gas, and electric utility services are available to the site from Adams Avenue.

The existing Nittobo parcel is approximately 29 acres in size. A lot line adjustment is currently in progress to create a 5.1-acre parcel where the proposed project would occur. The remainder of the Nittobo site would not be affected by the project.

Within the 5.1-acre parcel, grading would affect 4.225 acres. Estimated grading is 1,000 cubic yards of cut and 17,300 cubic yards of fill, which would be sourced from the within the Nittobo parcel.

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Community Development/Planning Dept.
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Parking and Circulation
The facility will be accessed via two driveways from Adams Avenue. Driveways would be guarded by sliding gates leading to a loop road surrounding the Main Facility. Parking bays with a total of 68 spaces will be located along the loop road. A total of 59 spaces are required per the Murrieta Municipal Code for the initial development phase, with a further 9 spaces required for the expansion. The four required bicycle parking spaces will be provided on three bicycle racks.

Below is a calculation of trip generation from the project using trip rates from ITE, 10th edition. The project is below thresholds requiring for preparation of a traffic study.

Nittobo Murrietta Trip Generation

				AM Peak Hour			PM Peak Hour		
Land Use	**Units**		**Daily**	**In**	**Out**	**Total**	**In**	**Out**	**Total**
Trip Rates									
Manufacturing[1]		TSF	3.93	0.48	0.14	0.62	0.21	0.46	0.67
Project Trip Generation									
Manufacturing	45.673	TSF	180	22	6	28	9	21	31

TSF = Thousand Square Feet

[1] Trip rates from the Institute of Transportation Engineers, *Trip Generation, 10th Edition,* 2017. Land Use Code 140 - Manufacturing.

Stormwater Management and Landscaping
Landscape areas would be located in a setback along Adams Avenue, along the northern and southern edges of the site, and along walkways adjacent to the Main Facility. A total of 25,929 square feet of landscaping is planned. Bioretention areas for stormwater management will be distributed along the periphery of the development area, and in a larger basin in the southeast corner.

Required Entitlements/General Plan and Zoning Consistency
The site's General Plan designation and zone is Business Park (BP). The proposed use is consistent with the Bio Medical Manufacturing land use, which is permitted in the BP zone. Therefore, based on City staff direction, the necessary entitlement is a Development Plan.

MITIGATED NEGATIVE DECLARATION

NITTOBO FACILITY

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

Lead Agency:

City of Murrieta
1 Town Square
Murrieta, CA 92562

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

2 Park Plaza, Suite 1120
Irvine, CA 92614

October 2019

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1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.); and

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed residential development. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Murrieta, in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) is required for the project.

This Initial Study informs City decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A "significant effect" or "significant impact" on the environment means "*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*" (Guidelines §15382).

Given the project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Pub. Res. Code §21003.1)
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (State CEQA Guidelines §5004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (State CEQA Guidelines §15126.4)

Existing Plans, Programs, or Policies (PPPs)

Throughout the impact analysis in this IS/MND, reference is made to Existing Plans, Programs, or Policies (PPPs) that are currently in place which effectively reduce environmental impacts. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the flowing sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study/MND was prepared by the City of Murrieta to evaluate the proposed project's potential to impact the physical environment.

Section 2.0 Project Setting

Provides information about the proposed project's location.

Section 3.0 Project Description

Includes a description of the proposed project's physical features and construction and operational characteristics.

Section 4.0 Environmental Checklist

Includes the Environmental Checklist and evaluates the proposed project's potential to result in significant adverse effects to the physical environment.

Section 5.0 Document Preparers and Contributors

Provides information regarding the organizations responsible for preparation of this document.

2 PROJECT SETTING

2.1 PROJECT LOCATION

The project site is the Nittobo America, Inc. (Nittobo) facility located at 25549 Adams Avenue, Murrieta, California, which is identified as Assessor's Parcel Numbers (APNs) 909-180-010 and 909-180-018. All new structures and associated facilities, such as parking and retention basins, are located within a 5.1-acre portion of the project site, which is proposed to become a separate parcel with implementation of the lot line adjustment included in the project scope. The 5.1-acre area is referred to herein as the "development area." Temporary impacts, consisting of grading, will occur on 8 acres outside the development area, within the Nittobo property. The site is located on the east side of Brown Street, south of Adams Avenue, east of Washington Street, and west of Guava Street (Figures 1 and 2). The project site is approximately one mile southwest of Interstate (I) 15 at the I-215 interchange. Additionally, the site is located within the Murrieta U.S. Geological Survey (USGS) quadrangle, in unsectioned lands, Township 7 South and Range 3 West.

2.2 EXISTING LAND USES

The project site is approximately 29 acres in size and is utilized as a biomedical manufacturing facility by Nittobo for production of antiserum products. The site currently includes various structures

including a 16,463-square-foot manufacturing facility, structures utilized to store grain and hay, and canopy structures to provide shelter for goats.

The project site has a General Plan and zoning designation for Business Park (BP).

Pictures of the existing site are shown in Figure 3.

Figure 1: Regional Location

Figure 2: Local Vicinity

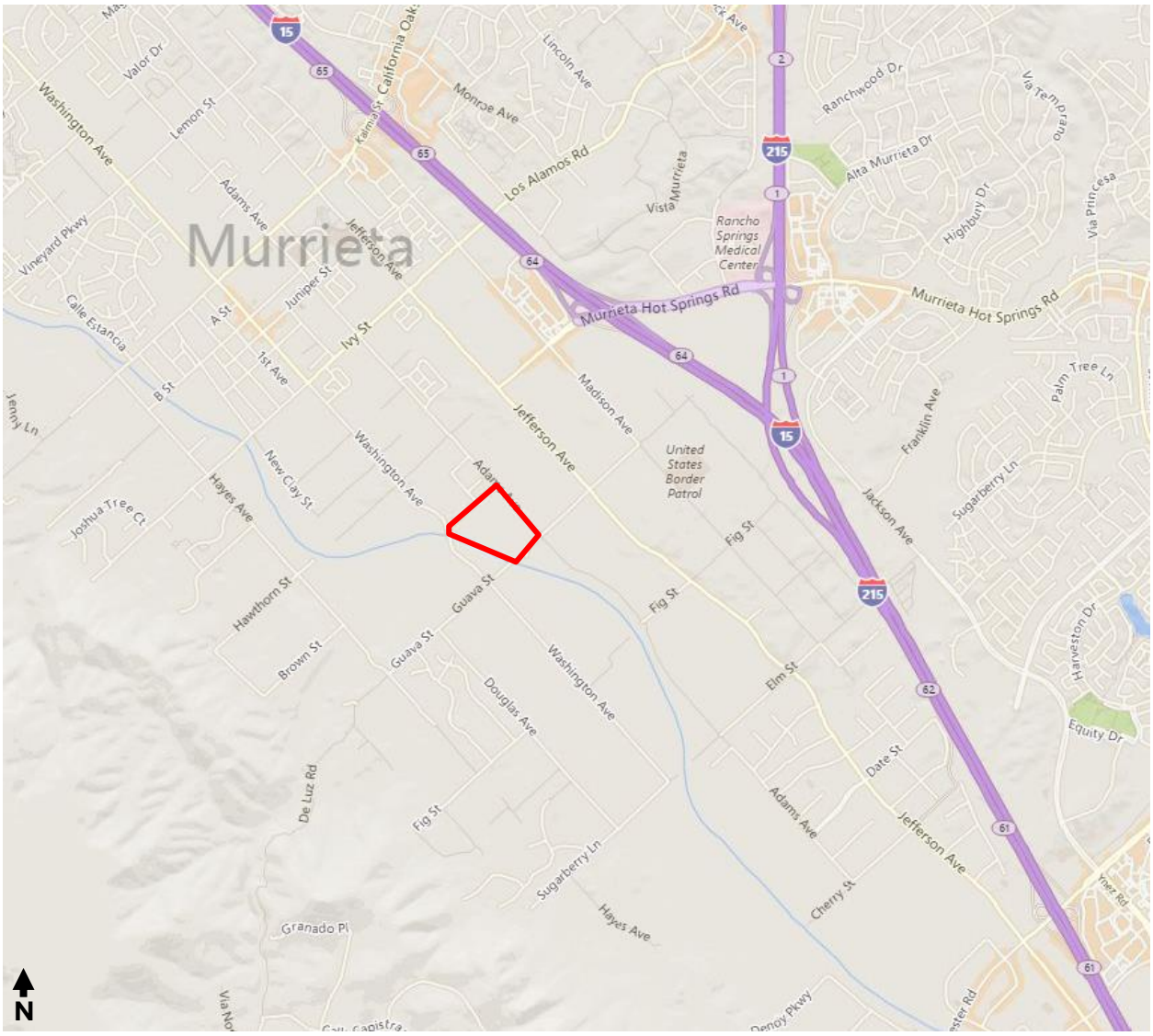


Figure 3: Project Site Photos

2.3 SURROUNDING LAND USES

The project site is surrounded by undeveloped lands with exception of the single-family housing tract that is located west of Brown Street, across from the project site. Adams Avenue is to the north of the site, Brown Street to the west, and Guava Street to the east; Murrieta Creek is located to the south. The existing uses and designations for the project site and adjacent areas are listed in Table 1, below. An aerial photograph of the site, showing surrounding land uses, is provided in Figure 4.

Table 1: Existing Land Uses

	Existing Land Use	General Plan Designation	Zoning Designation
Project Site	Biomedical Manufacturing	Business Park (BP)	Business Park (BP)
North	Undeveloped	Business Park (BP)	Business Park (BP)
East	Undeveloped	Business Park (BP)	Business Park (BP)
South	Undeveloped	Business Park (BP)	Business Park (BP)
West	Single-Family Residential	Single-Family Residential (SFR)	Estate Residential (ER-2)

3 PROJECT DESCRIPTION

3.1 PROJECT CHARACTERISTICS

Nittobo is proposing to develop and operate modern facilities to replace existing facilities on the project site. The proposed project would remove 10 canopy structures and develop a new facility on a 5.1-acre portion of the site. The canopy structures are currently utilized to store grain and hay and provide shelter for goats. The new facility would consist of a manufacturing/office building (Main Facility) with ancillary facilities (Animal Operation Facility, Maintenance Shop, and Hay Barn) that would be 38,464 square feet and have an optional future expansion of 7,276 square feet, as detailed in Table 2. The expansion could occur concurrently with the initial project. With the optional future expansion, the proposed development would total 45,740 square feet, as shown in Table 2.

Table 2: Summary of Proposed Development

Description	Proposed Project Square footage	Expansion Option Square footage	Total
Main Facility (Manufacturing/Office)	28,360	6,604	34,964
Animal Operation Facility	5,504	672	6,176
Maintenance Shop	1,600	--	1,600
Hay Barn (unenclosed)	3,000	--	3,000
Total	**38,464**	**7,276**	**45,740**

The new facilities would be located immediately to the south of the existing facility, as shown in Figure 5. The Main Facility, where the manufacturing and office functions of Nittobo America would be located, would be one story and 24 feet in height. The building would house the following functions:

- Administrative offices and employee facilities
- Quality assurance/quality control testing areas
- Cooler and freezer

Figure 4: Aerial Photograph

- Chromatography lab
- Antigen purification and development
- Shipping and receiving area
- Production office
- Testing areas
- Storage

The proposed new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the manufacturing functions that would require fewer employees than the existing facility but would require greater space than the existing facility. The existing buildings that would remain onsite would be used for storage.

Access to the project site would be provided from a driveway along Brown Street at the southwestern portion of the site that would have manual sliding gates. An emergency access entrance with automatic sliding gates would also be provided from a driveway at the northwestern portion of the site that would be gated and secured with a knox box that allows emergency personnel to enter, as necessary. The project would provide 68 parking spaces. Bicycle racks would be provided around the Main Facility per Building Code requirements.

The project also includes approximately 32,975 square feet of landscaped areas along the perimeter of the site and around the Main Facility. The project would install drainage infrastructure that would direct runoff from all impervious surfaces to bioretention swales. Runoff that does not infiltrate into the bioretention swales would flow to perforated underground drain lines that would connect to the existing onsite storm drainage system. Water and sewer utilities would be provided by installation of onsite infrastructure that would connect to the existing lines within Adams Avenue. Upgraded or enlarged water and sewer lines may be required along Brown Street or Adams Avenue.

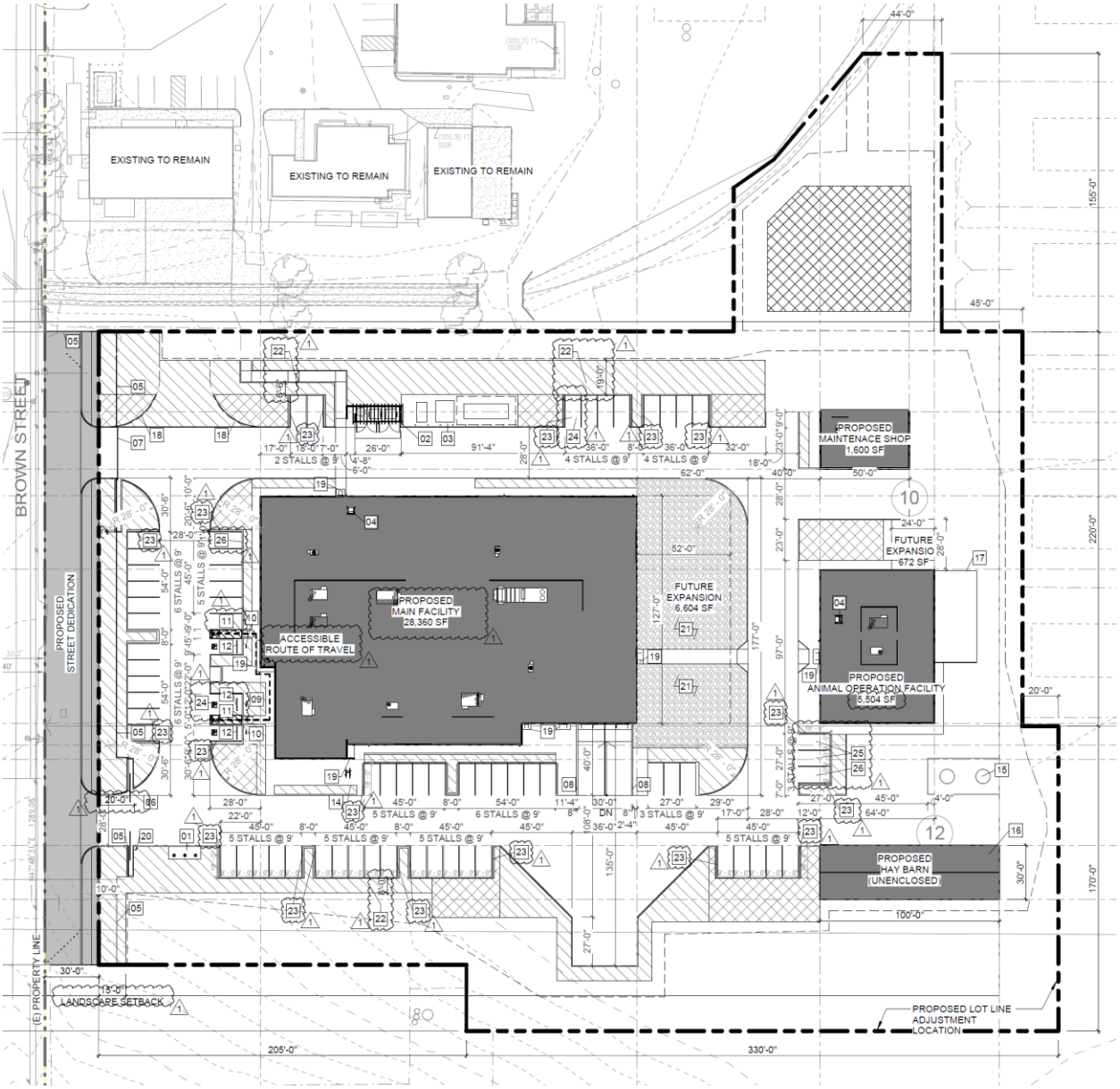
3.1.1 CONSTRUCTION

Construction activities are anticipated to last approximately 12 months and would include relocation of the existing canopy structures and goat shelters, clearing and grubbing, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Grading would involve cut of 1,000 cubic yards of cut and 17,300 cubic yards of fill, all of which would be sourced from within the 29-acre site. It is anticipated that excavation for the project would extend 2 feet below the existing grade of the site to provide for the required re-compaction of soils and installation of the foundations and utilities.

3.2 DISCRETIONARY APPROVALS

- Development Plan Review to permit the development of the proposed facility.
- Lot Line Adjustment to amend parcel boundaries

Figure 5: Site Plan



4 ENVIRONMENTAL CHECKLIST

This section includes the completed environmental checklist form. The checklist form is used to assist in evaluating the potential environmental impacts of the proposed project. The checklist form identifies potential project effects as follows: 1) Potentially Significant Impact; 2) Less Than Significant with Mitigation Incorporation; 3) Less Than Significant Impact; and, 4) No Impact. Substantiation and clarification for each checklist response is provided in Section 5 (Environmental Evaluation). Included in the discussion for each topic are standard condition/regulations and mitigation measures, if necessary, that are recommended for implementation as part of the proposed project.

4.1 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" as indicated by the checklist on the following pages.

Environmental Factors Potentially Affected

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

4.2 DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐	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 have been made by 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.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable 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, nothing further is required.

10/2/2019

Signature Date

Juliet Mukasa City of Murrieta

Printed Name For

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced).

5) Earlier analysis 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. Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:

   (a) Earlier Analysis Used. Identify and state where they are available for review.

   (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

(c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

4.3 ENVIRONMENTAL CHECKLIST QUESTIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS				
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

1. The project is a residential, mixed-use residential, or employment center project, and
2. The project is located on an infill site within a transit priority area.

The project is not a mixed-use residential or employment center project, and the project site is not within a transit priority area.

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting.

The City's General Plan identifies natural visual resources, including mountain ranges, hillsides, low-lying valley, and streams. The project site is currently developed with one story structures and is located within a partially developed area. The project site and surrounding area are generally

level, without substantial hills or topography changes, which provides background views of distant hillsides from roadway corridors, across undeveloped parcels around the project site, and above or in between existing buildings on the project site and in the project vicinity.

Development of the proposed one-story buildings and accessory uses on the project site would be similar to the existing development on the project site and would not hinder any scenic vistas or panoramic views. The existing residences to the east of the project site across Brown Street are two-story structures that are taller than the proposed one-story structures. Thus, the proposed structures would not be taller than existing buildings in the area, such that it would not hinder background views of hillsides.

Additionally, the proposed development would be set back from Brown Street and would not intrude into the roadway view corridor. As a result, the proposed project would not result in less than significant impacts on a scenic vista.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed project would not damage any scenic resources or historic buildings within a state scenic highway. There are no designated state scenic highways in the City of Murrieta. I-15, located one mile from the project site, is identified as an Eligible State Scenic Highway (Caltrans 2018). However, I-15 is not visible from the project site; thus, no impacts to state scenic highways would occur from implementation of the proposed project.

c) In non-urban areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The project site is located within a partially developed area. The site is surrounded by streets, single-family housing, vacant land, and the Murrieta Creek. The site is developed with various structures including a 16,463 square foot one-story manufacturing facility, structures for storing grain and hay, and canopies to provide shelter for goats. The goat shelter areas are surrounded by wire and metal fencing, and the project site is bound by both chain link and 6-foot wood fencing along Brown Street and by chain link fencing along the other sides. Existing gated driveways from Brown Street and Adams Avenue lead to surface parking lots that are adjacent to the existing office and manufacturing buildings on-site. The site is largely surrounded by undeveloped areas, except for the single-family housing tract that is located across Brown Street.

The proposed project would alter the existing views of the site by removing 10 canopy structures surrounded by chained linked fencing and develop the proposed building structures, parking lots, driveways, and installation of landscaping. The buildings would be one-story (a maximum of approximately 24 feet) high. The exterior of the building would be painted concrete with textured patterns and lined with windows. The colors of the proposed structures would be beige, clay, grey, and other similar earth-toned colors. In addition, the project would provide consistent landscaping throughout the development area that would consist of ornamental trees, ornamental shrubs, and ground covers.

Public views of the proposed development would be available from Brown Street, which would include views of the new landscaping, surface parking, and the Main Facility building structure. The

Main Facility is proposed to be setback from Brown Street behind new ornamental trees and shrubs, which would minimize views of the building from the roadway. In addition, the accessory structures are proposed to be located behind the Main Facility and would not be visible from Brown Street.

Given the existing visual character of site that includes canopy structures, wire fencing for goats, and the manufacturing building, development of the proposed project would alter, but not substantially degrade the existing visual character or quality of public views of the project site and its surroundings. As a result, impacts would be less than significant.

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

Less than Significant Impact. As described above, the project site is developed with various structures and has some existing sources of nighttime lighting from security lighting and exterior building lights onsite. Additionally, the project site is surrounded by sources of nighttime lighting that includes illumination from vehicle headlights along Brown Street and Adams Avenue and interior illumination from the single-family residences across Brown Street passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources for security. Operations on the project site would continue to occur during regular business hours; therefore, interior lighting, which could be visible through windows to the outside and headlights from vehicles would be minimal. In addition, the project would develop a new facility that would not result in additional employees, and therefore, would not result in additional vehicular trips after sunset.

In addition, the project would be required to be consistent with the requirements of City's Municipal Code. Light emanating from the proposed project is required by Municipal Code Section 16.18.100 to be shielded and directed downward and away from adjoining properties and public rights-of-way. Also, Municipal Code Section 16.18.110 provides for additional light shielding to protect astronomical observation from Mount Palomar and Municipal Code Section 16.34.070 provides lighting standards for off-street parking. With compliance with the City's Municipal Code, that is included as PPP AE-1 through PPP AE-3 and is checked through the City's plan check and project permitting process, impacts related to increased sources of light would be less than significant.

Glare can emanate from many different sources, some of which include direct sunlight, sunlight reflecting from cars or buildings, and bright outdoor or indoor lighting. Glare in the project vicinity is generated by building and vehicle windows reflecting light. However, there are no substantial buildings or structures near the project site that presently generate substantial glare since most of the buildings are one or two-story structures that are constructed of non-reflective materials and are not surfaced with a substantial number of windows adjacent to one another that would create a large reflective area.

As described above, the exterior of the proposed structure would be painted concrete, which is not a reflective surface. Additionally, installation of outdoor lighting would be required to meet the requirements of the City's Municipal Code, as included as PPP AE-1 through PPP AE-3, which would reduce the potential to generate glare from new lighting fixtures. As a result, the proposed project would not create a substantial source of glare, and impacts would be less than significant.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to aesthetics:

PPP AE-1: The project is required to comply with the provisions of the City of Murrieta Municipal Code Section 16.18.100 to reduce light spillage that include. Lighting must be:

- Architecturally integrated with the character of adjacent structure(s);
- Directed downward and shielded so that glare is confined within the boundaries of the subject parcel;
- Installed so that lights not blink, flash, or be of unusually high intensity or brightness.
- Appropriate in height, intensity, and scale to the uses they are serving. Outside and parking lot lighting shall not exceed 0.3 footcandle at residential property lines.

PPP AE-2: The project is required to comply with the provisions of the City of Murrieta Municipal Code Section 16.18.110 to restrict the use of certain light fixtures emitting into the night sky undesirable light rays that have a detrimental effect on astronomical observation and research at Mount Palomar.
PPP AE-3: The project is required to comply with the provisions of the City of Murrieta Municipal Code Section 16.34.070 to provide adequate illumination for security and safety in parking areas and to ensure that all lighting be directed downward, away from adjacent properties and public rights-of-way.

Mitigation Measures

No mitigation measures related to aesthetics are required.

References

Caltrans California Scenic Highway Mapping System (Caltrans 2017). Accessed: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

City of Murrieta Municipal Code. Accessed: http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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 zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

Less than Significant Impact. The project site is identified by the California Department of Conservation Important Farmland Finder as Urban and Built-Up Land, Farmland of Local Significance, and Other Land (CDC 2017). The facility is unique in that it is a biomedical manufacturing use that contains an integrated and essential agricultural component, the raising of goats. The project site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, the proposed project would not result in impacts related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site has an existing zoning designation of Business Park (BP). The project site is not zoned for agricultural use and is not subject to a Williamson Act contract. Thus, the proposed project would not result in impacts related to conflict with an existing agricultural zoning or Williamson Act contract, and impacts would not occur.

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

No Impact. No forest land exists on or adjacent to the project site. The project site has a zoning designation for business park uses and is not zoned for forest land or timberland uses. Thus, the proposed project would not result in impacts related to conflict with an existing forest land or timberland zoning, and impacts would not occur.

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

No Impact. No forest land exists on the project site. Thus, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use, and impacts would not occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As described in the responses above, the project area does not include or forest land. Agricultural uses on the site are integrated with the manufacturing use, and would continue to exist with implementation of the project. In addition, the proposed project would develop a new facility to better accommodate operations and would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use. Impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to agriculture and forestry that are applicable to the project.

Mitigation Measures

No mitigation measures related to agriculture and forestry are required.

References

California Department of Conservation Important Farmland Finder (CDC 2017). Accessed: https://maps.conservation.ca.gov/dlrp/ciff/

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The discussion below is based on the Air Quality Impact Analysis prepared by Urban Crossroads, 2018 (AQ 2018), which is included as Appendix A.

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

Less than Significant Impact. The project site is located in the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's trip generation is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As provided in the Project Description, the proposed facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations, which would require

fewer employees than the existing facility. Therefore, the proposed project would not result in an increase in daily vehicle trips. As a result, the vehicular trips and emissions generated from the proposed project would be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the proposed project would not exceed thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the proposed project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the proposed project would be less than significant

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. As described in the previous response, the project site is within the SCAQMD. Thus, the methodologies from the SCAQMD CEQA Air Quality Handbook and SCAQMD thresholds are used in evaluating project impacts. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. The SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds (lbs/day)[1]

Pollutant	Construction	Operations
VOC	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) demolition of existing structures, site preparation, grading, and excavation. (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris and soil export from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Grading for the proposed project would involve 1,000 cubic yards of cut and 17,300 cubic yards of fill within the 5.1-acre development area; the soil required in the development area will be sourced from within the 29-acre project site, minimizing truck emissions that would be generated by offsite soil import. As shown in Table AQ-2, peak-day

[1] SCAQMD CEQA Air Quality Handbook, November 1993 Rev.

construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

	VOC	NOx	CO	SO_2	PM-10	PM-2.5
2018	3.54	42.47	18.18	0.04	5.01	3.00
2019	14.28	28.00	19.29	0.04	1.87	1.45
Maximum Daily Emissions	**14.28**	**42.47**	**19.29**	**0.04**	**5.01**	**3.00**
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads, 2018.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM-10, and PM-2.5 emissions from construction activities, particularly during grading. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12 inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 is included as PPP AQ-1 and was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling, and is included as PPP AQ-2.

Operations

As provided in the Project Description and described above, the proposed facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations, which would require fewer employees than the existing facility. Therefore, the proposed project would not result in an increase in daily vehicle trips. However, the Air Quality Impact Analysis includes quantification of fugitive dust related to tire wear particulates from vehicles traveling on paved roads and the following aspects of the proposed project would generate emissions as described below.

Architectural Coatings: Over a period of time the structures developed by the project would be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings used as part of maintenance of the facilities.

Consumer Products: Consumer product that are anticipated to be used by the project include, but are not limited to detergents, cleaning compounds, polishes, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The bio manufacturing uses that would occur in the proposed facilities would not generate substantive emissions that require modeling.

Landscape Maintenance Equipment: Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the proposed landscaping.

The modeled operational emissions are summarized in Table AQ-3. As shown, the proposed project would not generate emissions exceeding the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would be less than significant.

Table AQ-3: Peak Operational Emissions (lbs/day)

Summer Scenario	**Emissions (pounds per day)**					
	VOC	**NO_x**	**CO**	**SO_x**	**PM-10**	**PM-2.5**
Area Source	1.04	<0.01	0.01	0.00	<0.01	<0.01
Energy Source	0.04	0.400	0.34	<0.01	0.03	0.03
Mobile	0.77	5.72	10.63	0.04	2.82	0.78
Total Maximum Daily Emissions	**1.85**	**6.12**	**10.98**	**0.04**	**2.85**	**0.81**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter Scenario	**Emissions (pounds per day)**					
	VOC	**NO_x**	**CO**	**SO_x**	**PM-10**	**PM-2.5**
Area Source	1.04	<0.01	0.01	0.00	<0.01	<0.01
Energy Source	0.04	0.400	0.34	<0.01	0.03	0.03
Mobile	0.67	5.78	9.07	0.04	2.82	0.78
Total Maximum Daily Emissions	**1.75**	**6.19**	**9.41**	**0.04**	**2.85**	**0.81**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads, 2018.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The SCAQMD recommends the evaluation of localized NO_2, CO, PM-10, and PM-2.5 construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008).

Localized Air Quality Thresholds

SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NOx, CO, PM-10, and PM-2.5 pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 26, Temecula.

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily.

The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 1.5 acres per day during site preparation and 2.5 acres per day during grading activity, and that the closest receptor is approximately 121 feet (36.88 meters) from the project site. Thus, a 36.88-meter receptor distance is utilized to determine the LSTs. As shown in Table AQ-4, emissions during construction activity would not exceed SCAQMD's localized significance thresholds. Thus, impacts would be less than significant.

Table AQ-4: Peak Localized Daily Construction Emissions (lbs/day)

Site Preparation	Emissions (pounds per day)			
	NO_x	**CO**	**PM-10**	**PM-2.5**
Maximum Daily Emissions	28.15	8.94	3.92	2.41
SCAQMD Localized Threshold	**287**	**1,527**	**16**	**6**
Threshold Exceeded?	No	No	No	No
Grading	**Emissions (pounds per day)**			
	NO_x	**CO**	**PM-10**	**PM-2.5**
Maximum Daily Emissions	42.43	17.77	4.90	2.97
SCAQMD Localized Threshold	**275**	**1,490**	**15**	**6**
Threshold Exceeded?	No	No	No	No

Source: Urban Crossroads, 2018.

Operation

The operational activities described previously would also generate LSTs. As shown below, emissions during operational activities would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant and a less than significant impact would occur.

Table AQ-5: Peak Localized Daily Operational Emissions (lbs/day)

Operational Activity	Emissions (pounds per day)			
	NO_x	**CO**	**PM-10**	**PM-2.5**
Maximum Daily Emissions	0.69	0.88	0.17	0.07
SCAQMD Localized Threshold	**371**	**1,965**	**4**	**2**
Threshold Exceeded?	No	No	No	No

Source: Urban Crossroads, 2018.

Hot Spots

Regarding potential "hot spots" of CO that could result from the project, the Air Quality Impact Analysis (Appendix A) describes that the proposed project would not generate enough traffic to generate a potential hotspot. As described in the AQMP, even if the daily traffic volume at any intersection was to reach 400,000 vehicles per day, it still would not likely exceed the most stringent 1-hour CO standard (20 ppm).

As described above, the proposed facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations, which would require fewer employees than the existing facility. Therefore, the proposed project would not result in an increase in daily vehicle trips. Thus, impacts related to a CO hot spot would not occur from implementation of the proposed project.

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

Less Than Significant Impact. The proposed Project would not emit other emissions beyond those described above. Regarding odors, the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations.

The proposed project would implement mechanization to the existing manufacturing functions that would not emit objectionable odors affecting a substantial number of people. In addition, odors

generated by land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

> *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

During construction, emissions from diesel equipment, use of volatile organic compounds from architectural coatings, and paving activities may generate some nuisance odors. However, these odors would be temporary and are not expected to affect a substantial number of people. Therefore, impacts relating to both operational and construction activity odors would be less than significant.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to air quality:

PPP AQ-1: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used

Mitigation Measures

No mitigation measures related to air quality are required.

References

Air Quality Impact Analysis prepared by Urban Crossroads, 2018 (AQ 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) 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 Wildlife or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

The discussion below is based on the Biological Resources Assessment & MSHCP Consistency Analysis prepared by Material Culture Consulting, 2019 (BIO 2019), which is included as Appendix B.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated. The 5.1-acre development area of the project site is highly disturbed from existing uses and currently contains 10 canopy structures that are currently utilized to store grain and hay and provide shelter for goats. Vegetation communities present within the development area are agriculture-livestock, developed, and nonnative grassland. Temporary impact areas include agriculture-livestock, disturbed, and nonnative grassland vegetation. Portions of the 29-acre project site that are adjacent to Murrieta Creek and Guava Street contain various other vegetation communities (saltbush scrub, scalebroom scrub, willow thickets, and unvegetated wash); these areas would not be impacted by the project. Table BIO-1 summarizes impacts to vegetation communities.

Table BIO-1: Vegetation Communities

	Not Impacted (acres)	Permanent Impacts (acres)	Temporary Impacts (acres)
Non-native grassland	6.83	1.38	0.70
Saltbush scrub	0.68		
Scalebroom scrub	0.39		
Willow thickets	0.70		
Unvegetated wash	1.52		
Open water-seasonal	0.08		
Agriculture-Livestock	0.46	3.04	4.46
Disturbed	2.04		2.77
Developed	3.44	0.62	
Total	**16.13**	**5.04**	**7.93**

The Biological Resources Assessment (BIO 2019) describes that project site hosts common wildlife species that includes: great-blue heron (*Ardea herodias*), killdeer (*Charadrius vociferous*), red-tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), western meadowlark (*Sturnella neglecta*), Eurasian collared dove (*Streptopelia decaocto*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), western kingbird (*Tyrannus verticalis*), northern rough-winged swallow (*Stelgidopteryx serripennis*), red-winged blackbird (*Agelaius phoeniceus*), brown-headed cowbird (*Molothrus ater*), great-tailed grackle (*Quiscalus mexicanus*), bushtit (*Psaltriparus minimus*), white-crowned sparrow (*Zonotrichia leucophrys*), savannah sparrow (*Passerculus sandwichensis*), song sparrow (*Melospiza melodia*), house sparrow (*Passer domesticus*), and house finch (*Haemorhous mexicanus*).

Additionally, the Biological Resources Assessment states that no burrowing owls *(Athene cunicularia)* (a CDFW species of special concern) or burrowing owl sign were identified during breeding-season focused surveys completed in 2019. As required by the Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the MSHCP area, a preconstruction burrowing owl survey is also required at the site due to the presence of suitable burrowing owl habitat. Mitigation Measure BIO-1 requires a preconstruction burrowing owl survey to be conducted prior to start of ground disturbance activities. Mitigation Measure BIO-4 requires biological monitoring during construction activities. With implementation of Mitigation Measures BIO-1 and BIO-4, impacts related to burrowing owl would be less than significant and impacts related to candidate, sensitive, or special status species would be less than significant.

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

Less than Significant Impact. The development area of the project site consists of disturbed upland areas. A drainage feature that ponds is located on the site near the mid-eastern boundary that is not within or adjacent to the project construction area. The pond is fed by a partially concrete-lined and partially earthen drainage channel that traverses the site from the west. In addition, the southern boundary of the project site consists of the Murrieta Creek.

The project would not disturb the existing area of the site that ponds, the earthen drainage channel, or areas within or adjacent to Murrieta Creek. The development area limits of grading are a minimum of 130 feet from Murrieta Creek and the nearest riparian vegetation (willow thickets). Thus, the proposed project would not disturb any riparian habitat, jurisdictional streambed or wetland areas, or sensitive natural community identified by USFWS or CDFW. As described in the previous response, the portion of the site that would be developed is highly disturbed from existing uses. Thus, the proposed project would result in less than significant impacts related to riparian habitat or other sensitive natural community.

c) Have a substantial adverse effect on state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means?

No Impact. As described in the response above, the development area of the project site consists of disturbed upland areas. The development area does not contain any jurisdictional areas that would be subject to Section 404 of the Clean Water Act. At its closest point, Murrieta Creek is at least 130 feet from the limits of grading. Furthermore, the proposed project does not involve any removal, filling, or other hydrological interruption to any existing water resources. Thus, impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act would not occur from implementation of the proposed project.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant with Mitigation Incorporated. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. Habitat linkages are areas that join larger blocks of habitat and help to reduce the adverse effects of habitat fragmentation.

The project site does not contain any wildlife corridors or habitat linkages. The project site is surrounded by fencing and roadways and does not provide a linkage to any open space or habitat area. Wildlife movement along Murrieta Creek would not be impeded by the project. An existing fence is located within the project site along the creek; no new fencing would be placed closer to the creek. Thus, impacts related to interference with movement of wildlife species or wildlife corridors would not occur from implementation of the proposed project.

The Biological Resources Assessment describes that existing vegetation and structures that would be removed for the project have the potential to host nesting birds and as listed previously. These birds that are subject to the Migratory Bird Treaty Act (MBTA). Disturbance to or destruction of migratory

bird eggs, young, or adults is in violation of the MBTA and California Fish and Game Code. If construction of the proposed project occurs during the general bird breeding season, between February 15 to August 15, then pre-construction surveys and avoidance of nesting birds will be required pursuant to Mitigation Measure BIO-2. With implementation of Mitigation Measure BIO-2 impacts related to native wildlife nursery sites would be less than significant.

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

No Impact. There are no local biological policies or ordinances, such as a tree preservation policy or ordinance, that is applicable to the proposed project. The City's Municipal Code Chapter 16.42 provides regulations for the protection, preservation, and maintenance of native oak, sycamore, and cottonwood trees, trees of historic or cultural significance, groves and stands of mature trees, and mature trees. The project site does not contain any of these types of trees. Therefore, implementation of the proposed project would not conflict with local polices or ordinances protecting trees and no impact would occur.

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

Less Than Significant with Mitigation Incorporated. The project site is located within the within the MSHCP Southwest Area Plan, subunit 1 - Murrieta Creek, within criteria cells 6422 and 6416. The development area is exclusively within cell 6422. The development area would primarily impact areas identified as agriculture-livestock (3.04 acres), with a smaller amount of nonnative grassland (1.38 acres) and developed areas (0.62 acre).

The project's biological studies were submitted as part of the Joint Project Review (JPR) process in the MSHCP to the Regional Conservation Authority and distributed to the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service. ~~The~~ JPR #19-02-11-01 concluded that:

- The project would not conflict with the preservation goals within Rough Step Unit #5 in the MSHCP.
- The project would not conflict with the MSHCP Reserve Assembly targets.
- The project would not affect any riparian/riverine areas or vernal pools on the site.
- The project is not located within a Narrow Endemic Plant Species Survey Area.
- The project conducted required focused surveys for burrowing owl, and no direct burrowing owl observations or sign were observed.

The complete results of the JPR are included in Appendix B.

MSHCP goals for conservation within cell 6422 focus on contributions to Constrained Linkage 13, which follows the path of Murrieta Creek. Specifically, conservation targets the existing Murrieta Creek channel and adjacent grassland and Riversidean alluvial fan sage scrub habitat and agricultural land. The target for conservation within this cell is 25-35%. Following implementation of the project, the 29-acre project site would contain approximately 10 acres of disturbed or developed area, with the remainder consisting primarily of agricultural areas, nonnative grassland, and various habitats adjacent to Murrieta Creek. The project would therefore not significantly

reduce the amount of land uses that are targeted for conservation in cell 6422, and impacts related to this criteria cell are less than significant.

Mitigation Measure BIO-3 allows grading outside the 5.1-acre development area to occur only on non-sensitive habitats such as developed land, agricultural land, and nonnative grasslands, among others; with the implementation of this mitigation measure, impacts related to the MSHCP of grading beyond the development area would be less than significant.

Existing Plans, Programs, or Policies

There are no impact-reducing Plans, Programs, or Policies related to biological resources that are applicable to the project.

Mitigation Measures

Mitigation Measure BIO-1: Burrowing Owl: A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

Mitigation Measure BIO-2: Nesting Birds: If vegetation removal is required during the nesting bird season (between February 15 and August 15), conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for demolition and/or vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

Mitigation Measure BIO-3: Grading: Any grading that occurs beyond the 5.1-acre development area shall be limited to those areas mapped in the Biological Resources Assessment (Material Culture Consulting, 2018), or subsequent biological assessment, as being disturbed, developed, agricultural, nonnative grassland, or other non-sensitive habitat.

Mitigation Measure BIO-4: Biological Monitoring: Prior to issuance of a grading permit, the project permittee/owner shall provide to the City verification that a certified biologist has been retained. A qualified biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.

References

Biological Resources Assessment & MSHCP Consistency Analysis. Prepared by Material Culture Consulting, 2019 (BIO 2019).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The discussion below is based on the Phase I Cultural Resources Assessment and the Phase I Paleontological Resources Assessment, prepared by Material Culture Consulting (MCC 2018), which are included as Appendix C and Appendix D, respectively.

a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

Less than Significant. The 5.1-acre development area contains no historical resources. The larger 29-acre project site includes one known historic-era built environment resource (P-33-007431, The Brown House), which is a single-family structure that was built in the 19th century (MCC 2018). The Brown House and the adjacent structures would not be impacted by the proposed project. The proposed structures are located over 300 feet to the south of the Brown House and set behind two existing structures on the site. The proposed structures would be of similar height to the Brown House and would not affect the visibility of the historical structure from public areas. Therefore, the proposed project would not result in an impact related to this existing resource, and impacts would be less than significant.

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

Less than Significant with Mitigation Incorporated. The Cultural Resources Assessment identified 67 resources that have been previously recorded within one mile of the project site; however, most of these are at least half a mile to one mile away from the project site and the entire parcel has undergone intensive disturbance from past agricultural and the existing uses. Therefore, the potential for encountering buried sites is very low. However, there still remains the possibility that undiscovered, buried archaeological resources may be encountered during construction. Mitigation Measures CUL-1 and CUL-2 have been included to require archaeological monitoring of ground-disturbing activities. With implementation of this Mitigation Measure, potential impacts related to archaeological resources would be less than significant.

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

Less than Significant Impact. The project site has historically used for agriculture and has undergone intensive ground disturbance. In addition, the site is not located adjacent to any known cemeteries. It is possible, though, that construction activities could unearth previously unknown human remains. However, compliance with California Health and Safety Code Section 7050.5, as included by PPP CUL-1, would ensure that human remains were treated with dignity and as specified by law, which would reduce the impact to a less than significant level.

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the County Coroner's office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. The Coroner would determine within two working days of being notified, if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent. Overall, compliance with the existing California Health and Safety Code regulations, as included by PPP CUL-1, would reduce impacts related to human remains to a less than significant level.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to cultural resources:

PPP CUL-1: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendants(s)" for purposes of receiving notification of discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Mitigation Measure

Mitigation Measure CUL-1: Retention of Archaeological Monitor: The project permittee/owner shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown cultural resources. Prior to grading, the project permittee/owner shall provide to the City verification that a certified archaeological monitor has been retained. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

Mitigation Measure CUL-2: Archaeological Monitoring: At least 30-days prior to grading permit issuance and before any grading, excavation, and/or ground-disturbing activities on the site take place, the project permittee/owner shall retain a Riverside County-certified archaeological monitor

to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.

1. The Project Archaeologist, in consultation with consulting tribes, the permittee/owner, and the City, shall develop an Archaeological Monitoring Plan to address the details, timing, and responsibility of all archaeological and cultural activities that will occur on the project site. Details in the plan shall include:
    a. Project grading and development scheduling;
    b. The development of a schedule in coordination with the permittee/owner and the Project Archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground-disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with all project archaeologists; and,
    c. The protocols and stipulations that the permittee/owner, City, tribes, and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
2. A final report documenting the monitoring activity and disposition of any recovered cultural resources shall be submitted to the City of Murrieta, Eastern Information Center and the consulting tribe within 60 days of completion of monitoring.

References

Phase I Cultural Resources Assessment, prepared by Material Culture Consulting, March 2018 (MCC 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. ENERGY				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

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

Less than Significant Impact.

Construction. During construction of the proposed project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project sites, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed buildings and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. Demolition of existing structures that exist onsite would need to be undertaken; however, because the existing onsite development is limited and much of the demolition materials can be recycled, the limited demolition needed to implement the proposed project is not considered to be wasteful. In addition, the extent of construction activities that would occur from implementation of the proposed project is limited to a 12-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. Thus, impacts related to construction energy usage would be less than significant.

Operation. Once operational, the proposed new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the manufacturing functions that would require fewer employees than the existing facility. The new state-of-the art mechanization would generate demand for electricity and natural gas. Additionally, the proposed facilities are larger than the existing facilities, and would use energy for heating, cooling, and lighting of the expanded facilities. This use of energy is typical, and no operational activities or land uses would occur that would result in extraordinary energy consumption.

Because no increase in personnel would occur from the project, no additional gasoline would be used for motor vehicle trips. In addition, Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new (and altered) buildings. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc.

The proposed project is required to comply with Title 24, which would be verified by the City during the project permitting process. Similarly, the project would be required to comply with Murrieta Municipal Code Section 16.28 (Landscaping Standards and Water Efficient Landscaping), which would reduce the project's energy demand associated with landscaping and water use. Overall, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The State of California has established a comprehensive framework for the use of efficient energy that is implemented through regularly updated Title 24 Energy Efficiency and California Green Building standards. In addition, the City of Murrieta adopted a Climate Action Plan (CAP) in 2011, which provides for renewable energy and the efficient use of energy.

As described in the previous response, the proposed project would comply with existing regulations, that include Title 24/CALGreen and Municipal Code water efficient landscaping standards, which would reduce the project's energy demand. In addition, the Greenhouse Gas Emissions discussion (Section 7) describes that the proposed project would comply with the City's CAP. The City's administration of the Title 24 requirements and the CAP includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Thus, impacts related to conflict or obstruction of a plan for renewable energy or energy efficiency would not occur from implementation of the proposed project.

<u>Existing Plans, Programs, or Policies</u>

The following PPP is incorporated into the project and would reduce impacts related to energy:

PPP ENG-1: CALGreen Compliance. The project is required to comply with the CALGreen Building Code as included in the City's Municipal Code to ensure efficient use of energy. CALGreen

specifications are required to be incorporated into building plans as a condition of building permit approval.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS				
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) 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, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

The discussion below is based on the Geotechnical Investigation, prepared by Amec Foster Wheeler, 2017 (GEO 2017), included as Appendix E.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. 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?

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act requires the State Geologist to establish regulatory zones, known as "Alquist-Priolo (AP) Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet).

The Geotechnical Investigation describes that the project site is not located within a designated Alquist-Priolo Earthquake Fault Zone. No active faults have been mapped near the project site. The closest active fault to the project site is the Wildomar fault section of the Elsinore fault zone, located approximately 730 feet northeast of the site. In addition, based on the available geologic data, active or potentially active faults with the potential for surface fault rupture are not known to be located directly beneath or projecting toward the site. Therefore, the potential for surface rupture due to fault plane displacement propagating to the surface at the site during the design life of the proposed building is considered low (GEO 2017). Furthermore, the proposed project would not result in additional employees on the project site, and no additional humans would be exposed to potential of fault rupture. Therefore, impacts related to rupture of a known earthquake fault would be less than significant.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

ii. Strong seismic ground shaking?

Less Than Significant Impact. The project site is located in a seismically active region, as is all of Southern California. The project site could be subject to seismically related strong ground shaking. Groundshaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consist of poorly consolidated material such as alluvium located near the source, and in response to an earthquake of great magnitude.

The Geotechnical Investigation that was prepared for the project states that the site is likely to be subject to strong seismic ground shaking during the life of the project due to the numerous faults in the region, and states that the seismic design of the proposed structures should be implemented in accordance with the applicable provisions stipulated in the California Building Code (CBC) (GEO 2017).

As described above, the Wildomar fault section of the Elsinore fault zone is located approximately 730 feet northeast of the site (GEO 2017). However, as described in the population and housing

analysis, the proposed project would not add employees, or other persons to the project site; and the proposed project would automate existing processes. Therefore, project implementation would not subject any additional people to hazards from ground shaking and the California Building Code (CBC) includes provisions to reduce impacts caused by major structural failures or loss of life resulting from earthquakes or other geologic hazards. For example, Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. The CBC provides procedures for earthquake resistant structural design that include considerations for onsite soil conditions, occupancy, and the configuration of the structure including the structural system and height.

The City of Murrieta has adopted the 2016 version of the CBC in Chapter 15.08 of the Municipal Code, which includes provisions to reduce impacts caused by potential major structural failures or loss of life resulting from earthquakes or other geologic hazards. For example, as done by the proposed project, the CBC requires that a California Certified Engineering Geologist or California-licensed civil engineer prepare a site-specific engineering analysis that demonstrates the satisfactory performance of proposed structures and contains requirements for design and construction of structures to resist loads and peak ground accelerations that could result from earthquakes. The Geotechnical Investigation prepared for the project includes this information, in addition to recommendations for site grading, construction, foundation design, slab design, retaining walls, infiltration design, and pavement design that are based on the CBC regulations and identified specifically for the proposed project based on site conditions. These CBC-related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval, as included as PPP GEO-1. Thus, the project would be required to adhere to the provisions of the CBC as specified for the project, which are reviewed by the City for appropriate inclusion, as part of the building plan check and development review process. Overall, compliance with the requirements of the CBC and the City municipal code for structural safety, as included as PPP GEO-1, would reduce hazards from strong seismic groundshaking to a less than significant level.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking.

The Geotechnical Investigation notes that the historical high groundwater level in the vicinity of the site is shallower than 10 feet below ground surface and that perched water was encountered at a depth of 20 feet in one of the on-site borings. In addition, the site is mapped by the City's General Plan as being located in an area with moderate to high liquefaction susceptibility, and the site is underlain by sedimentary units that could be susceptible to liquefaction (GEO 2017).

Therefore, the Geotechnical Investigation included an engineering analysis of the underlying soils, which determined that there is a moderate potential for liquefaction of less than ¾ inch to occur onsite. As a result, construction would include removal and re-compaction of the upper two feet of the site soils and development of foundation systems in compliance with the CBC, which would reduce the potential of liquefaction, settlement, and subsidence to a less than significant level. As described

previously, the proposed project would be required to be constructed in compliance with the CBC and the City's Municipal Code, which would be verified through the City's plan check and permitting process. Thus, the project would be required to implement re-compaction of soils and foundation systems in compliance with the CBC, and potential impacts related to liquefaction, settlement, and subsidence would be reduced to a less than significant level.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

iv. Landslides?

No Impact. The project site is generally level without significant slopes and is not located near substantial slopes or hillsides. The Geotechnical Investigation states that the site is not within an area identified to have a potential for seismic slope instability, there are no known landslides near the site, nor is the site in the path of any known or potential landslides (GEO 2017). Therefore, the project would not expose people or structures to slope instability or seismically induced landslides.

b) Result in soil erosion or the loss of topsoil?

Less Than Significant Impact.

Construction
Grading and excavation activities that would be required for the proposed project would expose and loosen topsoil, which could be eroded by wind or water. Thus, construction of the project has the potential to contribute to soil erosion and the loss of topsoil.

However, the City's Municipal Code Section 15.52, Grading, Erosion, and Sediment Control states that all significant development within the City, such as the proposed project, shall be undertaken in accordance with the Riverside County Drainage Area Management Plan (DAMP), which is included in the City's Municipal Code as Chapter 8.36. The DAMP requires construction sites to implement control practices that address erosion and sedimentation. Additionally, per the Statewide National Pollutant Discharge Elimination System (NPDES) Permit for General Construction Activity a Stormwater Pollution Prevention Plan (SWPPP) is required to be prepared and implemented by a Qualified SWPPP Developer. The SWPPP is required to be consistent with the County DAMP, address site-specific conditions related to sources of sediment, and implement erosion control and sediment control BMPs to reduce or eliminate sediment during construction. Adherence to a City approved SWPPP, which is included as PPP WQ-1 would be verified prior to the issuance of a demolition or grading permit would ensure that potential erosion associated with construction activities would be minimized, and impacts would be less than significant.

Operation
The proposed project includes installation of landscaping throughout the project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the proposed commercial and residential uses. In addition, as described in Section 9, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to flow to biofiltration swales and landscaping that would reduce the potential for stormwater to erode topsoil. Furthermore, pursuant to the City's Municipal Code Chapter 8.36, implementation of the project requires a Water Quality Management Plan (WQMP), which is included as PPP WQ-2. The WQMP describes the operational BMPs that would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil during operation of the project. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

c) 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 offsite landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As described above, the project site is relatively level, and does not contain nor is adjacent to any significant slope of hillside area. The project would not create slopes. Thus, on or off-site landslides would not occur from implementation of the project.

Lateral spreading, a phenomenon associated with seismically-induced soil liquefaction, is a display of lateral displacement of soils due to inertial motion and lack of lateral support during or post liquefaction. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground with nearby free surface such as drainage or stream channel. The Geotechnical Investigation describes that the southern and southeastern portion of the site borders the Murrieta Creek levee and may be susceptible to lateral spreading that could be activated by liquefaction during a seismic event. However, the proposed building development is outside of this area and far enough from the creek that the potential for lateral spreading affecting the proposed building site is considered to be low (GEO 2017) and would be less than significant with implementation of the CBC requirements, which are included as PPP GEO-1.

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The City's General Plan describes that the site is in an area of Active Subsidence Susceptibility although it notes there are no reports of substantial subsidence due to groundwater withdrawal in the city. Because the project would not pump water from the project area (as further described below), impacts related to subsidence would not occur from implementation of the project. Also, the proposed project would not result in additional employees on the project site, and no additional humans would be exposed to potential of risk related to subsidence.

Seismic related ground failure or settlements can occur within loose to moderately dense, dry or saturated granular soil. As described previously, the Geotechnical Investigation identified that the sand, silty sand, and sandy silt soils encountered near the site are considered susceptible to seismically-induced settlement of less than ¾ inch. The Geotechnical Investigation recommends that onsite soils providing foundations for buildings and pavement areas be overexcavated and recompacted pursuant to the CBC compaction regulations. With implementation of the overexcavation requirements per the CBC, as included as PPP GEO-1, the potential for settlement or collapse of soils would be reduced to a less than significant level. Therefore, compliance with the requirements of the CBC as identified in the site geotechnical design recommendations that would be reviewed by the City for appropriate inclusion, as part of the permitting process, would reduce potential impacts related to ground collapse to a less than significant level.

d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils and could result in heaving and cracking of buildings and foundations.

As described by the Geotechnical Investigation, the soils on the project site consist of massive to thickly-bedded layers of clayey sand, clay, sand, and silty sand. The clay soils are somewhat expansive (medium expansion potential) and would shrink and swell with fluctuations in moisture content. However, the Geotechnical Investigation also describes that foundation soils would be recompacted to a minimum 90 percent relative compaction and comply with the CBC requirements, as implemented by the City's Municipal Code and through the plan check and permitting process. Thus, impacts related to expansive soils would be less than significant.

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

No Impact. The proposed project would tie into existing sewers and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative wastewater disposal systems would not occur from implementation of the proposed project.

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

Less than Significant with Mitigation Incorporated. The project site has been heavily disturbed by previous site activities to an unknown depth below surface. However, the northwestern half of the project site has exposures of the Pauba Formation that also may occur at relatively shallow depths in the southeastern portion of the project site. Pauba Formation deposits have a high potential to contain significant, nonrenewable paleontological resources. Therefore, potential exists for encountering paleontological resources during excavation activities. As a result, Mitigation Measure PAL-1 is included to provide a paleontological resource monitoring plan with procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. With implementation of Mitigation Measure PAL-1, impacts related to paleontological resources would be less than significant.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to geology and soils:

PPP GEO-1: The project is required to comply with the California Building Standards Code as included in the City's Municipal Code and the Geotechnical Investigation, prepared by Amec Foster Wheeler, 2017 (or subsequent investigation) to preclude significant adverse effects associated with seismic hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and specifications as a condition of project approval.

PPP WQ-1: Stormwater Pollution Prevention Plan, provided in Section 9, Hydrology and Water Quality.

PPP WQ-2: Water Quality Management Plan, provided in Section 9, Hydrology and Water Quality.

Mitigation Measures

Mitigation Measure PAL-1: Paleontological Resources: Prior to the issuance of the first grading

permit, the applicant shall provide a letter to the City of Murrieta Building Safety Division from a qualified paleontologist stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the City. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP shall require all excavation in Pauba Formation be monitored on a full-time basis, and any substantial excavations that occur below 5 feet of depth in the Quaternary Alluvium be spot-checked. The project paleontologist may re-evaluate the necessity for paleontological monitoring after initial examination of the affected sediments during excavation, which may result in part-time or spot-checking the remainder of excavations within the Pauba Formation.

References

City of Murrieta General Plan. Accessed:
https://www.murrietaca.gov/departments/planning/general.asp

City of Murrieta Municipal Code. Accessed:
http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca

Geotechnical Investigation, prepared by Amec Foster Wheeler, 2017 (GEO 2017).

Phase I Paleontological Resources Assessment, prepared by Material Culture Consulting, March 2018 (MCC 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The discussion below is based on the Greenhouse Gas Analysis prepared by Urban Crossroads, 2018 (GHG 2018), which is included as Appendix F.

Threshold

The City of Murrieta has not established local CEQA significance thresholds for greenhouse gas (GHG) emissions, as allowed by Section 15064.7 of the CEQA guidelines. The City utilizes the SCAQMD's numeric significance thresholds that are based on capture of approximately 90 percent of emissions from development, which is 3,000 metric tons carbon dioxide equivalent ($MTCO_2e$) per year. This approach has been adopted by the SCAQMD and is also widely used by cities in the South Coast Air Basin. As such, this threshold is utilized herein to determine if emissions of greenhouse gases from this project would be significant.

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

Less than Significant Impact. Construction activities produce combustion emissions from various sources, such as demolition, excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed bio manufacturing facility would result in area and indirect sources of operational GHG emissions from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed from the proposed development would be generated off-site by the electricity provider and is assumed to be generated by fuel combustion. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project, assuming that all vehicle trips to the site are new are shown in Table GHG-1. This is a conservative assumption because the proposed new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities

would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the manufacturing functions that would require fewer employees.

In accordance with SCAQMD's recommendation, the project's construction-related GHG emissions are amortized over 30 years and added to the operational emissions estimate in order to determine the project's total annual GHG emissions. As shown in Table GHG-1, the project would result in approximately 331.33 $MTCO_2e$ per year from construction, area, energy, waste, and water usage. In addition, approximately 430.59 $MTCO_2e$ per year would be generated from mobile sources. However, as described above, these are existing trips and not new trips from the project. With inclusion of the existing vehicular trips, the project would generate a total of approximately 608.10 $MTCO_2e$ per year and would not exceed the threshold of 3,000 $MTCO_2e$ per year. Thus, project-related GHG emissions would be less than significant.

Table GHG-1: Annual Greenhouse Gas Emissions Generated by the Project

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Construction emissions amortized over 30 years	12.28	0.00	0.00	12.35
Area	<0.01	<0.01	0.00	<0.01
Energy	230.81	<0.01	<0.01	231.83
Mobile Sources	430.05	0.02	0.00	430.59
Waste	11.54	0.68	0.00	28.58
Water Usage	47.34	0.35	<0.01	58.57
Total CO_2E (All Sources)	**761.91**			
SCAQMD Threshold	3,000			
Threshold Exceeded?	No			

Source: Urban Crossroads, 2018.

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

No Impact. The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project would comply with regulations imposed by the State and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last five years and implementation activities are ongoing. The proposed project would develop commercial and residential uses that would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB1 493). Establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. AB 1493 is applicable to the project because the vehicles traveling to and from the project site would meet the manufacturer required fuel efficiency standards that would reduce GHG emissions. The California Air Resources Board (CARB) anticipates that implementation of the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 30 percent.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and

commercial buildings. The proposed project is required to comply with Title 24, which would be verified by the City during the project permitting process.

- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]). Requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The proposed project is required to comply with AB 1881 landscaping requirements, which would be verified by the City during the project permitting process.

In addition, the City of Murrieta adopted a Climate Action Plan (CAP) in 2011 that provides a framework for reducing GHG emissions and managing resources to best prepare for a changing climate. The CAP recommends GHG emissions targets that are consistent with the reduction targets of the State of California and presents a number of strategies that will make it possible for the City to meet the recommended targets. The CAP also suggests best practices for implementation and makes recommendations for measuring progress. As described in Table GHG-2, the proposed project would be consistent with and/or not conflict with the CAP's strategies, goals, and measures.

Table GHG-2: Project Consistency with Murrieta Climate Action Plan

CAP Strategy	Project Consistency
Strategy 1: Community Involvement Strategy	**Not Applicable.** The CAP's Community Involvement Strategy provides guidance to the City for conducting outreach programs to involve residents and businesses in GHG-reducing activities, assessments, and actions. The proposed project is not related to community outreach.
Strategy 2: Land Use and Community Vision Strategy	**Consistent.** The proposed project is consistent with the existing Business Park General Plan and zoning designations and would not change the land uses throughout the community.
Strategy 3: Transportation and Mobility Strategy	**Consistent.** The project would redevelop onsite uses, and the goals and measures of the Transportation and Mobility Strategy are not applicable to the proposed project.
Strategy 4: Energy Use and Conservation Strategy	**Consistent.** The project would be required to comply with Title 24 California Code of Regulations (California Building Code), which establishes stringent energy efficiency requirements for new development. The remaining goals and measures under the Energy Use and Conservation Strategy are not applicable to the proposed project.
Strategy 5: Water Use and Efficiency Strategy	**Consistent.** The project would be required to comply with Murrieta Municipal Code Section 16.28 (Landscaping Standards and Water Efficient Landscaping), which would reduce the project's energy demand associated with landscaping and water use. The remaining goals and measures under the Water Use and Efficiency Strategy are not applicable to the proposed project.
Strategy 6: Waste Reduction and Recycling Strategy	**Consistent.** The project has been designed to provide adequate infrastructure for water, sewer, storm water, and energy. The remaining goals and measures under the Waste Reduction and Recycling Strategy are not applicable to the proposed project.
Strategy 7: Open Space Strategy	**Consistent.** The project incorporates a variety of trees, bushes, and groundcover.

Also, as described in the previous response, the proposed project would not result in GHG emissions that would exceed the threshold of 3,000 $MTCO_2e$ per year, which is the SCAQMD's numeric significance threshold. Therefore, the proposed project would not conflict with an applicable plan,

policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to greenhouse gas emissions that are applicable to the project.

Mitigation Measures

No mitigation measures related to greenhouse gas emissions are required.

References

Greenhouse Gas Analysis prepared by Urban Crossroads, 2018 (GHG 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) 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?	☐	☐	☐	☒
e) 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 or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The discussion below is based on the Phase I Environmental Site Assessment, 2017, prepared by Professional Service Industries, Inc. (Phase I 2017), which is included as Appendix G.

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

Less than Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace

or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released. There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials, including the following:

- **Hazardous Materials Transportation Act, Title 42, Section 11022 of the United States Code** is the principal federal law in the United States regulating the transportation of hazardous materials. Its purpose is to "protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce".

  The Act was passed as a means to prevent spills and illegal dumping endangering the public and the environment. Regulations are enforced through four key provisions of the code that include: Procedures and Policies, Material Designations and Labeling, Packaging Requirements, and Operational Rules

- **California Health and Safety Code Chapter 6.95** establishes minimum statewide standards for Hazardous Materials Business Plans (HMBPs). HMBPs contain basic information on the location, type, quantity, and health risks of hazardous materials and/or waste. Each business shall prepare a HMBP if that business uses, handles, or stores a hazardous material and/or waste or an extremely hazardous material in quantities greater than or equal to the following:
  - 55 gallons for a liquid
  - 500 pounds of a solid
  - 200 cubic feet for any compressed gas
  - Threshold planning quantities of an extremely hazardous substance

- **California Health and Safety Code Section 117705-Medical Waste Generator** defines Medical Waste Generators as "Medical and dental offices, clinics, hospitals, surgery centers, laboratories, research laboratories, chronic dialysis clinics, and education and research facilities.

- **California Medical Waste Management Act** identifies that "Medical waste" means any biohazardous, pathology, pharmaceutical, or trace chemotherapy waste not regulated by the federal Resource Conservation and Recovery Act of 1976 (Public Law 94-580), as amended; sharps and trace chemotherapy wastes generated in a health care setting in the diagnosis, treatment, immunization, or care of humans or animals; waste generated in autopsy or necropsy; waste generated during preparation of a body for final disposition such as cremation or interment; waste generated in research pertaining to the production or testing of microbiologicals; waste generated in research using human or animal pathogens; sharps and laboratory waste that poses a potential risk of infection to humans generated in the inoculation of animals in commercial farming operations; waste generated from the consolidation of home-generated sharps; and waste generated in the cleanup of trauma scenes.

Construction

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials would

be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities of the proposed project would be less than significant.

Operation

As described in the Phase I Environmental Site Assessment (Phase I), the Nittobo uses on the project site generates various quantities of hazardous wastes that include: laboratory waste chemicals, unspecified solvent mixtures, other inorganic solid wastes, oxygenated solvents, liquids with pH 2 or lower, other organic solids, and off-specification aged or surplus inorganics. The Phase I describes that no violations related to these substances were reported. Operation of the new facility would generate the same type of wastes that are currently generated on the site. As a result, the proposed facilities would be involved in the transport, use, storage, and disposal of hazardous materials and the project would be required to comply with the standards set forth by the federal Hazardous Materials Transportation Act (U.S. Code Title 42, Section 11022), the California Department of Public Health the Medical Waste Management Act (California Health and Safety Code Sections 117600-118360) that requires preparation of a Medical Waste Management Plan, and Chapter 6.95 of the California Health and Safety Code that requires reporting of hazardous materials when used or stored in certain quantities. These regulations are currently being implemented on site and would continue with the proposed project. Therefore, the proposed project would result in less than significant impacts related to the routine transport, use, or disposal of hazardous medical waste during operation of the proposed project to a less than significant level.

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?

Less than Significant Impact. As described above, project construction and operation activities would involve use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP, per PPP WQ-1) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is required by the City to receive construction permits, the project's construction-related impacts would be less than significant.

In addition, as described above, operation of the new facility would generate the same type of hazardous wastes that are currently generated on the site. As a result, the proposed facilities would be required to comply with the standards set forth by the federal and state regulations that are currently being implemented on site and would continue with the proposed project. Therefore, the proposed project would result in less than significant impacts related to a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. There are no schools or proposed schools within one-quarter mile of the project site. The closest school to the project site is the Murrieta Elementary School, which is located at 24725 Adams Avenue, 1.7 miles from the project site. Vehicle trips that would handle hazardous waste would likely travel from I-15 via the Murrieta Hot Springs Road interchange to and from the project site, which does not pass the school.

Additionally, as described in response a), construction and operation of the proposed project would involve the use, generation and disposal of hazardous materials on the project site. These hazardous materials would be used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, impacts related to emission or handling of hazardous materials, substances, or waste near the school would not occur.

d) 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?

No Impact. The Phase I Environmental Site Assessment (Phase I 2017) prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

e) For a project 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 or excessive noise for people residing or working in the project area?

No Impact. The proposed project is not located within an airport land use plan or within two miles of an airport. The closest airport to the project site is the French Valley Airport, which is approximately 4.25 miles northeast of the project site. Therefore, the proposed project would not result in an airport related safety hazard or excessive noise for people residing or working in the project area.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed project would provide commercial and single-family residential uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code as included in the City's Municipal Code (Chapter 15.08 Building Code and Chapter 15.24, Fire Code) to ensure that it would not conflict with implementation of an emergency evacuation.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas, and impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from a driveway along Brown Street at the southwestern portion of the site that would have automatic sliding gates. Additionally, an emergency access entrance would be provided from Brown Street at the northwestern portion of the site, which would be gated and secured with a knox box that provides emergency access. The project is also required to design and construct internal access and provide fire suppression facilities in conformance with the City Municipal Code. The project plans would be reviewed by the City's Building and Safety Division to ensure adequate emergency access pursuant to the requirements of the building and fire codes is provided. As such, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site is not adjacent to wildlands and is not located within an identified wildland fire hazard area, as identified by the City's General Plan Exhibit 12-8, High Fire Hazard Zones. In addition, implementation of the proposed project would be required to adhere to the California Fire Code, as included in the City's Municipal Code Chapter 15.24, and would be reviewed by the City's Building Safety Division during the permitting process to ensure that the project plans meet the fire protection requirements. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death from wildfires.

Project Design Features & Standard Conditions/Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to hazards and hazardous materials that are applicable to the project.

Mitigation Measures

No mitigation measures related to hazards and hazardous materials are required.

References

City of Murrieta General Plan Safety Element. Accessed:
https://www.murrietaca.gov/civicax/filebank/blobdload.aspx?BlobID=5173

City of Murrieta Municipal Code. Accessed:
http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca

Phase I Environmental Site Assessment, 2017. Prepared by Professional Service Industries, Inc.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) 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; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

The discussion below is based on the Geotechnical Investigation, prepared by Amec Foster Wheeler, 2017 (GEO 2017), which is included as Appendix E, and the Preliminary Water Quality Management Plan, prepared by Joseph C. Truxaw & Associates, Inc., 2018 (WQMP 2018), which is included as Appendix H.

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

Less than Significant Impact.

Construction
Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP). Construction of the project would disturb more than one acre of soil; therefore, the proposed project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ, as amended). Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs as ensured through the City's construction permitting process and included as PPP WQ-1, would ensure that the project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and impacts would be less than significant.

Operation
The proposed project would introduce a new building and additional impervious surfaces to the project site, which would introduce the potential for pollutants such as, chemicals from cleaners, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.

The Riverside County Drainage Area Management Plan (DAMP) requirements, which are included in the City's Municipal Code Chapter 8.36, is the primary water pollutant control regulation for

development projects. The DAMP requires implementation of Water Quality Management Plans (WQMPs) based on the anticipated pollutants that could result from the project. The potential pollutants guide which BMPs are incorporated into the project, including the Low Impact Development (LID) features, pollutant source control features, and pollutant treatment control features. In addition, the DAMP requires the project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. As provided in the Project Description, the project would be designed such that runoff is directed to bioretention swales and then to perforated underground drain lines that would connect to the existing onsite storm drainage system. The bioretention swales would remove pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides).

With implementation of the operational BMPs that would be included in the required WQMP, that is required pursuant to the DAMP and City Municipal Code that is implemented by PPP WQ-2, which would be verified during the permitting process for the proposed project, potential pollutants would be reduced to the maximum extent feasible, and development of the proposed project would not violate any water quality standards or waste discharge requirements, degrade surface or ground water quality and impacts would be less than significant.

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

Less than Significant Impact. The proposed project is within the service boundaries of, and would be served by, the Western Municipal Water District. In 2015, Western purchased or imported approximately 80 percent of its total water supply from Metropolitan and from local groundwater sources from the City of Riverside, Riverside Highland Water Company, and the Meeks and Daley Water Company that pumps potable and raw groundwater from the Bunker Hill basin in the San Bernardino/Riverside area. The project site does not overlay groundwater basin that is used to supply water. In addition, the proposed project would result in a limited increased need for water supply. Construction of the project would require limited water supplies over the 12-month construction period, which would not deplete water supplies, as further described in the Utilities and Service Systems discussion.

Additionally, as described in the Project Description, the new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations that would require fewer employees. Thus, no additional employees would occur that could require additional water supply that could result in lowering of the groundwater table. In addition, the project does not propose to extract groundwater. Thus, the proposed project would not result in the lowering of the local groundwater table or impede sustainable groundwater management of the basin, and impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in a substantial erosion or siltation on- or off-site?

Less than Significant Impact. The project site does not contain, a stream, river, creek, or other flowing water body. Murrieta Creek is located to the south of the Nittobo site, in excess of 130 feet south of the development area; no project activity would occur within or adjacent to the creek,

and the project is designed to avoid any increase in stormflows to the creek. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction
Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, as described in Response 3.9 a), construction of the proposed project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer, as included by PPP WQ-1. The SWPPP is required for plan check and approval by the City's Building Safety Division, prior to provision of permits for the project, and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation
The proposed building development location is currently largely pervious. After development of the project, the building and parking lot footprints would be impervious, and the pervious areas would be landscaped. Thus, implementation of the project would not generate soils that could erode. In addition, the proposed bioretention swales would slow and retain stormwater, which would also limit the potential for erosion or siltation. As described in previous Response 3.9 a), the project would be required to implement a WQMP (as included by PPP WQ-2) to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event, and the project would achieve this by the use of the bioretention swales and drainage infrastructure that has been incorporated to meet the drainage needs of the proposed project. As a result, stormwater runoff and the potential for erosion and siltation would not increase with implementation of the proposed project. Therefore, the proposed project would not alter the existing drainage pattern in the project area and would not result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant Impact. As described in the previous response, the project site does not contain, a stream, river, creek, or other flowing water body. Murrieta Creek is located in excess of 130 feet south of the development area and no project activity would occur within or adjacent to the creek. In addition, the proposed project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and flooding on or off-site would not occur.

Also, as described above, the project would implement an operational WQMP (as included by PPP WQ-2) that would install an onsite storm drain system and bioretention swales that would infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. Thus, operation of the proposed project would not substantially increase stormwater runoff, and flooding on or off-site would not occur.

iii) 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?

Less than Significant Impact. As described in the previous responses, the proposed project would be required to implement a SWPPP (included as PPP WQ-1) during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.

Also, the project would implement an operational WQMP (included as PPP WQ-2) that would install an onsite storm drain system and bioretention swales, that would infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event, as required by the DAMP. Thus, operation of the proposed project would not substantially increase stormwater runoff, and pollutants would be filtered onsite. Impacts related to drainage systems and polluted runoff would be less than significant with implementation of the existing requirements, which would be verified during the permitting process.

iv) Impede or redirect flood flows?

No Impact. The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) for the project area (06065C2715G) identifies that the project site is not located within a 100-year flood zone. Thus, the proposed project would not place structures within a flood hazard area that would impede or redirect flood flows, and impacts would not occur.

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

Less than Significant Impact. As described in the previous response, the project site is not located within a flood hazard zone. The Pacific Ocean is located more than 23 miles west of the project site; consequently, there is no potential for the project site to be inundated by a tsunami. A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The site also is not subject to flooding hazards associated with a seiche because the nearest large body of surface water is the Skinner Reservoir, which is located over 7.5 miles northeast of the site and is too far away from the project site to result in effects related to a seiche.

However, the City's General Plan Safety Element, the site is located within a potential dam inundation area for the Diamond West and Diamond Saddle Dams. The City's General Plan EIR describes that a statistical risk analysis performed as part of the Eastside Reservoir Project EIR, which indicated that the potential of dam failure to be less than one chance in one hundred million under the worst foreseeable earthquake event; therefore, dam failure was considered an extremely remote possibility as dams are designed at strength much stronger than necessary to survive the largest magnitude possible earthquake without affecting the dam structure. Therefore, impacts related to risk release of pollutants due to project inundation would be less than significant.

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

No Impact. As described previously, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed project would be required to implement a WQMP. With

implementation of the operational source and treatment control BMPs that would be included in the WQMP, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not obstruct implementation of a water quality control plan.

Additionally, as described previously, the new facilities would not expand the existing on-site operations and no increase in water demand would result from the project that could result in lowering of the groundwater table. In addition, the project does not propose to extract groundwater. Thus, the proposed project would not obstruct a sustainable groundwater management plan, and impacts would not occur.

Existing Plans, Programs, or Policies

The following PPPs are incorporated into the project and would reduce impacts related to water quality:

PPP WQ-1: Prior to grading permit issuance, the project developer shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the Riverside County Drainage Area Management Plan (DAMP) and the City's Municipal Code Chapter 8.36. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) to comply with the National Pollutant Discharge Elimination System (NPDES) regulations to limit the potential of polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by City staff or its designee to confirm compliance.

PPP WQ-2: Prior to grading permit issuance, the project developer shall have a Water Quality Management Plan (WQMP) approved by the City for implementation. The project shall comply with the City's Municipal Code Chapter 8.36, the Riverside County Drainage Area Management Plan (DAMP), and Regional Water Quality Control Board (RWQCB) requirements in effect at the time permitting to control discharges of sediments and pollutants during operation of the project.

Mitigation Measures

No mitigation measures related to hydrology and water quality are required.

References

City of Murrieta General Plan and General Plan EIR. Accessed:
https://www.murrietaca.gov/departments/planning/general.asp

Federal Emergency Management Agency Flood Map Service Center. Accessed:
https://msc.fema.gov.

Geotechnical Investigation, prepared by Amec Foster Wheeler, 2017 (GEO 2017).

Western Municipal Water District 2015 Urban Water Management Plan (WMWD 2015). Accessed:
http://wmwd.com/DocumentCenter/View/3162/Western_2015-UWMP_Final_Body-Only?bidId=

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a) Physically divide an established community?

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is currently used by Nittobo and the proposed project would develop and operate new modernized facilities on the project site. The proposed project would remove 10 canopy structures that are currently utilized to store grain and hay and provide shelter for goats and develop a new manufacturing/office building with ancillary facilities. All of the new structures would be developed within the existing Nittobo property, and the existing community would not be divided. Therefore, implementation of the proposed project would not physically divide an established community, and impacts would not occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The project site has an existing General Plan land use and zoning designation of Business Park (BP). The proposed project would develop a new manufacturing/office building with ancillary facilities that would be the same as the existing biomedical manufacturing uses on the project site and would be consistent with the existing BP General Plan and zoning designations of the project site. Thus, impacts related to conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to land use and planning that are applicable to the project.

Mitigation Measures

No mitigation measures related to land use and planning are required.

References

City of Murrieta General Plan. Accessed:
https://www.murrietaca.gov/departments/planning/general.asp

City of Murrieta Municipal Code. Accessed:
http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project area is classified as MRZ-3 by the California Geological Survey, which means that it is an area where the significance of mineral deposits is undetermined. In addition, the City's General Plan EIR Exhibit 5.12-1 does not identify any mineral resources on the project site. Therefore, the project area is not considered to be an area of known mineral resources, and impacts related to known mineral resources would not occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

No Impact. The project site has been historically used for agriculture and most recently used for biomedical manufacturing uses and is not identified as an area of known mineral resources. In addition, the project site is not identified as a locally-important mineral resources recovery site on the City's General Plan. Therefore, the project would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, and no impacts would occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to mineral resources that are applicable to the project.

Mitigation Measures

No mitigation measures related to mineral resources are required.

References

California Geological Survey Information Warehouse Mineral Land Classification Mapping. Accessed:
ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr_231/TemescalValley_MRZ_Plate1.pdf

City of Murrieta General Plan and General Plan EIR. Accessed:
https://www.murrietaca.gov/departments/planning/general.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE				
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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

Less Than Significant.
Construction
Section 16.30.130 of the City of Murrieta Municipal Code regulates construction noise. It prohibits noise generated by construction activities between the hours of 7:00 p.m. and 7:00 a.m. and on Sundays and holidays. In addition, the City's code provides noise limits on construction activities. The maximum construction noise level is not allowed to exceed 75 dBA within the allowable construction hours.

Construction of the proposed project is anticipated to last 12 months and would involve demolition of existing structures, grading, excavation and re-compaction of onsite soils, building construction, paving, and architectural coatings. Construction of the proposed project would require use of heavy equipment that would increase noise levels in the immediate project area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment. Table N-1 provides both the maximum (Lmax) and average (L_{eq}) noise levels produced by various types of construction equipment at a distance of 50 feet between the equipment and noise receptor.

Table N-1: Construction Equipment Noise Levels

Construction Equipment	Noise Level at 50 Feet (dBA, L_{max})	Noise Level at 50 Feet (dBA, L_{eq})
Chain Saw	83.7	76.7
Compactor (Ground)	83.2	76.2
Concrete Pump Truck	81.4	74.4
Dozer	81.7	77.7
Dump Truck	76.5	72.5
Excavator	80.7	76.7
Front End Loader	79.1	75.1
Generator	80.6	77.6
Grader	85.0	81.0
Paver	77.2	74.2
Pneumatic Tools	85.2	82.2
Pumps	80.9	77.9
Scraper	83.6	79.6
Tractor	84.0	80.0

Source: FHWA, 2006.

The sensitive receptors closest to the project site are single-family residences that are over 100 feet from the project site, across Brown Street. These residences are located behind 6-foot high cement block walls, which can achieve 15 dB of noise reduction (US DOT, 2016).

The highest noise levels would be approximately 85 dBA Leq at 50 feet away from construction equipment during the use of graders or pneumatic tools. The project's estimated construction noise levels were calculated based on this construction scenario, which would occur during site preparation and grading of the site. The estimated noise levels at the residential uses were calculated using noise propagation formulas and the reference noise level for the highest piece of equipment. It was determined that noise levels at the closest residence, which is behind the 6-foot high block wall could reach approximately 64 dBA during project construction, which is less than the 75 dBA allowable maximum construction noise level.

The project's construction activities would only occur during the allowable construction hours, as ensured through PPP N-1, and as described above, construction noise at the closest sensitive receptor would be lower than the maximum allowed. Therefore, construction of the project would be consistent with the City's Municipal Code, and impacts related to noise standards would not occur from construction activities.

Operation

The proposed project would operate new modernized facilities within the proposed cement structures. No new exterior operational activities would occur that could generate higher noise levels. In addition, the new facility would implement mechanization in the manufacturing functions that would require fewer employees than the existing facility; therefore, no additional vehicle trips that would generate noise would occur from the project. Therefore, operational activities related to the project would not result in impacts related to generation of noise levels in excess of standards.

Stationary Equipment Noise. Once the proposed project is operational, noise levels generated at the project site would mainly occur from new stationary equipment such as heating, ventilation, and air conditioning (HVAC) units that would be installed for the new residences. Although the operation of this equipment would generate noise, the design of these onsite HVAC units and exhaust fans would be required to comply with the noise limit regulations of the City's Municipal Code Section

16.30.090 that does not allow exterior noise to substantially exceed 45 dBA between 10:00 p.m. and 7:00 a.m., and 50 dBA between 7:00 a.m. and 10:00 p.m. at residential properties. Therefore, impacts related to generation of noise in excess of standards would not occur from operation of the proposed project.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. A vibration descriptor commonly used to determine structural damage and human annoyance is the peak particle velocity (ppv), which is defined as the maximum instantaneous positive or negative peak of the vibration signal, usually measured in in/sec.

According to Caltrans, the threshold for structural vibration damage for modern structures is 0.5 in/sec for intermittent sources, which includes sources such as: impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment. The American Association of State Highway and Transportation Officials (AASHTO) (1990) identifies maximum vibration levels for preventing damage to structures from intermittent construction or maintenance activities for residential buildings in good repair with gypsum board walls to be 0.4–0.5 in/sec. Additionally, the range of human response to vibration is listed in Table N-2:

Table N-2: Human Response to Vibration

Average Human Response	ppv (in/sec)
Severe	2.000
Strongly perceptible	0.900
Distinctly perceptible	0.240
Barely perceptible	0.035

Source: Caltrans Transportation and Construction Vibration Guidance Manual, 2013.

Construction

Construction activities for the proposed project would include demolition, grading, and excavation activities, which have the potential to generate low levels of groundborne vibration. Persons residing and working in close proximity to the project area could be exposed to the generation of excessive groundborne vibration or groundborne noise levels related to construction activities. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Ground vibrations from construction activities very rarely reach the levels that can damage structures, but they can be perceived in the audible range and be felt in buildings very close to a construction site.

Groundborne vibration is a concern when sensitive receptors, such as homes, are in proximity to the vibration sources. The nearest sensitive receptor that could be exposed to vibration levels from project construction are the single-family residences that are a minimum of 100 feet from the project boundary. No pile driving or blasting, which are considered to be major sources of vibration levels, would be required for the proposed project.

The various PPV vibration velocities for several types of construction equipment, along with their corresponding RMS velocities (in VdB), that can generate perceptible vibration levels are identified in Table N-3. As shown, vibration velocities could range from approximately 0.003 to 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use, which corresponds to RMS velocity levels of 58 to 87 VdB at 25 feet, respectively,

from the source activity. For the purpose of this analysis, the vibration level for a large bulldozer provided in Table N-3 was used to evaluate vibration source levels at the nearest sensitive receptor from project construction.

Table N-3: Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) at 25 feet	PPV (in/sec) at 50 feet)
Large Bulldozer	0.089	0.031
Loaded Trucks	0.076	0.027
Jackhammer	0.035	0.012
Small Bulldozer	0.003	0.001

Source: FTA Transit Noise and Vibration Impact Assessment, 2006

The closest existing single-family residences, which are a minimum of 100 feet from the project boundary, would be exposed to an estimated maximum vibration of 0.011 in/sec PPV, which is below the barely perceptible level for human response listed in Table N-2. Therefore, vibration from construction equipment activity would be less than significant.

Operation

The proposed bio manufacturing uses would not include any equipment that would result in high vibration levels, which are more typical for large industrial projects. While groundborne vibration within and surrounding the project site may result from heavy-duty vehicular travel (e.g., refuse trucks) on the nearby local roadways, this would not result in significant vibration impacts. As such, vibration associated with operation of the proposed project would be less than significant.

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

No Impact. The proposed project is not located within an airport land use plan or within two miles of an airport. The closest airport to the project site is the French Valley Airport, which is approximately 4.25 miles northeast of the project site. In addition, there are no private airstrips located within the vicinity of the project site. Therefore, the proposed project would not result in airport related noise impacts to people residing or working within the project site.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to noise:

PPP N-1: Per Municipal Code Section 16.30.130 construction activity is limited to the hours of 7:00 a.m. and 7:00 p.m. Monday to Saturdays; with no activity allowed on Sundays or holidays.

Mitigation Measures

No mitigation measures related to noise are required.

References

Caltrans Technical Noise Supplement, September 2013. (Caltrans 2013)
http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013B.pdf

Caltrans Transportation and Construction Vibration Guidance Manual, 2013:
http://www.dot.ca.gov/hq/env/noise/pub/TCVGM_Sep13_FINAL.pdf

City of Murrieta Municipal Code. Accessed:
http://library.amlegal.com/nxt/gateway.dll/California/murrieta_ca/murrietacaliforniamunicipalcode?f=templates$fn=default.htm$3.0$vid=amlegal:murrieta_ca

Federal Transit Agency Transit Noise and Vibration Impact Assessment, 2006. Accessed:
https://www.transit.dot.gov/regulations-and-guidance/environmental-programs/noise-and-vibration

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

No Impact. The project site is used by Nittobo for biomedical manufacturing uses. As described in the Project Description the new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the manufacturing functions that would require fewer employees. Therefore, the project would not result in growth.

In addition, indirect growth related to the expansion of infrastructure, such as water, sewer or street systems would not occur because the proposed facilities would be served by existing infrastructure that the project would connect to. Therefore, the proposed project would not result in inducement of population growth, either directly or indirectly, and impacts would not occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site is used by Nittobo for biomedical manufacturing and does not contain any housing for humans on the project site. The proposed project would provide a new Nittobo facility and would not displace any existing people or housing or necessitate the construction of housing elsewhere. Thus, impacts would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to population and housing that are applicable to the project.

Mitigation Measures

No mitigation measures related to population and housing are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) Result in substantial adverse physical impacts associated with the provision of 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:

Fire protection?
Police protection?
Schools?
Parks?
Other public facilities?

Fire Protection

Less Than Significant Impact. Murrieta Fire and Rescue provides fire protection to the City of Murrieta from 5 fire stations. The services provided include fire prevention and suppression, emergency medical services, technical rescue, and hazardous materials response. Murrieta Fire and Rescue Station 1 is located at 41825 Juniper Street, which is 1.2 miles from the project site. In addition, Fire Station 3 is located 2.9 miles from the project site.

The project site is used by Nittobo for biomedical manufacturing uses. As described in the Project Description, the new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the

manufacturing functions that would require fewer employees. Therefore, no additional people would be onsite that could result in additional calls for fire services.

Additionally, implementation of the project would be required to adhere to the California Fire Code, which is included in the City's Municipal Code per Chapter 15.24 and would be reviewed during the project permitting process to ensure that the project plans meet the fire protection requirements. Furthermore, because the site is within 3 miles of 2 fire stations that currently serve the project area, the proposed project would not result in the need for, new or physically altered fire department facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur. Therefore, impacts related to fire protection services would be less than significant.

Police Protection

Less Than Significant Impact. The Murrieta Police Department provides policing services throughout the City from its headquarters at 2 Town Square, which is approximately 1.6 miles from the project site. As described previously, the proposed project would develop new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. Therefore, the proposed project would not result in an additional onsite population that could result in additional calls for fire services. In addition, on-site security concerns are addressed in the project design by providing low-intensity security lighting for the purposes of wayfinding, safety, and security. Overall the proposed project would not result in the need for, new or physically altered police protection facilities, and substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur.

Schools

No Impact. As described previously, the proposed project would develop new Nittobo facilities that would not expand the existing on-site operations and no increase in personnel would occur from the project. Therefore, the proposed project would not result in additional employees that could have school-aged children. Hence, the project would not generate additional students the could attend area schools. Thus, impacts related to schools would not occur from the proposed project.

Parks

No Impact. As described previously, the proposed project would develop new Nittobo facilities that would not expand the existing on-site operations and no increase in personnel would occur from the project. Therefore, the proposed project would not result in additional employees that could use area parks. Thus, impacts related to parks would not occur from the proposed project.

Other Services

No Impact. As described in the previous response, the proposed project would not result in additional employees that could increase in the use of libraries, senior centers, and other public facilities. Therefore, the project would not result in a substantial increase in the demand for these services, such that construction of new or expanded facilities would be required. Thus, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, and impacts would be less than significant.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to public services that are applicable to the project.

Mitigation Measures

No mitigation measures related to public services are required.

References

Murrieta Fire and Rescue Website. Accessed:
https://www.murrietaca.gov/departments/fire/default.asp

Murrieta Police Department Website. Accessed:
https://www.murrietaca.gov/departments/police/default.asp

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

No Impact. As described in response to Impact 14, Public Services, the proposed project would develop new Nittobo facilities that would not expand the existing on-site operations and no increase in personnel would occur from the project. Therefore, the proposed project would not result in additional employees that could use area parks or recreational facilities. Thus, impacts related to the physical deterioration of recreation facilities would not occur from the proposed project.

b) Include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. As described in the previous response and Project Description, the proposed project includes development and operation of a new biomedical facility on the project site that would not include recreation facilities or require additional employees that could result in the need for recreation facilities. Therefore, the proposed project would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts related to recreation would not occur.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to recreation that are applicable to the project.

Mitigation Measures

No mitigation measures related to recreation are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION				
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature or incompatible uses?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant Impact. Existing transit service in the City is provided by the Riverside County Transit Agency; however, there are no bus routes that directly serves the project site. The only existing sidewalk near the project site is located on a portion of Brown Street across the street from the project site. There are no existing bicycle lanes near the project site.

Construction
Construction activities associated with the proposed project would generate vehicular trips from construction workers traveling to and from project site and the delivery and hauling of construction supplies to, and debris from, the project site. However, these activities would only occur for a period of 12 months. In addition, construction related trips would generally travel from I-15 via the Murrieta Hot Springs Road interchange, which is 2 miles from the project site past mostly undeveloped areas. Thus, the short-term vehicle trips from construction of the project would generate less than significant traffic related impacts.

Operation
The project site is used by Nittobo for biomedical manufacturing uses. As described in the Project Description, the new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. Therefore, no additional vehicular trips would occur from operation of the proposed project, and traffic impacts related to operation of the project would not occur.

In addition, the proposed project would not remove or alter the existing sidewalk or transit service access. The project would include sidewalks along Brown Street, adjacent to the new building and parking lot. In addition, the project will include 3 bicycle racks that would be located around the

Main Facility. Therefore, the proposed project would not result in impacts to public transit, bicycle, or pedestrian facilities.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

No Impact. CEQA Guidelines Section 15064.3(b) provides criteria for analyzing transportation impacts. For land use projects, such as the proposed project, CEQA Guidelines Section 15064.3(b) states that vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. In addition, it states that the analysis includes evaluation of factors such as the availability of transit, proximity to other destinations, etc.

As described in the previous response, the proposed project would not expand the existing on-site operations and no increase in personnel or vehicular trips would occur from the project. Therefore, the project would not generate vehicle miles traveled that would exceed an applicable threshold of significance and the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).

c) Substantially increase hazards due to a geometric design feature or incompatible uses?

Less than Significant Impact. The proposed project includes development of new Nittobo uses that are similar to the existing uses of the project site. The project would not increase any hazards related to a design feature. Access to the project would be provided from a driveway along Brown Street at the southwestern portion of the site that would have automatic sliding gates. An emergency access entrance would also be provided from a driveway at the northwestern portion of the site that would be gated and secured with a knox box that allows emergency personnel to enter, as necessary. The project driveways are approximately 28 feet wide, which would be adequate for passenger car and delivery truck ingress/egress.

Additionally, the project does not include any visual obstructions that would obstruct sight distance or that would prohibit full access in, and out of, the project area. Thus, motorists entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access and circulation would be adequate, and project impacts related to hazardous design features would be less than significant.

d) Result in inadequate emergency access?

No Impact. The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction, Brown Street would remain open to ensure adequate emergency access to the project area and vicinity. Thus, impacts related to inadequate emergency access during construction activities would not occur.

The proposed project would operate with two driveway accesses and a circulation plan that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (as integrated into the City's Municipal Code) to ensure that it would not result in inadequate emergency access.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to transportation that are applicable to the project.

Mitigation Measures

No mitigation measures related to transportation are required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

The discussion below is based on the Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, March 2018 (MCC 2018).

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Less Than Significant. The development area contains no historical resources. The larger 29-acre project site includes one known historic-era built environment resource (P-33-007431, The Brown House), a single-family structure built in the 19th century (MCC 2018). This is not a tribal cultural historic resource, and no tribal cultural historic resource are located on the highly disturbed site (MCC 2018). Therefore, implementation of the proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, and impacts would not occur.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant with Mitigation Incorporated.

Assembly Bill 52

Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the City provide it with notice of such projects.

As part of the Cultural Assessment prepared by Material Culture Consulting, a search of the Sacred Lands File by the Native American Heritage Commission (NAHC) was requested on January 24, 2018. The NAHC responded on January 25, 2018, stating that there are no known sacred lands within one mile of the project area and recommending contact be made with 38 tribes for further information regarding the general project vicinity. Thus, letters were sent to the 38 tribal contacts on January 26, 2018 requesting any information related to cultural resources or heritage sites within or adjacent to the project area. Additional attempts to contact by letter, email, or phone call were made on February 6 and February 27, 2018.

- On January 30, 2018 a letter was received from Amanda Vance, representing the Augustine Band of Cahuilla Mission Indians, who stated that the tribe is not aware of specific resources within the project area.
- On February 2, 2018, a letter was received from Mr. Ray Teran, representing the Viejas Band of Kumeyaay Indians, who stated that the proposed project area has little cultural significance or ties to Viejas.
- On February 15, 2018, an email was received from Katie Croft, representing the Agua Caliente Band of Mission Indians, who stated that the project area is not within the tribe's traditional use area.
- On February 21, 2018, Joseph Ontiveros, representing the Soboba Band of Luiseno Indians, sent an email stating that the project area is within the tribe's ancestral traditional use area and is located in proximity to known cultural sites. In addition, the project area is a shared use area where ongoing trade occurred between tribes that is considered culturally sensitive to the people of Soboba.
- On February 28, 2018, MCC received a phone call from Heather Housh with Cabazon Band of Mission Indians who stated that the project area is out of the Tribe's jurisdiction.
- On March 1, 2018, an email was received from Erica Martinez, representing the Rincon Band of Luiseno Indians, who stated that the project area is located within the Territory of the Luiseno people and within Rincon's specific area of Historic Interest. Two Luiseño Place Names are located within 1.5 miles of the project area.

Pursuant to the requirements of AB 52, the City sent informational letters about the proposed project and requests for consultation to each tribe on the City's list of tribes requesting consultation. The Pechanga Band of Luiseno Indians requested consultations, which were conducted on November 2, 2018.

As described above, tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (PRC Section 21074).

The project area is within the ancestral traditional use area of the Soboba Band of Luiseno Indians and within the territory of the Luiseno people and within Rincon's specific area of Historic Interest (MCC 2017). However, as detailed previously, the project site has been highly disturbed from previous uses and the potential for encountering buried sites is very low. However, to ensure that impacts to potential tribal cultural resources do not occur, Mitigation Measure CUL-1 has been included to require archaeological monitoring. With implementation of this Mitigation Measure, potential impacts related to tribal cultural resources would be less than significant.

Existing Plans, Programs, or Policies

The following PPP is incorporated into the project and would reduce impacts related to tribal cultural resources:

PPP CUL-1: Human Remains, provided previously in Section 5, Cultural Resources.

Mitigation Measure

Mitigation Measure CUL-1: Retention of Archaeological Monitor: Listed previously in Section 5.

Mitigation Measure CUL-2: Archaeological Monitoring: Listed previously in Section 5.

Mitigation Measure PAL-1: Paleontological Resources: Listed previously in Section 7.

Mitigation Measure TCR-1: Native American Monitoring: Native American Tribal monitors shall monitor ground-disturbing activity. At least 30 days prior to issuance of grading permits, agreements between the permittee/owner and a Native American Monitor shall be developed regarding prehistoric cultural resources and shall identify any monitoring requirements and treatment of Tribal Cultural Resources so as to meet the requirements of CEQA. The monitoring agreement shall address the treatment of known Tribal Cultural Resources; the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground-disturbing activities; project grading and development scheduling.

Mitigation Measure TCR-2: Tribal Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during grading for the project, one or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be submitted to the City of Murrieta Planning Department:

1) Preservation-in-place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resource.
2) On-site reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments.

3) The permittee/owner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources, and adhere to the following:

   a. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards per 36 Code of Federal Regulations 800 Part 79.

   b. At the completion of grading, excavation, and ground disturbing activities on-site, and at the discretion of tribal monitors, a Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the Native American Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the City of Murrieta, Eastern Information Center and Consulting tribes.

References

Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, March 2018 (MCC 2018).

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact.

Water

The proposed project would develop new facilities for the existing onsite Nittobo uses and water lines currently exist in the Brown Street right-of-way. The proposed project would install new onsite water lines that would convey water supplies from the existing line in Brown Street to each of the proposed structures. The project site would continue to receive water supplies through the existing water lines and would not require expansion or relocation to serve the proposed project. Therefore, although construction of the onsite water lines would be required to support the new development, no extensions, expansions, or relocations to the water pipelines supplying the project site would be

required. The necessary installation of the onsite water supply lines is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Wastewater
The proposed project would install onsite sewer lines that would connect to the existing sewer line in Brown Street. The wastewater generated by the project would be conveyed by existing trunk sewer lines to the Western Municipal Water District wastewater treatment plant. Although construction of the onsite wastewater conveyance line would be included to connect the new structure to the sewer system, no extensions or expansions to the sewer system serving the project area would be required. The necessary installation of onsite sewer lines is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Therefore, the proposed project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Stormwater Drainage
The proposed project includes development of onsite storm water drainage features that would direct runoff from all impervious surfaces to the bioretention swales. Runoff that does not infiltrate into the bioretention swales would flow to perforated underground drain lines that would connect to the existing onsite storm drainage system. The Riverside County DAMP and City's Municipal Code requires the project to infiltrate, evapotranspire, or biotreat/biofilter the 85th percentile 24-hour storm event. As provided in the Project Description, the proposed drainage system would slow and filter runoff and bioretention swales would be installed to capture and filter runoff. Due to the appropriate sizing of the onsite drainage features, operation of the proposed project would not substantially increase stormwater runoff, and the project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing offsite facilities, the construction of which could cause significant environmental effects. The required installation of onsite drainage features is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND. Overall, impacts related to stormwater drainage facilities would be less than significant.

Electric Power, Natural Gas, or Telecommunications Facilities
The project site is currently used by Nittobo for biomedical manufacturing uses and is connected to the existing electricity, gas, and telecommunication infrastructure that serves the project area. As described previously, the proposed project facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facilities would also connect to the existing electricity, gas, and telecommunication infrastructure that serves the project area, and relocation or expansion of the existing infrastructure would not occur.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than Significant Impact. The project site currently receives water supplies from the Western Municipal Water District. As described in the Project Description the new facilities would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations. The new facility would implement mechanization in the manufacturing functions that would require

fewer employees. Thus, no additional employees would occur that could require additional water supply. In addition, the new manufacturing functions would not require additional water supply. Also, the new landscaping and irrigation would be required to meet the water efficiency standards pursuant to Title 24 requirements.

Additionally, the Western Municipal Water District's 2015 Urban Water Management Plan (UWMP) provides water demand projections through 2040 during normal, dry, and multiple dry years that are based on population and growth estimates and average water use rates. The GSWC 2015 UWMP details that the District has available supplies that will exceed demands under both normal years and multiple-dry year scenarios. Therefore, sufficient water supplies are available and impacts would be less than significant.

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

Less than Significant Impact. As described previously, the wastewater generated by the project would be conveyed by the Western Municipal Water District sewer system to the wastewater treatment facility. As described previously, the proposed project would not expand the existing on-site operations and no increase in personnel would occur from the project. The proposed facilities would provide new state-of-the art facilities to upgrade the existing operations that would require fewer employees. Thus, no additional employees would occur that could generate additional wastewater. In addition, the new manufacturing functions would not generate additional wastewater. Therefore, the proposed project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments, and impacts would be less than significant.

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

Less than Significant Impact. The proposed project would generate a limited amount of solid waste from demolition and construction activities over the 12-month construction period. Solid waste in the City of Murrieta is generally disposed of at the El Sobrante Sanitary Landfill and the Badlands Landfill, described below.

- The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2044. In November 2017, the landfill averaged 11,015 tons per day, thus having an average capacity of 5,039 additional tons of daily solid waste.
- The Badlands Landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2021. In November 2017, the landfill averaged 2,855 tons per day, thus having an average capacity of 1,945 additional tons of daily solid waste.

Between the two landfills there is an average additional capacity of 6,984 tons of daily solid waste, which would accommodate the solid waste needs related to construction of the proposed project.

Additionally, as described previously, the project would provide new state-of-the art facilities to upgrade the existing operations that would require fewer employees. Thus, no additional

employees would occur that could generate additional solid waste. In addition, the new manufacturing functions would not generate additional amounts of solid waste. Therefore, impacts related to landfill capacity or impairment of solid waste reduction goals would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The proposed project would be required to comply with applicable federal, state, and local regulations regarding the proper disposal of solid waste generated onsite, including AB 939, AB 341, and the California Green Building Code (24 CCR Part 11) as each relates to solid waste and recycling. Impacts related to compliance with federal, state, and local statutes and regulations related to management and reduction of solid waste would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to utilities and service systems that are applicable to the project.

Mitigation Measures

No mitigation measures related to utilities and service systems are required.

References

CalReycle Disposal Reporting System. Accessed:
http://www.calrecycle.ca.gov/LGCentral/Reports/DRS/Destination/JurDspFa.aspx

Calrecycle Solid Waste Information System Database: Accessed:
http://www.calrecycle.ca.gov/swfacilities/directory/search.aspx

Western Municipal Water District 2015 Urban Water Management Plan (WMWD 2015). Accessed:
http://wmwd.com/DocumentCenter/View/3162/Western_2015-UWMP_Final_Body-Only?bidId=

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The project site is not adjacent to wildlands and is not located within an identified wildland fire hazard area, as identified by the City's General Plan Exhibit 12-8, High Fire Hazard Zones. Therefore, the proposed project would not impair an adopted emergency response plan or emergency evacuation plan within or near a very high fire hazard severity zone, and impacts would not occur.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. As described in the previous response, the project site is not within a High Fire Hazard Zone. Adjacent areas to the project site and do not contain wildlands, hillsides, or other factors that could exacerbate wildfire risks. Thus, no impact would occur.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. As described in the previous responses, the project site is not within a High Fire Hazard Zone, and the project does not include infrastructure that could exacerbate fire risks. The project would redevelop the site to continue existing uses, which would not exacerbate fire risks. Therefore, no impacts would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. As described in the previous responses, the project site is not within a High Fire Hazard Zone. In addition, the project site is located in a flat area that does not contain or is adjacent to large slopes, and the project would not generate large slopes. Furthermore, the project includes installation of onsite and off-site drainage facilities. Thus, the project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires.

Existing Plans, Programs, or Policies

There are no impact reducing Plans, Programs, or Policies related to wildfire that are applicable to the project.

Mitigation Measures

No mitigation measures related to wildfire are required.

21. MANDATORY FINDINGS OF SIGNIFICANCE	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

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

Less than Significant Impact with Mitigation Incorporated. As described in Section 4, Biological Resources, the development area of the project site is highly disturbed from existing uses and currently contains 10 canopy structures that are currently utilized to store grain and hay and provide shelter for goats. However, potentially suitable habitat for burrowing owls occurs on-site. As a result, Mitigation Measure BIO-1 requires burrowing owl surveys to be conducted prior to start of demolition or construction activities. In addition, the project site includes nesting habitat for birds that are subject to the MBTA. Thus, Mitigation Measure BIO-2 requires nesting bird surveys should demolition or construction commence within the nesting season. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts related to sensitive habitat and wildlife species would be less than significant.

As described in Section 5, Cultural Resources, the development area contains no historic resources, but the larger 29-acre project site includes one known historic-era built environment resource (P-33-007431, The Brown House), which is not to be disturbed by implementation of the proposed project. The proposed structures are located over 300 feet to the south and behind existing structures on the project site. Therefore, the proposed project would not result in an impact related to this existing resource, and impacts would be less than significant.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Less than Significant Impact. The project consists of developing new state-of-the art facilities to upgrade the existing Nittobo operations. The new facility would implement mechanization in the manufacturing functions that would require fewer employees than the existing facility. The project would not implement new or additional uses on the project site and is consistent with the existing Business Park General Plan land use and zoning designation for the project site.

As described above, all of the potential impacts related to implementation of the project would be less than significant or reduced to a less than significant level with implementation of mitigation measures related to biological resources, cultural resources, and tribal cultural resources. In addition, the project would develop an area that has been previously disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Less than Significant Impact with Mitigation Incorporated. The proposed project would result in development of new facilities for existing uses on a previously developed site. The project would not consist of any use or any activities that would result in a substantial negative affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the mitigation measures that have been previously detailed.

Existing Plans, Programs, or Policies

Refer to the previously listed PPPs related to aesthetics, air quality, cultural resources, geology and soils, hydrology and water quality, noise, and tribal cultural resources. These PPPs are existing plans, programs, or policies which effectively reduce potential environmental impacts.

Mitigation Measures

Refer to the previously listed mitigation measures related to biological resources, cultural resources, and tribal cultural resources. These Mitigation Measures effectively reduce environmental impacts to less than significant.

5 DOCUMENT PREPARERS AND CONTRIBUTORS

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Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Riverside
Address: 2724 Gateway Dr
Riverside, CA 92507

From:
Public Agency: City of Murrieta
Address: 1 Town Sq.
Murrieta, CA 92562
Contact: Juliet Mukasa, Assistant Planner
Phone: 951-461-6084

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Nittobo

Project Applicant: Kajima and Associates, Inc

Project Location (include county): 25549 Adams Avenue and 41950 Brown Street; County of Riverside

Project Description:
Construction a new 28,422 square foot manufacturing/office building, a 5,375 square foot animal operation facility, a 1,600 square foot maintenance shop, a 3,000 square foot hay barn with associated parking and landscaping. The applicant is also proposing a future expansion area that consists of a 6,604 square foot addition to the manufacturing/ office building and a 672 square foot addition to the animal operation facility for an existing business located at 25549 Adams Avenue and 41950 Brown Street (APN:909-180-020 and 909-180-021).

This is to advise that the City of Murrieta (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 12/12/2019 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Murrieta: 1 Town Sq. Murrieta, CA 92562

Signature (Public Agency): _____ Title: Assistant Planner

Date: 12/12/2019 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011