

PLOT PLAN:TRANSMITTED Case #: PP25461

Parcel: 317-110-020

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD-MBTA SURVEY (cont.) RECOMMND

survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

60.FLOOD RI. 8 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25461 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 58.0-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 USE - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail

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60.PARKS. 1 USE - OFFER OF DEDICATION (cont.) RECOMMND
system.

60.PARKS. 2 USE - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project outside the Right of Way. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

60.PARKS. 3 USE - TRAIL PLAN APPROV REGION RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-100-010 through -028, 317-110-020. The applicant shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval or as approved by the Director of Planning. The proposed parcel shall comply with the development standards of the Specific Plan(SP) zone. A combination of parcel merger and lot line adjustment may suffice to satisfy this condition.

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60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 57.9 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 8 USE - STABILITY REPORT SLOPES

RECOMMND

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25461, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - ARCHAEO MONITOR

RECOMMND

CULTURAL RESOURCE MONITOR REQUIRED:
PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

USE - ARCHAEO MONITOR (cont.)

RECOMMND

plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

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

60.PLANNING. 17

USE - TRIBAL MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Tribal Monitor designated by the Pechanga Band of Luiseno Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Tribal Monitoring is not required for mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

USE - TRIBAL MONITOR (cont.)

RECOMMND

of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.

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

3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - DOAF LETTER

RECOMMND

Based on a letter dated March 21, 2014 from the Department of the Air Force the project shall not create any glare or use distracting lights that could be mistaken for Airport lights; create a source of dust, steam or smoke during operations that may impair pilot visibility; or create any sources of electronic interference with aircraft communications or navigation. Additionally the basin on the site must be designed and maintained to address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns including proper detention/infiltration of stormwater runoff. The Design must not include landscaping that will serve to attract wildlife.

TRANS DEPARTMENT

60.TRANS. 1 USE - IMP CREDIT/REIMBURSEMENT

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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

60.TRANS. 4 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.10.

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 3 USE - ARCHAEO MONITOR REPORT RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - ARCHAEO MONITOR REPORT (cont.) RECOMMND

include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 4 USE - EIR MIT MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42637 and EIR No. 466. The Planning Director may require inspection or other monitoring to ensure such compliance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS (cont.)

RECOMMND

the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25461 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 58.0-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP

RECOMMND

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

PARKS DEPARTMENT

80.PARKS. 1 USE - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

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80.PLANNING. 3 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 12 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-100-010 through -028, 317-110-020. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval or as approved by the Planning Director. The proposed parcel shall comply with the development standard of the Specific Plan (SP) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.____ is satisfied.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 25, 2013 summarized as follows:

-The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

-Applicant shall provide a waste recycling plan prior to building permit.

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80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25461, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - TRUCK PATH SIGNAGE RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS the applicant shall install signage at all truck exits from the facility explain the nearby locations for food, lodging and entertainment using paths that avoid residential neighborhoods.

TRANS DEPARTMENT

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;

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80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Section. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Transportation Department who will then provide the developer/permit holder with the required forms. The required forms shall be completed and submitted to the Transportation Department for processing and review

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80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

in conjunction with County Counsel. Upon determination of compliance, the Transportation Department shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the one-year post-establishment inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Cajalco Expressway shall be conveyed for public use to provide for a 110 foot half-width right-of-way per County Standard No. 82, Ordinance 461.

Sufficient public street right-of-way along Harvill Avenue from Messenia Lane to Cajalco Expressway shall be conveyed for public use to provide for a 70 foot half-width right-of-way.

Sufficient public street right-of-way along Seaton Avenue shall be conveyed for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient public street right-of-way shall be provided along Messenia Lane bulb per County Standard No. 111, Ordinance 461.

80.TRANS. 4 USE - MAP CORNER CUT-BACK I RECOMMND

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

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects

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80.TRANS. 6 USE - LIGHTING PLAN (cont.) RECOMMND

within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 7 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Cajalco Expressway, Harvill AVenue, Messenia Lane, Martin Street, and Seaton Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 8 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - UTILITY PLAN (cont.) RECOMMND

purposes.

80.TRANS. 10 USE - EXISTING MAINTAINED RECOMMND

Cajalco Expressway along project boundary is a paved County maintained road designated Expressway and shall be improved with 55 foot AC pavement, 8" concrete curb and gutter (project side), 8" raised curbed landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 110' half-width dedicated right-of-way in accordance with County Standard No. 91 (for required improvements) and County Standard 82 (for right-of-way dedication), Ordinance 461.

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb within the 55' parkway on the project side.
2. A 7' raised curbed landscaped median shall be constructed at the center line.
3. No access on Cajalco Expressway is allowed as part of this permit. If in the future a project access from Cajalco Expressway is requested, the project proponent shall apply for a revised permit and provide the Transportation Department supporting analysis for review and approval.

Harvill Avenue along project boundary (from Cajalco Expressway to Messenia Lane) is a paved County maintained road designated Major Highway and shall be improved with 49 foot half-width AC pavement, 8" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 70' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (Modified for increase improvement from 43' to 49' AC pavement and increase right-of-way from 64' to 70'.)

- NOTE: A 6' sidewalk shall be constructed adjacent to the curb within the 21' parkway on the project side.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Harvill Avenue (NS) at Martin Street (EW)

Harvill Avenue (NS) at Messenia Avenue (EW)

Signals eligible for fee credit if installed in the ultimate location:

Seaton Avenue (NS) at Cajalco Expressway (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 12 USE - TS/GEOMETRICS

RECOMMND

The intersection of Seaton Avenue (NS) at Cajalco Expressway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, two through lanes

The intersection of Seaton Avenue (NS) at Driveway 1 (emergency access) (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one shared left-turn/through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane

The intersection of Driveway 2 (West Access) (NS) at Martin Street (EW) shall be signalized and improved to provide the following geometrics:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one shared left-turn/through/right-turn lane
Southbound: N/A
Eastbound: one shared through/right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of Driveway 3 (East Access) (NS) at Martin Street (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: N/A
Eastbound: one shared through/right-turn lane
Westbound: one left-turn lane, one through lane

The intersection of Harvill Avenue (NS) at Martin Street (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one shared left-turn/through/right-turn lane
Westbound: one shared left-turn/through/right-turn lane

The intersection of Harvill Avenue (NS) at Messenia Lane (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn, one shared through/right-turn lane
Westbound: one left-turn, one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S

RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT RECOMMND

The facility must contact the Department of Environmental Health (DEH) Hazardous Materials Management Branch (HMMB) to determine the appropriate permitting requirements. For further information, please contact HMMB at (951) 358-5055.

FIRE DEPARTMENT

90.FIRE. 1 USE -FIRE COMMAND CENTER RECOMMND

FIRE COMMAND CENTER REQUIRED PER CFC SECTION 508.1 THRU 508.1.5 2013 EDITION.AND RCO 787.7

90.FIRE. 2 USE-#45-FIRE LANES RECOMMND

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

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to

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90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

The developer must provide to the District's PLAN CHECK

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of six hundred and eighteen (618) 9x19 car parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of twelve (12) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

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90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 13 USE - WALL/BERM REQUIRED RECOMMND

A minimum twelve (12) foot high decorative combination landscaped earthen berm and decorative block wall shall be constructed along west side of the project along Seaton Ave.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

Four (4) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.) RECOMMND

County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 57.9 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 25 USE - EXTENDED TRUCK IDLING RECOMMND

Signs stating that "EXTENDED IDLING TRUCK ENGINES BEYOND 10 MINUTES IS PROHIBITED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A.

The signs at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 26 USE - EIR MIT MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42637 and EIR No. 466. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25461 is calculated to be 57.9 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25461 has been calculated to be 57.9 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE-LNDSCP INSPECTION DEPOSIT

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE-LANDSCAPE INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's

80.TRANS.2 condition entitled "USE-LANDSCAPE SECURITY" and the

90.TRANS.1 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the Installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with County Capital Improvement Project No. C0-0551.

90.TRANS. 4 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Messenia Lane and Palatium Circle.

The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Messenia Lane and Palatium Circle and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - VACATION/RE-DESIGN 1 (cont.) RECOMMND

the existing rights-of-way.

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 6 USE-STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 7 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

90.TRANS. 8 USE - DEDICATION SL1 RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 11 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Martin Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 12 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

PLOT PLAN:TRANSMITTED Case #: PP25461

Parcel: 317-110-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - IMP PLANS (cont.) RECOMMND

Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 13 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Expressway, Harvill Avenue, Messenia Lane, Martin Street, and Seaton Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 14 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 15 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Cajalco Expressway, Harvill Avenue, Messenia Lane, Martin Street, and Seaton Avenue.

90.TRANS. 16 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:
Harvill Avenue (NS) at Martin Street (EW)

05/28/14
12:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 84

PLOT PLAN:TRANSMITTED Case #: PP25461

Parcel: 317-110-020

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - TS/INSTALLATION (cont.)

RECOMMND

Harvill Avenue (NS) at Messenia Avenue (EW)

Signals eligible for fee credit if installed in the ultimate location:

Seaton Avenue (NS) at Cajalco Expressway (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 17 USE - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signals at Harvill Avenue (NS) at Martin Street (EW), Harvill Avenue (NS) at Messenia Lane (EW), and Harvill Avenue (NS) at Cajalco Expressway (EW).

In the event a project access is introduced in the future on Cajalco Expressway between Seaton Avenue and Harvill Avenue, the project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect of traffic signals on Cajalco Expressway from Seaton Avenue to Harvill Avenue.

or as approved by the Transportation Department.

06/23/14
09:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25461

Parcel: 317-110-020

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 19 USE- NO EXPORT OF FILL

RECOMMND

The project is permitted to export fill dirt to a specified neighboring parcel within the SPECIFIC PLAN. No fill dirt is permitted to be exported off of the SPECIFIC PLAN site without further CEQA analysis.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 21 USE - LIVING WALL

RECOMMND

In an attempt to address potential graffiti the 20 foot high concrete wall fronting Seaton Avenue along the projects western boundary shall include plantings that will climb the wall and eventually cover the entire wall with landscape materials.

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

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

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components: 1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by

PLOT PLAN:TRANSMITTED Case #: PP25461

Parcel: 317-110-020

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the prevailing MSHCP;

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

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

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

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

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

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: INDUSTRIAL / WAREHOUSE

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25461 DATE SUBMITTED: 10-28-13

APPLICATION INFORMATION

Applicant's Name: JOHN B. BOURNOLIS E-Mail: JBOURNOLIS@COMMERCE LP.COM

Mailing Address: 13191 CROSSROADS PKWY N. 1th FLOOR
INDUSTRY City CA State 91746 ZIP

Daytime Phone No: (62) 9454980 Fax No: () _____

Engineer/Representative's Name: JAMES ROBERTSON E-Mail: JROBERTSON@COMMERCIALP.COM

Mailing Address: 13191 CROSSROADS PKWY N. 1th FLR
INDUSTRY City CA State 91746 ZIP

Daytime Phone No: (62) 9464323 Fax No: () _____

Property Owner's Name: MAJESTIC FREEWAY BUSINESS CENTER LLC E-Mail: KEVIN MCCARTHY@MAJESTICREALTY.COM

Mailing Address: 13191 CROSSROADS PKWY N.
INDUSTRY City CA State 91746 ZIP

Daytime Phone No: (62) 6990453 Fax No: () _____

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

Desert Office - 38666 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future ... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

John R Burroughs
PRINTED NAME OF APPLICANT

John R Burroughs
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

John R Burroughs
PRINTED NAME OF PROPERTY OWNER(S)

John R Burroughs
SIGNATURE OF PROPERTY OWNER(S)

Kevin M. Carthy
PRINTED NAME OF PROPERTY OWNER(S)

Kevin M. Carthy
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-100-10 TRUV 2B

Section: 12 Township: 4S Range: 4W



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 25, 2013

RECEIVED
NOV 26 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

David Mares, Principal Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 25461

Proposal: The PP proposes to permit a 1,191,500 sq. ft. warehouse/logistics center
APNs: 317-100-010; -020, 317-110-010, 317-100-021, 371-100-028

Dear Mr. Mares:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Cajalco Expressway, south of Martin Street, east of Seaton Avenue and west of Harvill Avenue, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for EACH PHASE**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit for EACH PHASE**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

21 March 2014

MEMORANDUM FOR COUNTY OF RIVERSIDE

ATTN: DAVID MARES, PROJECT PLANNER
RIVERSIDE COUNTY PLANNING DEPARTMENT
P. O. BOX 1409
RIVERSIDE CA 92502-1409

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

SUBJECT: Plot Plan No. 25461 (FTA 2013-03) – EA42637

1. In order to officially register our comments after the fact, the March Air Reserve Base (MARB) review of the proposal to construct a 1,191,500 Square-foot warehouse/logistics center at the northwest corner of Cajalco Expressway and Harvill Avenue in the unincorporated area of Riverside County is provided in this memorandum.
2. This development is consistent with compatible land use and MARB mission operations at the proposed location.
3. The proposed development is located within an area that may be subject to noise and risk associated with aircraft operations at MARB. Single-event noise levels may be potentially disruptive in this zone. Risks are moderate to low in that aircraft fly at low altitudes over or near this zone. Refer to Department of Defense Instruction (DoDI) 4165.57, *Air Installations Compatible Use Zones (AICUZ)* for specific compatibility guidelines, <http://www.dtic.mil/whs/directives/corres/pdf/416557p.pdf>.
4. To help eliminate any potential effects on aircraft operations at MARB, project site improvements must not create:
 - Glare or distracting lights, which could be mistaken for airport lights
 - Sources of dust, steam, or smoke, which may impair pilot visibility
 - Sources of electronic interference with aircraft communications or navigation
5. The project site plan shows a large detention basin on the site. The proposed stormwater management system must be properly designed and maintained to address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns including proper detention/infiltration of stormwater runoff. The design must not include landscaping that will serve to attract wildlife. Additional information on reducing BASH hazards can be found in AFPAM 91-212, *Bird/Wildlife Aircraft*

Strike Hazard (BASH) Management Techniques, dated February 1, 2004, http://static.e-publishing.af.mil/production/1/af_se/publication/afpam91-212/afpam91-212.pdf.

6. Thank you for the opportunity to review and comment on this proposed development. If you have questions please contact Ms. Denise Hauser at (951) 655-4862 or Mr. Jon Wreschinsky at (951) 655-2236.

A handwritten signature in black ink that reads "Pamela M. Hann". The signature is written in a cursive style with a large, sweeping initial "P".

PAMELA M. HANN
Base Civil Engineer

Johnson Sedlack

ATTORNEYS AT LAW

Raymond W. Johnson, Esq. AICP
Carl T. Sedlack, Esq. Retired
Abigail A. Smith, Esq.
Kimberly Foy, Esq.

26785 Camino Seco, Temecula, CA 92590

E-mail: EsqAICP@WildBlue.net

RECEIVED
OCT 02 2013

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

September 20, 2013

County of Riverside
Clerk of the Board
4080 Lemon Street, 1st Floor.
Riverside CA 92501
E-Mail: cob@rcbos.org

Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

VIA U.S. MAIL AND E-MAIL

Re: Request for Public Notices: Majestic Freeway Business Center/Specific Plan No. 341/EIR No. 466

To the Riverside County Clerk of the Board:

Please allow this letter to serve as a written request for all public notices issued pursuant to local ordinances or the California Environmental Quality Act (CEQA) relative to Specific Plan No. 341, Environmental Impact Report No. 466, and also known as the Majestic Freeway Business Center located north of Cajalco Expressway, south of Nandina Road, west of Interstate 215 in the Mead Valley area of Riverside County.

Please provide these notices to my attention at the following address: Johnson and Sedlack, 26785 Camino Seco, Temecula, CA 92590.

Thank you in advance for your assistance.

Sincerely,


Raymond W. Johnson
JOHNSON & SEDLACK

Johnson Sedlack

ATTORNEYS at LAW

26785 Camino Seco, Temecula, CA 92590

Raymond W. Johnson, Esq. AICP
Carl T. Sedlack, Esq. Retired
Abigail A. Smith, Esq.
Kimberly Foy, Esq.

E-mail: EsqAICP@WildBlue.net

Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

January 20, 2014

County of Riverside
Clerk of the Board
4080 Lemon Street, 1st Floor.
Riverside CA 92501
E-Mail: cob@rcbos.org

JAN 22 2014

Riverside Co. Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

VIA U.S. MAIL AND E-MAIL

Re: Renewed Request for Public Notices: Majestic Freeway Business Center/Specific Plan No. 341/EIR No. 466

To the Riverside County Clerk of the Board:

Please allow this letter to serve as a written request for all public notices issued pursuant to local ordinances or the California Environmental Quality Act (CEQA) relative to Specific Plan No: 341, Environmental Impact Report No. 466, and also known as the Majestic Freeway Business Center located north of Cajalco Expressway, south of Nandina Road, west of Interstate 215 in the Mead Valley area of Riverside County.

Please provide these notices to my attention at the following address: Johnson and Sedlack, 26785 Camino Seco, Temecula, CA 92590.

Thank you in advance for your assistance.

Sincerely,



Abigail A. Smith
JOHNSON & SEDLACK

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

DATE: November 8, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Landscaping Section
P.D. Archaeology Section
Airport Land Use Commission
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.

1st District Supervisor
1st District Planning Commissioner
Val Verde Unified School Dist.
March Air Reserve Base
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

Plot Plan No. 25461 (FTA 2013-03) EA42637 - Applicant: John Burroughs, Commerce Construction Co., L.P. – Engineer/Representative: James Robertson, Commerce Construction Co., L.P. – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Specific Plan (Light Industrial) – Location: Northerly of Cajalco Expressway, southerly of Martin St., easterly of Seaton Ave. and westerly of Harvill Ave. – 57.9 acres – Zoning: Specific Plan (SP) – **REQUEST:** Permit a 1,191,500 square foot warehouse/logistics center with 182 loading docks, 212 automobile parking spaces and 417 truck and trailer parking spaces. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave. – APNs: 317-100-010 – 020, 317-110-020, 317-100-021 – 317-100-028 – Related Cases: SP 341, GPA 680, EIR 466, PM24110, PAR 1369.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 21, 2013**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **David Mares**, Principal Planner, at **(951) 955-9076** or email at dmares@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PROPERTY OWNERS CERTIFICATION FORM

I, Matt Straite, certify that on May 16, 2014

The attached property owners list was prepared by Riverside County

APN (s) or case numbers PP 25461 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Straite

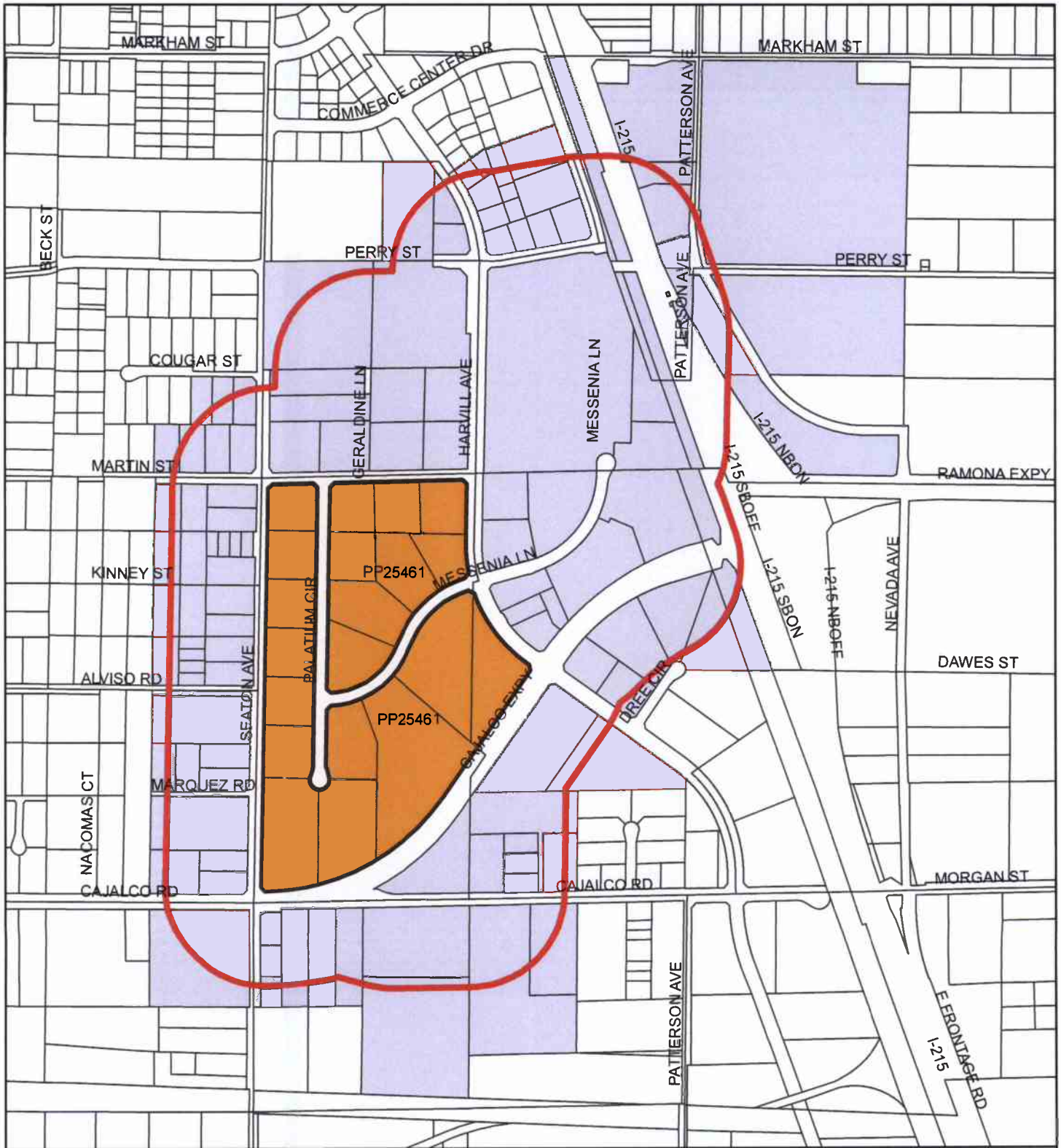
TITLE Planner

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): 9519558631

PP25461 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 5/16/2014

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

19249 SEATON TRUST
C/O TAX SERVICE
P O BOX 1381
MORENO VALLEY, CA. 92556

ARCHIVIO RIVERSIDE SPONSOR
C/O AARDEX GROUP
14143 DENVER WEST STE 500
LAKEWOOD, CO. 80401

AT & SF RR
C/O RIGHT OF WAY DEPT
P O BOX 12008
RIVERSIDE, CA. 92502

DAROLD W BAKER
4161 GREEN
LOS ALAMITOS, CA. 90720

LUIS T BARBA
10600 COOK AVE
RIVERSIDE, CA. 92505

BEN CLYMERS THE BODYSHOP PERRIS
23129 CAJALCO RD
PERRIS, CA. 92570

MARK S BLACKBURN
C/O TIMOTHY J BLACKBURN
29390 VIA NORTE
TEMECULA, CA. 92591

ALICIA C BORNT
19101 SEATON AVE
PERRIS, CA. 92570

SILVIA E BUENROSTRO
19195 SEATON AVE
PERRIS, CA. 92570

GERALD T CARLON
22868 RIOS AVE
PERRIS, CA. 92570

ERICA YARET CASTRO
19081 SEATON AVE
PERRIS, CA. 92570

THERESA LYNN CAVIN
22890 ALVISO RD
PERRIS, CA. 92570

SAKPRASERT CHANSAMONE
10335 VANTAGE DR
STANTON, CA. 90680

STANLEY W COMBS
C/O ATKINSON ANELSON LOYA RUUD & ROMO
12800 CENTER CT STE 300
CERRITOS, CA. 90703

FERNANDO MARTIN DEL CAMPO
19111 SEATON AVE
PERRIS, CA. 92570

ARACELI BARBA DELACRUZ
1653 PASEO AURORA
SAN DIEGO, CA. 92154

MARY DODGE DOLTON
1 IRONWOOD DR
NEWPORT BEACH, CA. 92660

JESUS ESTRADA
22890 MARTIN ST
PERRIS, CA. 92570

JOSEPH T FLANAGAN
P O BOX 968
PERRIS, CA. 92572

DANIEL LAMONT FOREST
P O BOX 55
DEER HARBOR, WA. 98243

FUERSTENBERG CARLOTTA TRUST
C/O CARLOTTA FUERSTENBERG
19355 SEATON ST
PERRIS, CA. 92570

ARNULFO PEREZ GARCIA
22921 COUGAR ST
PERRIS, CA. 92570

THERESA L GAVIN
25355 WINNER
ROMOLAND, CA. 92585

GOLD COAST INDUSTRIES
P O BOX 9326
REDLANDS, CA. 92375

MARGARITA GONZALEZ
5824 W COUNTRY AVE
VISALIA, CA. 93277

RAYMUNDO GUEVARA
19580 SEATON AVE
PERRIS, CA. 92570

ADILENE GUZMAN
19660 GLENWOOD AVE
RIVERSIDE, CA. 92508

VICKI CAVIN HOLTHAUS
25355 WINNER CIR
ROMOLAND, CA. 92585

DEBBI A HURTADO
19091 SEATON AVE
PERRIS, CA. 92570

J L S ENTERPRISES
P O BOX 1290
AGOURA HILLS, CA. 91376

JAM HALL
C/O UNIVERSAL SPEC VEHICLES INC
19052 HARVILL AVE
PERRIS, CA. 92570

SHERRI D JOHNSON
C/O L S BADGER
P O BOX 752
PERRIS, CA. 92572

JACK EDWARD KELLY
2555 ALPINE RD
UPLAND, CA. 91784

FRANCISCO L LOPEZ
22943 MARTIN ST
PERRIS, CA. 92570

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY, CA. 91746

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY, CA. 91746

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDAY CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY, CA. 91746

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY, CA. 91746

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDSAY CASEY
13191 CROSSROADS N 5TH FL
CITY OF INDUSTRY, CA. 91746

MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDSAY J CASEY
13191 CROSSROADS N 5TH FL
CITY OF INDUSTRY, CA. 91746

MARIANA
10970 ARROW RT STE 201
RANCHO CUCAMONGA, CA. 91730

ANGELO MARTINEZ
P O BOX 9453
MORENO VALLEY, CA. 92552

GONZALO MECILLAS
22985 MARTIN ST
PERRIS, CA. 92570

EDUARDO MARTIN MERCADO
23051 CAJALCO RD
PERRIS, CA. 92570

JESSICA MERCADO
22901 MARTIN ST
PERRIS, CA. 92570

RADENKO MILOSAVLJEVIC
C/O GERDA MILOSAVLJEVIC
22880 RIOS AVE
PERRIS, CA. 92570

PHYLLIS J MINARCIN
19351 SEATON ST
PERRIS, CA. 92570

OAK DOOR CORP
18890 SEATON AVE
PERRIS, CA. 92570

JUAN ORTIZ
242 HOLIDAY LN
PERRIS, CA. 92571

ROBERT PEDREGON
19121 SEATON ST
PERRIS, CA. 92570

MARCELO PEREZ
792 ARBOLES CT
PERRIS, CA. 92571

PINNACLE REAL ESTATE HOLDINGS INC
23261 CAJALCO EXY
PERRIS, CA. 92570

PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS, CA. 92571

PREMIER MARICOPA INV
C/O HENRY J CHEN
17705 S MAIN ST
GARDENA, CA. 90248

HERIBERTO PUENTE
23050 CAJALCO RD
PERRIS, CA. 92570

STEVEN E PULCHEON
28248 TOWER VIEW CT
ROMOLAND, CA. 92585

DEBRA ANN PYLES
503 W OLIVE ST
CORONA, CA. 92882

VASILIOS RIGAS
30 POINT LOMA DR
CORONA DEL MAR, CA. 92625

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
PO BOX 12008
RIVERSIDE, CA. 92502

RIVERSIDE COUNTY TRANSPORTATION COMMISSION
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE, CA. 92501

FAUSTO SANTILLAN
22870 ALVISO RD
PERRIS, CA. 92570

RICHARD F SCHOONDERWOERD
7047 SNAPDRAGON DR
CARLSBAD, CA. 92009

SE CALIF ASSN OF 7TH DAY ADVENTISTS
P O BOX 79990
RIVERSIDE, CA. 92513

FAYEZ SEDRAK
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO, CA. 92860

MANUEL L SILVA
19201 SEATON AVE
PERRIS, CA. 92570

CHARLES B SIROONIAN
14150 VINE PL
CERRITOS, CA. 90703

CHARLES B SIROONIAN
18351 ROBBIE CIR
VILLA PARK, CA. 92861

VINCENT J STAGLIANO
5501 ST ANDREWS CT
PLANO, TX. 75093

STATE OF CALIF
C/O DEPT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO, CA. 92403

STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO, CA. 92401

M FRANK STEINER
143 BURONS BARN LN
MOORESVILLE, NC. 28115

CHAD J THOMPSON
8661 MILLPOND PL
RIVERSIDE, CA. 92508

~~VANAGAN HOLDINGS INC
0
, .0~~

SUE SWOFFER WARD
C/O KAY S FOLLETT
6254 PARIMA ST
LONG BEACH, CA. 90803

SUE SWOFFER WARD
C/O KAY SWOFFER FOLLETT
6254 PARIMA ST
LONG BEACH, CA. 90803

PAUL N WARNER
P O BOX 1381
MORENO VALLEY, CA. 92556

WILLIAM JOHN WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE, CA. 92507

ALFREDO NIETO ZAMARRIPA
20833 HORST ST
LAKEWOOD, CA. 90715

DAVID R ZUNIGA
23113 CAJALCO RD
PERRIS, CA. 92570

Ray Johnson
26785 Camino Seco
Temecula CA 92590

John Burroughs
13191 Crossroads Parkway
Industry, CA 91746

452nd MSG/CECC
March Air Reserve Base
Civil Engineering - BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166

ATTN: John Guerin
Airport Land Use Commission
Mail Stop 1070

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

March Joint Powers Authority
23555 Meyer Dr.
March Air Reserve Base, CA 92518

c/o Western Municipal Water District
Regional Wastewater Authority,
Western Riverside County
450 Alesandro Blvd.,
Riverside, CA 92508

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Forma
Gene Hsieh
3050 Pullman Street
Costa Mesa, CA 92626

Black Emerald LLC
91711 82nd Ave
Thermal CA 92274

Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253

Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 25461 (PP25461)

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

John Burroughs

Project Applicant

13191 Crossroads Parkway N Industry CA 91746

Address

Northerly of Cajalco Expressway, southerly of Martin St., easterly of Seaton Ave. and westerly of Harvill Ave.

Project Location

Permit a 1,191,500 square foot warehouse/logistics center with 182 loading docks, 212 automobile parking spaces and 417 truck and trailer parking spaces. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No. 466 was considered for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project, from the prior EIR.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted although the mitigation is incorporated in the conditions of approval.
5. A statement of Overriding Considerations WAS NOT adopted for the project,
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/28/2014

Y:\Planning Case Files-Riverside office\PP25461\BOS Hearings\NOD Form.docx

Please charge deposit fee case#: ZEA42637 ZCFG6015

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1310321

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JOHN BURROUGHS \$50.00
paid by: CK 00002061
EA42637
paid towards: CFG06015 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 28, 2013 10:49
BNTHOMAR posting date Oct 28, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!