

PLOT PLAN: TRANSMITTED Case #: PP25699

Parcel: 317-110-071

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

Variance No. 1893 is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25699 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25699 , Exhibit A (Site Plan) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT B = Plot Plan No. 25699, Exhibit B, (Sheets 1-8), (Elevations) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT C = Plot Plan No. 25699, Exhibit C (Floor Plans) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT G = Plot Plan No. 25699, Exhibit G (Conceptual Grading Plan) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT L = Plot Plan No. 25699, Exhibit L (Conceptual Landscape Plans) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT P = Plot Plan No. 25699, Exhibit P (Phasing Plan) dated 6/24/15.

APPROVED EXHIBIT S = Plot Plan No. 25699, Exhibit S, dated (Sign Plan) dated 6/24/15.

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -CODE/ORD REQUIREMENTS RECOMMND

CODE/ORDINANCE REQUIREMENTS:
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -CODE/ORD REQUIREMENTS (cont.) RECOMMND

shall be reviewed during the building plan review.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. require a separate building permit.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 4 USE-#01A - SHELL BUILDINGS RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing.

10.FIRE. 7 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel

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10. GENERAL CONDITIONS

10.FIRE. 7 USE-#19-ON/OFF LOOPED HYD (cont.) RECOMMND

ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 8 USE-#89-RAPID ENTRY SYSTEM RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25699 is a proposal to develop an approximately 5.1-acre site for the development of a commercial shopping center consisting of several buildings for drive-thru restaurants and retail shopping. The site is located in the Perris area west of Interstate 215 on east side of Harvill Avenue between Cajalco Expressway and Messenia Lane. The site has been previously reviewed by the District under Parcel Map 29716, Conditional Use Permit 3315 and Conditional Use Permit 3468.

The site is protected from flooding because of the construction of major flood control facilities which were part of the infrastructure improvements constructed in this area in the early 1990's for Parcel Map 24110 and Community Facility District (CFD) 88-8. These drainage facilities are the District's Perris Valley Master Drainage Plan (MDP) Line E (Project No. 4-0-00488) which conveys flows southerly in an underground storm located in Harvill Avenue and the District's Perris Valley MDP Lateral E-9 (Project No. 4-0-00490), an underground storm drain which connects to Line E and runs westerly in Messenia Lane. Therefore, except for nuisance nature local runoff that may traverse portions of the project site, the project site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The development is proposing onsite bio-retention basins for treatment of storm runoff. The development is discharging flows into Messenia Lane. This easterly flow pattern from this site is consistent with the drainage patterns of the Perris Valley MDP. Runoff from this site is intended to drain to the Perris Valley MDP Lateral E-10.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met. This project does not involve any existing or proposed District maintained facilities and the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be processed by the Transportation Department.

The project is located in within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. Normally, the mitigation fee would include the entire 5.1-acres of the site but street improvements, including curb and gutter, reduce the impervious area of the development to 3.42-acres. The ADP fee may be reduced to \$1,070/acre if documentation can be submitted that indicates that a portion of the ADP fee for this project site was already paid by CFD 88-8.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02421

RECOMMND

County Geologic Report (GEO) No. 2421, submitted for this project (PP25699) was prepared by Salem engineering group, inc. and is entitled: "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006. In addition, Salem engineering group, inc. submitted the following document: "Geotechnical Investigation Report Update and Double Ring Infiltration Testing Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated September 9, 2014. "Report Addendum and Comment Response Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated April 9, 2015. These documents are herein incorporated as part of GEO02421 GEO02421 concluded:

- 1.No evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc.
- 2.Subject site is not within a Fault-Rupture Hazard Zone.
- 3.The potential for liquefaction at the site is low.
- 4.Subject site is not within an inundation zone.

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10.PLANNING. 1

USE - GEO02421 (cont.)

RECOMMND

5.Soils have low strength characteristics and are highly compressible when saturated.

6.Free groundwater was encountered at a depth of 32 feet.

7.Underground utilities and /or old septic system maybe located at the site.

8.The subject site soils are not considered susceptible to seismic settlement.

9.The subject site is considered to have a very low subsidence potential.

10.Tsunamis and seiches are not considered significant hazards.

GEO02421 Recommended:

1.It is recommended that at least 2 feet below the base of the footings and the slab system be excavated, moisture-conditioned as necessary and recompacted. The over-excavation should extend a minimum of 5 feet beyond footing lines.

2.Shoring or sloping back trench sidewalls may be required.

3.It is recommended that the underground structures should be entirely removed and the resulting excavation be backfilled with engineered fill.

GEO No. 2421 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2421 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 2

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

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10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

1 space for every 45 square-feet of serving area (restaurants, drive-thrus, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages)

1 space/200 sq.ft. of gross floor area (general retail)

10.PLANNING. 9 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the sign shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND

to this approval.

10.PLANNING. 12 USE- PHASES ALLOWED RECOMMND

Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 13 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 16 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 17 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 18 USE- NO RESIDENT OCCUPANCY RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE- NO RESIDENT OCCUPANCY (cont.) RECOMMND

address within the premises as a place of residence.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 24 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 25 USE - IND OCCUPANT CHANGE RECOMMND

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

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10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 35

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

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10. PLANNING. 36

USE - ALUC CONDITIONS

RECOMMND

(1) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

(2) The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Noise sensitive outdoor nonresidential uses and hazards to flight.

(3) The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.

(4) Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the

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10. PLANNING. 36 USE - ALUC CONDITIONS (cont.)

RECOMMND

retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

(5) Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service. [This condition shall be considered to have been MET.]

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

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10. GENERAL CONDITIONS

10.PLANNING. 36

USE - ALUC CONDITIONS (cont.) (cont.)

RECOMMND

(7) The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

(8) The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.

(9) The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.

(10) Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

(11) Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II) , Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

10.TRANS. 6 USE - 100 YEAR SUMP OUTLET RECOMMND

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

10.TRANS. 7 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 8 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

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10.TRANS. 9 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 10 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners 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 Transportation Department for review and approval.

10.TRANS. 11 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 12 USE - TS/CONDITIONS RECOMMND

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

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

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

Decker Road (NS) at:
Cajalco Expressway (EW)

Seaton Avenue (NS) at:
Cajalco Expressway (EW)

Harvill Avenue (NS) at:
Messenia Lane (EW)
Cajalco Expressway (EW)

I-215 Southbound Ramps (NS) at:
Cajalco Expressway (EW)

I-215 Northbound Ramps (NS) at:
Cajalco Expressway (EW)

Webster Avenue (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - TS/CONDITIONS (cont.)

RECOMMND

Ramona Expressway (EW)

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

Project Driveway (NS) at:
Messenia Lane (EW)

Project Driveway (NS) at:
Cajalco Expressway (EW)

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 - MBTA NESTING BIRD

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) 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. 1 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 25699 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

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 3.42-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 2 USE ADP FEE PORTION EXEMPT

RECOMMND

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Parcel Map 24110 which has constructed portions of Line E, Lateral E-8 and Lateral E-9 of the Perris Valley Master Drainage Plan (MDP). Those drainage facilities were funded by Community Facilities District (CFD) 88-8. Provided proper documentation is submitted, the construction of those facilities exempts this project from the ADP fee except the \$1,070/acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PARKS DEPARTMENT

60.PARKS. 1 USE - CLASS II BIKE PATH

RECOMMND

The applicant shall provide a Class II Bike Path along Cajalco Expressway on the northwest side of the street. If you have any questions, please contact H. P. Kang at (951) 955-6998 or email at hpkang@rivcoparks.org.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two

60.PLANNING. 8 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 5.06 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. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25699, the Planning Department shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE- FEE STATUS (cont.) RECOMMND

status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 12 USE - CULTURAL PRE-GRADE RECOMMND

At least two weeks prior to ground disturbing activities associated with this project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval obtain the existing street improvement plan and show the revision on the plan or as directed by the Director of Transportation.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 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.8 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.

60.TRANS. 4 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 6 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

70.TRANS. 1 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.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY (cont.) RECOMMND
approved project specific WQMP.

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 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.

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E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE

RECOMMND

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

80.E HEALTH. 7 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Vally 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

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80.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

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 25699 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 3.42-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 2 USE ADP FEE PORTION EXEMPT

RECOMMND

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Parcel Map 24110 which has constructed portions of Line E, Lateral E-8 and Lateral E-9 of the Perris Valley Master Drainage Plan (MDP). Those drainage facilities were funded by Community Facilities District (CFD) 88-8. Provided proper documentation is submitted, the construction of those facilities exempts this project from the ADP fee except the \$1,070/acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

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 conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

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

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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. 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 12/23/14, summarized as follows:

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

80.PLANNING. 18 USE - 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 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25699, 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.

TRANS DEPARTMENT

80.TRANS. 2 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 Transportation Department for

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80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the 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.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation 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 Transportation department shall

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80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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 Transportation Department shall clear this condition.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES 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 Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

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.

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80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Landscape Construction Documents to use .45 ETo per State water Ordinance.

80.TRANS. 5 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;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant 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;

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80.TRANS. 5 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

- 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,
-) 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.

80.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Cajalco Expressway, Harvill Avenue and Messenia Lane.
- (2) Streetlights on Messenia Lane.
- (3) Future traffic signal located on Harvill Avenue at intersection of Messenia Lane.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

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80.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 9 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 within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 10 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, and Messenia Lane 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. 11 USE - TS/DESIGN RECOMMND

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

None

80.TRANS. 12 USE - TS/GEOMETRICS RECOMMND

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

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

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80.TRANS. 12 USE - TS/GEOMETRICS (cont.)

RECOMMND

NOTE: Convert the eastbound and westbound left-turn lanes into a two-way left-turn median lane to provide an acceleration lane on Cajalco Expressway for the northbound and southbound left-turn traffic. The project proponent may its fair share of the improvements.

The intersection of Project Access (NS) at Cajalco Expressway (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: N/A
Eastbound: two through lanes
Westbound: two through lanes, one right-turn in only lane

NOTE: The project access is restricted to right-in only for westbound traffic. Appropriate channelization shall be provided by the project proponent.

The intersection of Harvill Avenue (NS) at Project Access (EW) shall be improved to provide the following geometrics:

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

NOTE: The project access is restricted to right-in/right-out/left-in turn movements. Left-out movements shall be prohibited. The left-in turn movements will be allowed in the interim until traffic impacts occur at the intersection of Harvill Avenue and Cajalco Expressway due to ambient growth and other projects in the local vicinity. At that time, a raised median shall be constructed on Harvill Avenue, restricting the project access to right-in/right-out movements only. The project shall pay its fairshare for the raised median. The project proponent shall notify future buyers and tenants of this condition.

or as approved by the Transportation Department.

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80.TRANS. 12 USE - TS/GEOMETRICS (cont.) (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.) RECOMMND

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.

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.

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

RECOMMND

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 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.

FIRE DEPARTMENT

90.FIRE. 1 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. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s)

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90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.)

RECOMMND

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

**Buildings B & C are required to be sprinkled

**Buildings A & B may be required to be sprinkled based on the occupant load and occupancy at time of building permit (occupant load/occupancy information has not provided under the Plot Plan)

90.FIRE. 3 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.

90.FIRE. 4 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 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.

**May be required based on occupancy load and occupancy - the Fire Department will determine upon submittal of the Building Plans

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of one-hundred forty-six (146) 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 eight (8) 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of three spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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. 15 USE- TRASH ENCLOSURES RECOMMND

Four (4) trash enclosures which are adequate to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height

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

and shall be made with masonry block, landscaping screening 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 enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

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 5.06 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

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90.PLANNING. 23 USE- SKR FEE CONDITION (cont.) RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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. 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. 25699 is calculated to be 3.42 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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.

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

RECOMMND

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. 25699 has been calculated to be 3.42 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 - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans 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 components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

"USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.TRANS. 7 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. 8 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,

PLOT PLAN: TRANSMITTED Case #: PP25699

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

or other electric provider.

90.TRANS. 9 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. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Cajalco Expressway, Harvill Avenue, and Messenia Lane.
- (2) Streetlights on Messenia Lane.
- (3) Future traffic signals located on Harvill Avenue at intersection of Messenia Lane.
- (4) Street sweeping.

90.TRANS. 11 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Cajalco Expressway,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - EXISTING CURB & GUTTER (cont.)

RECOMMND

Harvill Avenue, and Messenia Lane 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:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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.
2. Refer to TS/GEOMETRICS condition for turning movement restrictions and future restrictions. The project shall pay its fair share for a raised median on Harvill Avenue or as directed by the Director of Transportation.
3. A right-in ONLY driveway shall be provided on Cajalco Expressway as shown on Amended No. 2 exhibit dated 6/24/2015.

90.TRANS. 12 USE - LANDSCAPING COMM/IND

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, and Messenia Lane.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 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, and Messenia Lane.

90.TRANS. 14 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 15 USE - FACILITY COMPLETION

RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 16 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.

90.TRANS. 17 USE - BMP MAINT AND INSPECTION

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 Transportation Department for review and approval prior to the issuance of occupancy permits.

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90.TRANS. 18

USE - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the along Harvill Avenue between Messenia Lane and Cajalco Expressway.

or as approved by the Transportation Department.

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

DATE: December 10, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
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
P.D. Landscaping Section-M. Hughes
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
ALUC – John Guerin
March Air force Base
1st District Supervisor

1st District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8.
CALTRANS Division of Aeronautics

PLOT PLAN NO. 25699 VARIANCE NO. 01893 – Applicant: HHI Riverside LLC./Joe Minero – Engineer/Representative: Thatcher Engineering – Owner: J L S Enterprises – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 3.4 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes a for phased development of commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which includes a suite for a drive-thru coffee shop, 49,211 square feet of Landscaping, four (4) bio retention area for water quality treatment, 158 parking spaces and 3 Free standing signs - two (2) monument signs and one (1) pylon sign. The variance application proposes to increase pylon height from 20 feet maximum to 75 feet high, increase display area from maximum 50 feet surface area to 540 square feet surface area, and one additional free-standing monument sign – APN: 317-110-071

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2015**. 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 **Bahelila Boothe**, Project Planner, at (951) 955-8073 or email at bboothe@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.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 8, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Waste Management
1st District Supervisor

PLOT PLAN NO. 25699, VARIANCE NO. 1893, AMENDED NO. 1 – Applicant: HHI Riverside LLC./Joe Minero – Engineer/Representative: Thatcher Engineering – Owner: J L S Enterprises – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 3.4 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes a for phased development of commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which includes a suite for a drive-thru coffee shop, 49,211 square feet of Landscaping, four (4) bio retention area for water quality treatment, 158 parking spaces and 3 Free standing signs - two (2) monument signs and one (1) pylon sign. The variance application proposes to increase pylon height from 20 feet maximum to 75 feet high, increase display area from maximum 50 feet surface area to 540 square feet surface area, and one additional free-standing monument sign – APN: 317-110-071

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on April 23, 2015.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

{Transportation, Env. Health, Fire, B&S – Plancheck, EPD, Geology, Landscape, Waste}

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 **Bahelila Boothe, Project Planner**, at (951) 955-8703 or email at bboothe@rcplma.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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR June 1, 2015

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Larron St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Bahelila Boothe, Urban Regional Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1111MA15

Related File No.: PP25699 (Plot Plan) and VAR01893 (Variance)

APNs: 317-110-057; 317-110-058; 317-110-070; 317-110-071

Dear Ms. Boothe:

On April 9, 2015, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 25699, a proposal to develop a 19,558 square foot retail and dining center on 3.42 net (5.06 gross) acres located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the unincorporated community of Mead Valley, and Variance Case No. 1893, a proposal to erect a pylon sign 75 feet in height with a total display area of 540 square feet on this site, in addition to two freestanding monument signs, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on May 28, 2015 (conditions added pursuant to FAA letter subsequent to hearing shown in **bold type**).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture,

production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.
 4. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHL Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

5. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

[This condition shall be considered to have been MET.]

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

June 1, 2015

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.
9. The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://www.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity
FAA Aeronautical Study No. 2015-AWP-2773-OE

cc: Joe Mineo, HHI Riverside, LLC (applicant/landowner/payee)
Vicky Valenzuela, Thatcher Engineering and Assoc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonya Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1111MA15\ZAP1111MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2015-AWP-2773-OE

Issued Date: 05/28/2015

Joe Mineo
 HHI Riverside, LLC
 3800 Orange St. #250
 Riverside, CA 92501

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

| | |
|------------|---------------------------------------|
| Structure: | Sign Pylon Sign |
| Location: | Perris, CA |
| Latitude: | 33-50-30.07N NAD 83 |
| Longitude: | 117-15-20.92W |
| Heights: | 1519 feet site elevation (SE) |
| | 75 feet above ground level (AGL) |
| | 1594 feet above mean sea level (AMSL) |

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 11/28/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-2773-OE.

Signature Control No: 244885997-253333466

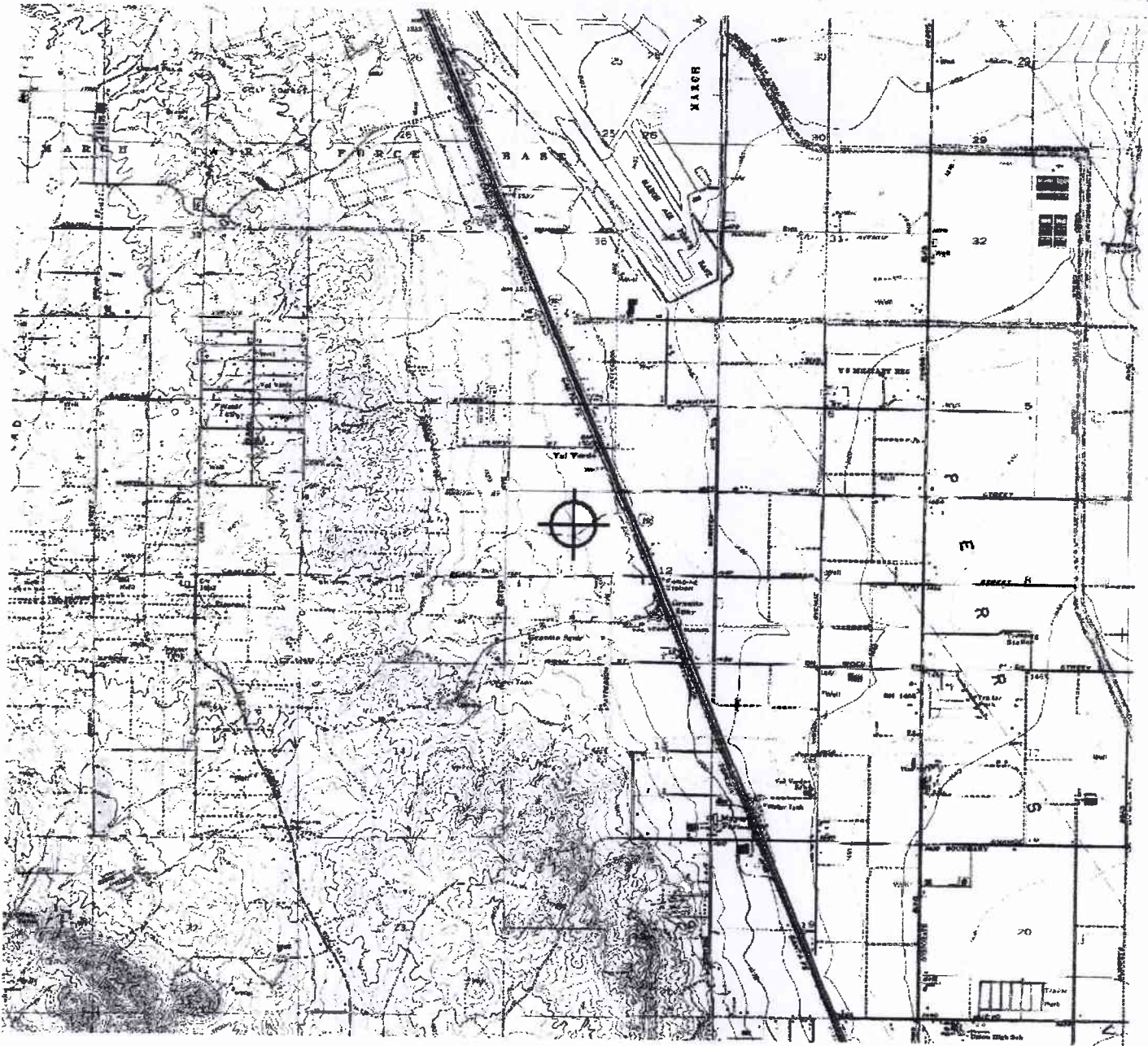
Paul Holmquist
Technician

(DNE)

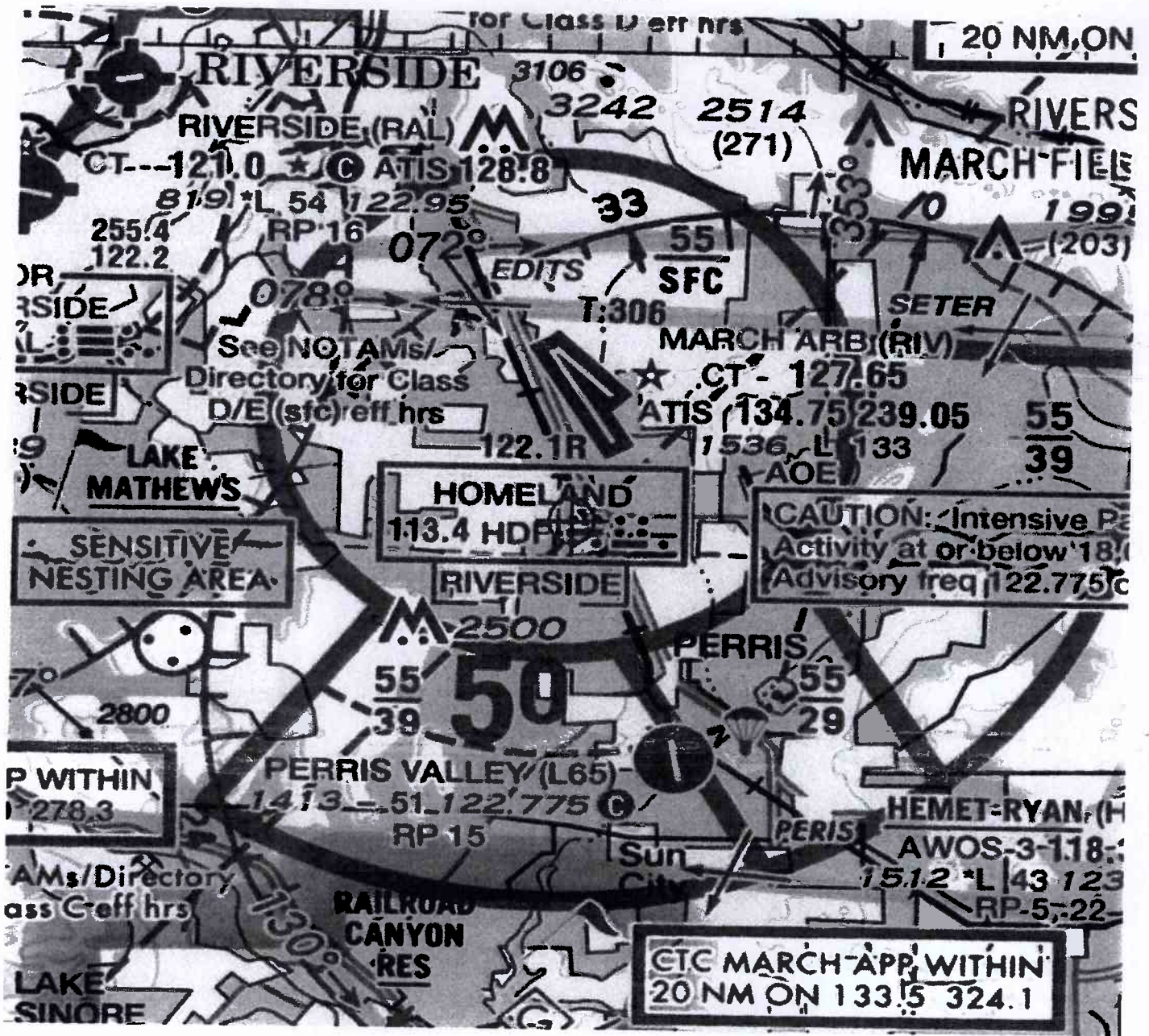
Attachment(s)

Map(s)

TOPO Map for ASN 2015-AWP-2773-OE



Sectional Map for ASN 2015-AWP-2773-OE



LEGEND

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

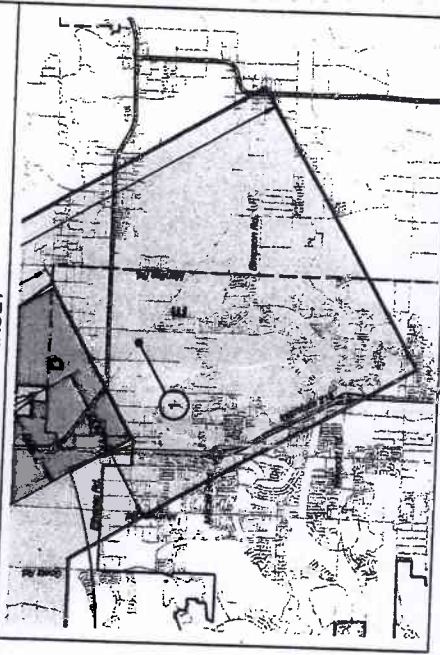
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,838 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ban Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

INSET



Riverside County

Airport Land Use Commission

March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan

(Adopted November 13, 2014)

Map #A-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

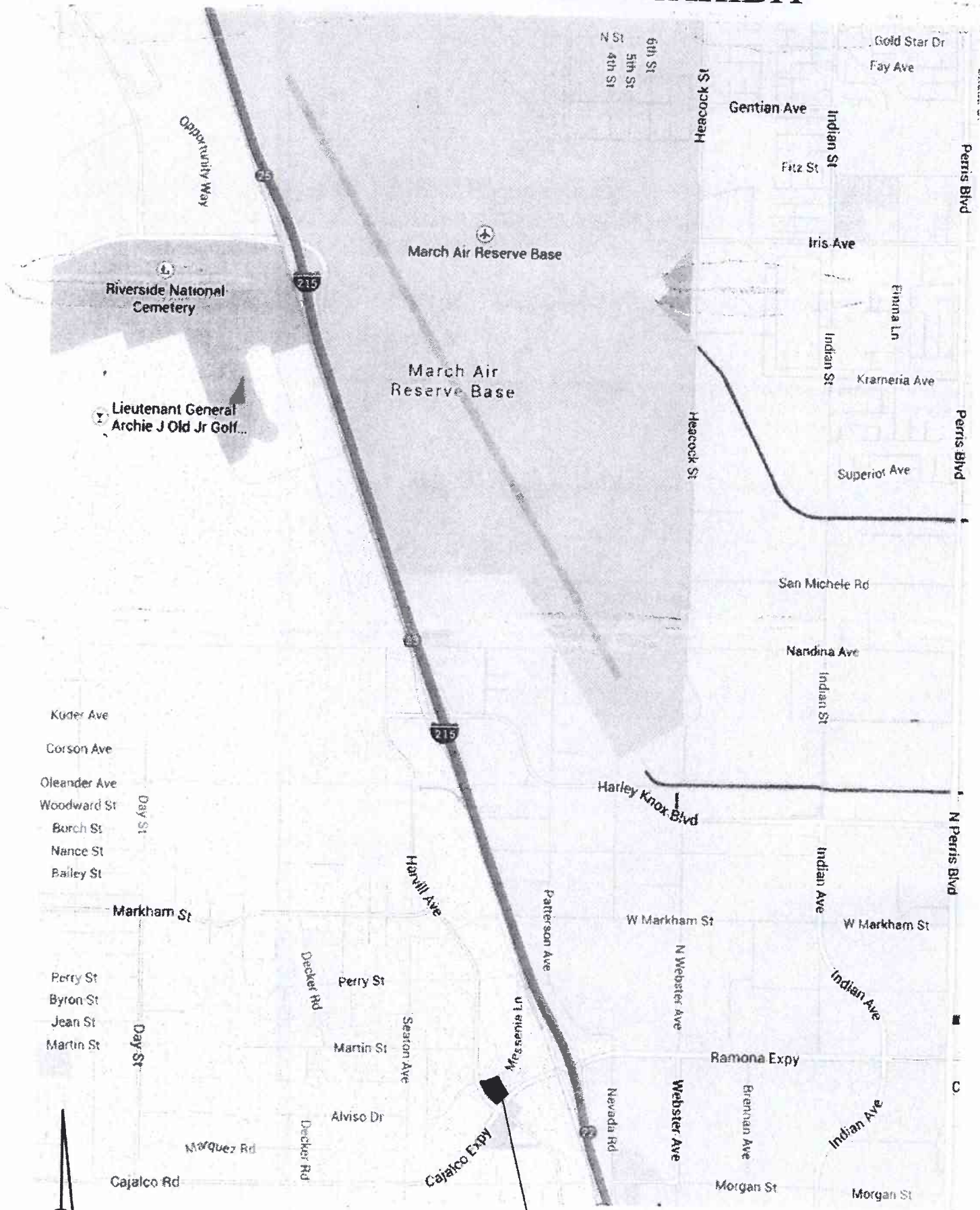
Note:
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

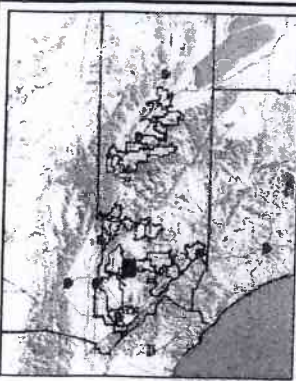
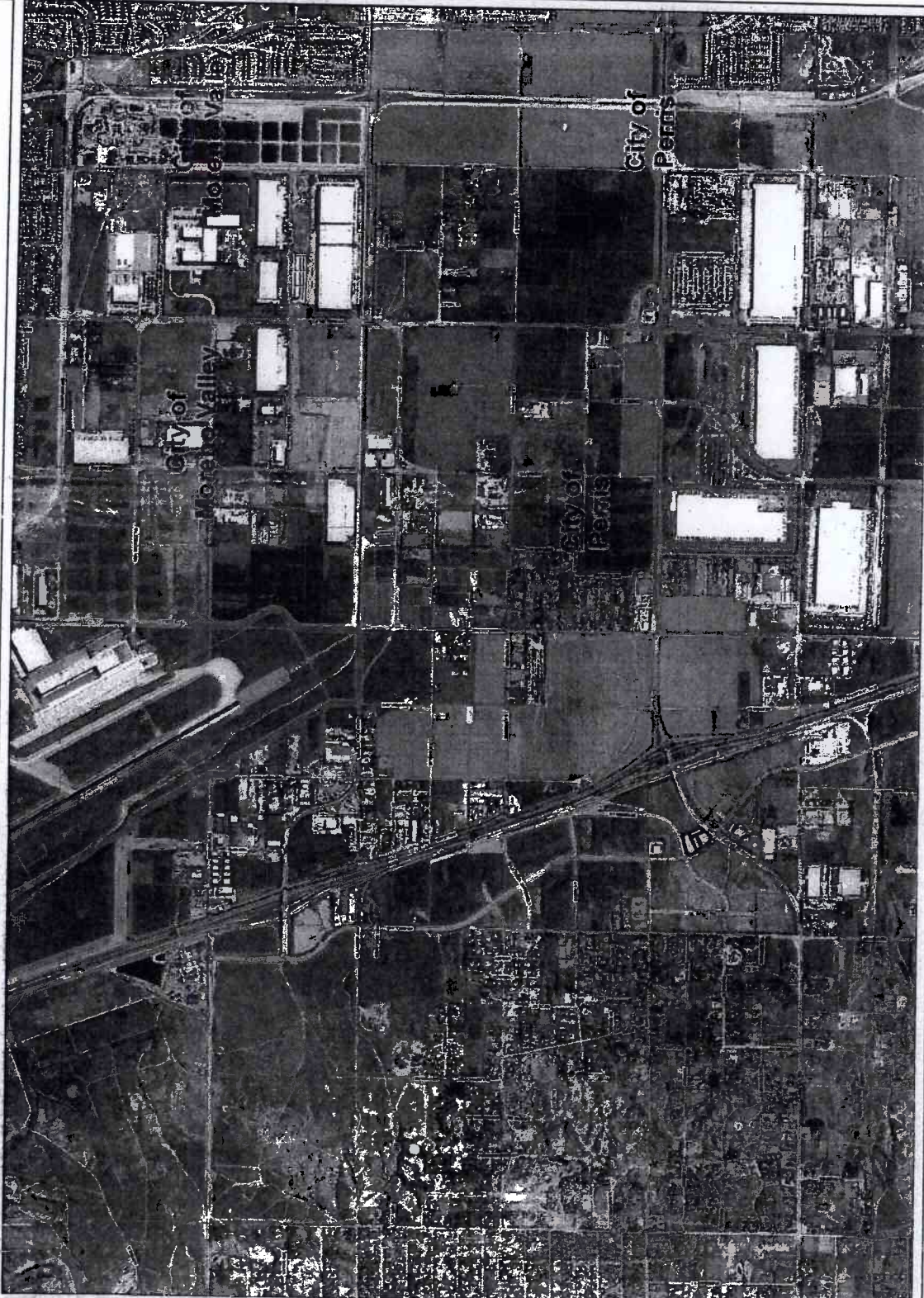
SEE INSET AT RIGHT

PROJECT LOCATION EXHIBIT



PROJECT SITE
 A.P.N. 317-110-057, 058, 070, 071

My Map



Legend

- Airports
- AIA
- Runways
- City Boundaries
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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



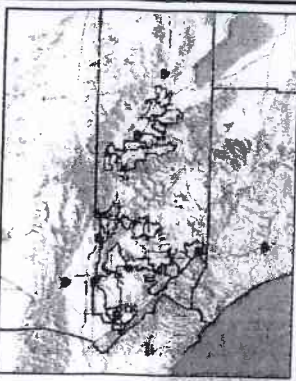
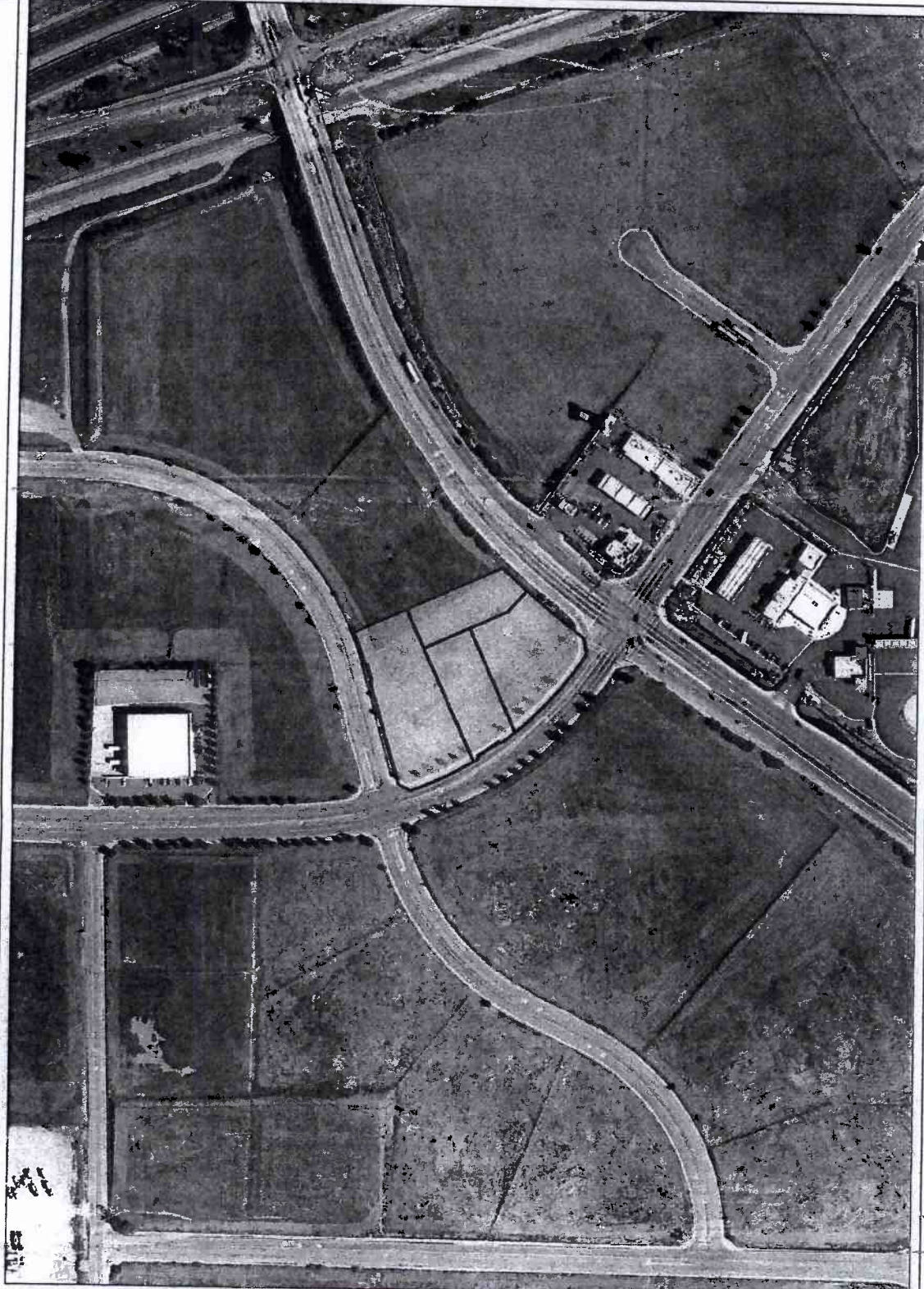
0 3,286 6,572 Feet



REPORT PRINTED ON... 2/24/2015 11:15:48 AM

© Riverside County TLMA GIS

My Map



Legend

- RCLIS Parcels
- Airports
- AIA
- Runways
- City Boundaries
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



822 Feet

411



REPORT PRINTED ON... 2/24/2015 11:14:28 AM

© Riverside County TLMA GIS



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

RECEIVED
December 23, 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Bahelila Boothe, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: **Plot Plan No. 25699**
Proposal: Phased development of commercial shopping center on 5.06 acres
APN: 317-110-071

Dear Ms. Boothe:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue, and west of the I-215 Freeway, 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), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste 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 for EACH PHASE**, 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 for EACH PHASE** 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., cardboard, 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. 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. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Bahelila Boothe
PP No. 25699
December 23, 2014
Page 3

8. 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,



Jose Merlan
Urban/Regional Planner II

PD #166728

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

RECEIVED
JAN 14 2015*Serious drought
Help save water!*ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

January 7, 2015

City of Menifee
Planning Department
Bahellia Boothe
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Plot Plan No. 25699 Variance No. 01893 (RIV 215 PM R30.92)

Ms. Boothe,

We have completed our initial review for the above mentioned proposal for a phased development commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which include a suite for a drive-thru coffee shop. Also included would be 158 parking spaces and three Free standing signs – two monument signs and one pylon sign.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

Encroachment Permit Requirements

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within State R/W. In addition, all work undertaken within SR 18 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

Office of Encroachment Permits
California Department of Transportation
464 West Fourth Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and HHI Riverside, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-110-057, 317-110-058, 317-110-070 and 317-110-071 ("PROPERTY"); and,

WHEREAS, on November 7, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25699 and Variance No. 1893 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
HHI Riverside, LLC
Attn: Makis A. Havadjia
3800 Orange Street, Ste. 250
Riverside, CA 92501

With a copy to:
Vicky Valenzuela
1461 Ford Street, Ste. 105
Redlands, CA 92373

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

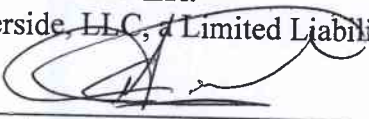
By: 
Steven Weiss
Riverside County Planning Director

Dated: 11/6/16

FORM APPROVED COUNTY COUNSEL

BY:  11/3/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
HHI Riverside, LLC, a Limited Liability Company

By: 
~~Makis A. Havadjia~~ CHRISTAKIS HAVADJIA
Manager

Dated: 10-30-2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On 10-30-2015 before me, MICHELLE A. DELAWDER NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared CHRISTAKIS HAVADJIA
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Michelle A. Delawder
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

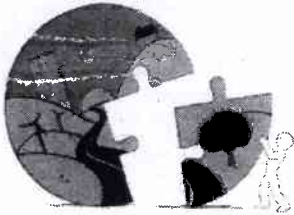
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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: Commercial development with related onsite improvements including paving, landscaping, parking, and signage

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Ordinance No. 348.4773, Section 9.50

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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: HHI Riverside, I.L.C. Attn: Joe Mineo E-Mail: jmineo@farmerboys.com

Mailing Address: 3800 Orange Street, Suite 250

| | | |
|------------------|---------------|--------------|
| | <u>Street</u> | |
| <u>Riverside</u> | <u>CA</u> | <u>92501</u> |
| <u>City</u> | <u>State</u> | <u>ZIP</u> |

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

Engineer/Representative's Name: Thatcher Engineering and Assoc. Inc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: 1461 Ford Street, Suite 105

| | | |
|-----------------|---------------|--------------|
| | <u>Street</u> | |
| <u>Redlands</u> | <u>CA</u> | <u>92373</u> |
| <u>City</u> | <u>State</u> | <u>ZIP</u> |

Daytime Phone No: (909) 748-7777 x.30 Fax No: (909) 748-7776

Property Owner's Name: J.L.S. Enterprises, LP E-Mail: jmineo@farmerboys.com

Mailing Address: c/o HHI Riverside, Attn: Joe Mineo 3800 Orange Street, Suite 250

| | | |
|------------------|---------------|--------------|
| | <u>Street</u> | |
| <u>Riverside</u> | <u>CA</u> | <u>92501</u> |
| <u>City</u> | <u>State</u> | <u>ZIP</u> |

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

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

Desert Office · 77-588 El Duna Court, Suite H
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.

HHI Riverside, LLC

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

J.L.S. Enterprises, LP

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)


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): 317-110-057, 058, 070, and 071

Section: 12 Township: 4S Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.06 Acres

General location (nearby or cross streets): North of Cajalco Expressway, South of Messenia Ln, East of Harvill Ave., West of Interstate 215 FWY

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 777, Grid D2

Project Description: (describe the proposed project in detail)

Please see attached.

Related cases filed in conjunction with this application:

Plot Plan Application for proposed commercial development.

Is there a previous application filed on the same site: Yes No

If yes; provide Case No(s): CUP 3468, ZC 7320, VAR01814 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40311 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation Report Update & Double Ring Infiltrometer Testing dated 9/9/14

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

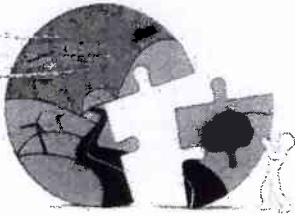
Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,900 cubic yards



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: Commercial development with related onsite improvements including paving, landscaping, parking, and signage

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Ordinance No. 348.4773, Section 9.50

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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: HHI Riverside, LLC, Attn: Joe Mineo E-Mail: jmineo@farmerbcys.com

Mailing Address: 3800 Orange Street, Suite 250

| | | |
|------------------|--------|--------------|
| | Street | |
| <u>Riverside</u> | CA | <u>92501</u> |
| City | State | ZIP |

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

Engineer/Representative's Name: Thatcher Engineering and Assoc. Inc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: 1461 Ford Street, Suite 105

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| | Street | |
| <u>Redlands</u> | CA | <u>92373</u> |
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Daytime Phone No: (909) 748-7777 x.30 Fax No: (909) 748-7776

Property Owner's Name: J.L.S. Enterprises, LP E-Mail: jmineo@farmerboys.com

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Desert Office · 77-588 El Duna Court, Suite H
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.

HHI Riverside, LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

J.L.S. Enterprises, LP

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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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): 317-110-057, 058, 070, and 071

Section: 12 Township: 4S Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.06 Acres

General location (nearby or cross streets): North of Cajalco Expressway, South of Messenia Ln, East of Harvill Ave., West of Interstate 215 freeway

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 777, Grid D2

Project Description: (describe the proposed project in detail)

Please see attached.

Related cases filed in conjunction with this application:

Variance Application for proposed signage.

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP 3468, ZC 7320, VAR01814 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40311 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation Report Update & Double Ring Infiltrometer Testing dated 9/9/14

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1,900 cubic yards

Project Description for Plot Plan application:

The project proposes to develop 5.06 gross acres (3.42 net acres) with two drive-thru restaurants (3,271 SF and 3,482 SF respectively), and two (2) retail/commercial buildings totaling 13,358 SF that includes a 1,505 SF suite for a drive-thru coffee shop. The total development proposal includes 20,111 SF of building area, 49,211 SF of landscaping, four (4) bio retention areas for water quality treatment, 158 parking spaces, two (2) monument signs and one (1) pylon sign.

A Variance application has been concurrently filed with this application to exceed the height, surface area, and number of signs permitted pursuant to Section 19.4.A of Ordinance 348 for on-site free-standing advertising signs. Ordinance 348 allows for free-standing on-site advertising signs to have a maximum height of 20 feet, a maximum surface of 50 feet, and no more than two (2) free-standing signs for shopping centers that front on two (2) streets.

The proposed pylon sign is 75-feet in height and has a total display area of 540 SF. This represents a 55-foot high increase in height, and a 490 square foot increase in display area. The development proposal would also include one (1) additional free-standing monument sign for a total of two (2) monument signs and one (1) pylon sign.

The current project proposal is a similar proposal to the previous land use entitlement that was approved on this property, CUP3468. CUP 3468 was approved and adopted by the County Board of Supervisors in 2008 for the development of two (2) 3,600 SF drive thru restaurants and two (2) retail commercial buildings totaling 15,000 SF. A Variance application (Variance No. 1814) was approved concurrently with this action to extend the height, surface area, and number of signs permitted for on-site free-standing advertising signs, as currently proposed.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 1,600 cubic yards

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither X

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 28,000.00 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

PROPERTY OWNERS CERTIFICATION FORM

PP25699/VAR01893

APN's 317-110-057, 058, 070, 071

I, Mickey Zolezio, certify that on
(Print Name)

11/2/2015 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1500'

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: Mickey Zolezio

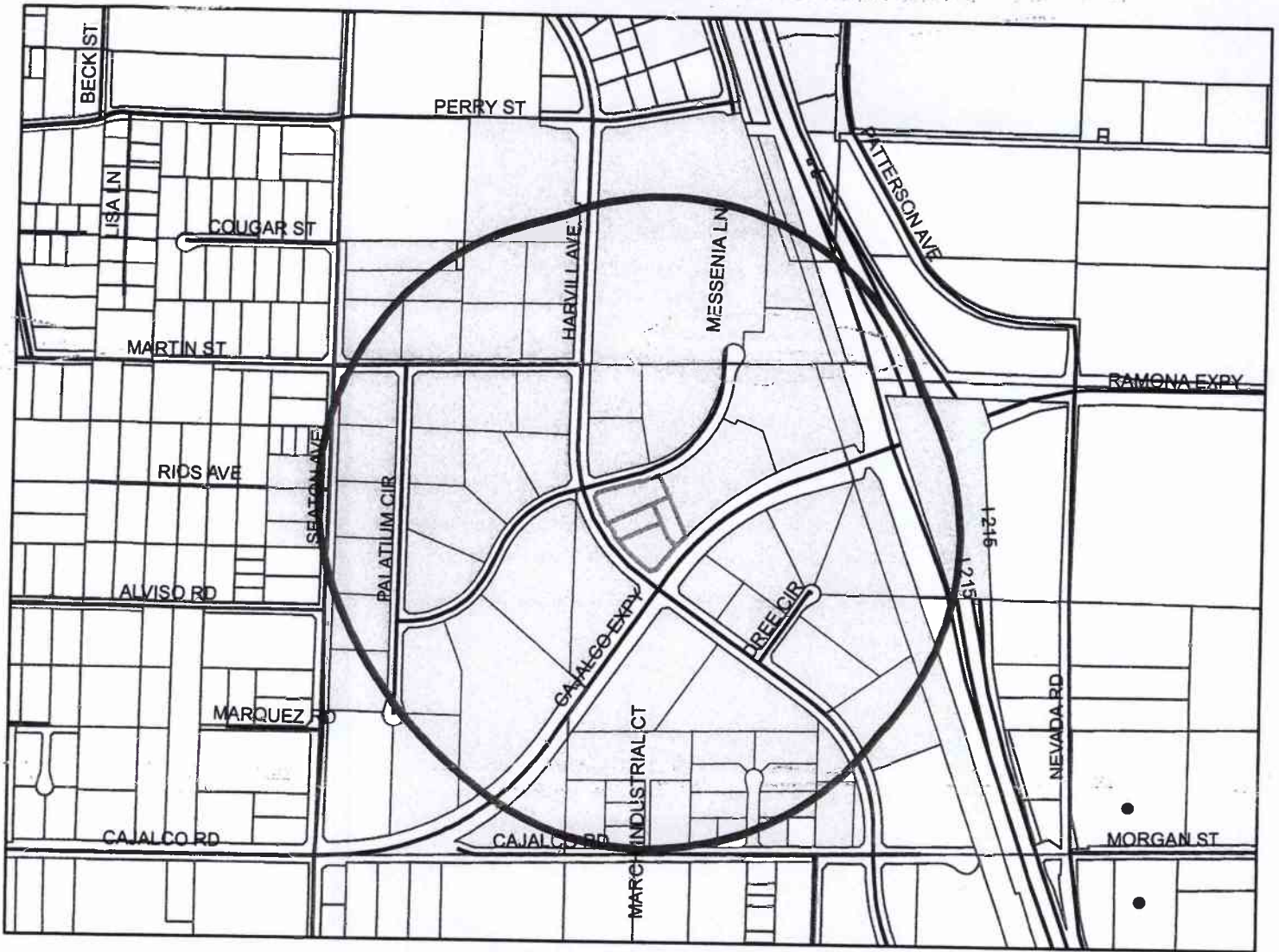
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501

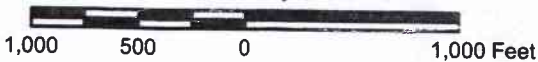
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

PP25699



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 317-310-007 | 317-110-006 | 317-110-072 | 317-300-016 | 317-110-028 | 314-130-020 | 314-130-021 | 317-110-057 | 317-110-058 | 317-110-070 |
| 317-110-071 | 317-110-021 | 314-130-019 | 314-130-015 | 314-130-023 | 314-130-024 | 314-130-026 | 314-130-027 | 314-310-010 | 314-310-015 |
| 314-310-016 | 317-100-010 | 317-100-011 | 317-100-012 | 317-100-013 | 317-100-014 | 317-100-015 | 317-100-017 | 317-100-018 | 317-100-019 |
| 317-100-020 | 317-100-021 | 317-100-022 | 317-100-023 | 317-100-024 | 317-100-025 | 317-100-026 | 317-100-027 | 317-100-028 | 317-100-029 |
| 317-110-020 | 317-110-062 | 317-110-066 | 317-110-068 | 317-110-069 | 314-130-011 | 317-110-039 | 317-110-009 | 317-110-010 | 317-110-034 |
| 314-140-032 | 314-140-047 | 314-310-006 | 317-110-029 | 317-110-030 | 317-110-031 | 317-110-032 | 317-110-040 | 317-120-019 | 317-120-020 |
| 317-130-030 | 317-110-035 | 317-300-009 | 317-110-038 | 317-110-041 | 317-110-042 | 317-110-043 | 317-110-044 | 317-110-045 | 317-110-046 |
| 317-110-047 | 317-110-048 | 317-110-049 | 317-110-051 | 317-310-008 | 317-120-016 | 317-130-034 | 317-110-004 | 317-110-037 | 317-110-008 |



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.

ASMT: 314130011, APN: 314130011
TIMOTHY BLACKBURN, ETAL
C/O TIMOTHY J BLACKBURN
29390 VIA NORTE
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 314130019, APN: 314130019
KENNETH MCBRIDE
18890 SEATON AVE
PERRIS, CA. 92570

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 314130021, APN: 314130021
GOLD COAST INDUSTRIES
P O BOX 9326
REDLANDS CA 92375

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 314310016, APN: 314310016
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDSAY J CASEY
13191 CROSSROADS N 5TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110037, APN: 317110037
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110039, APN: 317110039
PARCEL 33 TRUST
C/O TAX SERVICE
2834 HAMNER AVE NO 506
NORCO CA 92860

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110021, APN: 317110021
JAM HALL
C/O UNIVERSAL SPEC VEHICLES INC
19052 HARVILL AVE
PERRIS CA 92570

ASMT: 317110049, APN: 317110049
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317300009, APN: 317300009
ROBERT PEDREGON
19121 SEATON ST
PERRIS, CA. 92570

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317300016, APN: 317300016
ERICA CASTRO
19081 SEATON AVE
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
HHI RIVERSIDE
C/O JOE MINEO
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 317310007, APN: 317310007
CHAD THOMPSON
8661 MILLPOND PL
RIVERSIDE CA 92508

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703

ASMT: 317310008, APN: 317310008
SILVIA BUENROSTRO
19195 SEATON AVE
PERRIS CA 92570

ASMT: 317120016, APN: 317120016
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317130030, APN: 317130030
RIVERSIDE COUNTY TRANSPORTATION COMI
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317130034, APN: 317130034
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

HHI Riverside LLC
Attn: Joe Mineo
3800 Orange St. – #250
Riverside CA 92501

Thatcher Engineering
1461 Ford St. – Suite 105
Redlands CA 92373

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Redlands CA 92373

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3800 Orange St. – #250
Riverside CA 92501

Thatcher Engineering
1461 Ford St. – Suite 105
Redlands CA 92373

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
ATTN: Karen Cadavona
2244 Walnut Grove Ave.
P.O. Box 600
Rosemead, CA 91770

Southern California Gas
ATTN: Tim Pearce
251 E. 1st St.
Beaumont, CA 92223-2903

CALTRANS (District #8)
ATTN: Dan Kopulsky
464 W. 4th St.
6th Floor - Mail Stop 725
San Bernardino, CA 92401-1400

March Air Reserve Base
610 meyer Dr. B-2403
March ARB, CA 92518-2166

CALTRANS (Div. of Aeronautics)
ATTN: Philip Crimmins
P.O. Box 942873
Sacramento, CA 94273-0001

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

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

California Council for the Blind
ATTN: Foster Brown
P.O. Box 172
Riverside, CA 92502



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25699/Variance No. 1893

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

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

COMPLETED/REVIEWED BY:

By: Roger Arroyo Title: Project Planner Date: December 31, 2015

Applicant/Project Sponsor: HHI Riverside, LLC Date Submitted: November 7, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

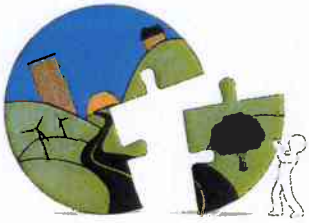
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Roger Arroyo at 951-955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25699\DH-PC-BOS Hearings\DH-PC\PP25699.VAR1893.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42741 ZCFG6127

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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.

EA42741/Plot Plan No. 25699/Variance No. 1893
Project Title/Case Numbers

Roger Arroyo
County Contact Person

(951) 955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

HHI Riverside, LLC
Project Applicant

3800 Orange Street, Suite 250, Riverside, CA 92501
Address

This project is located within the Mead Valley Area Plan of Western Riverside County. More specifically, this project is located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue and west of the I-215 freeway.
Project Location

Plot Plan No. 25699 is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively. Variance No. 1893 is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft. resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.
Project Description

This is to advise that the Riverside County Planning Director, 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. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
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 Mitigated Negative Declaration, 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 1/22/2016
Y:\Planning Case Files-Riverside office\PP25699\DH-PC-BOS Hearings\DH-PC\PP25699.VAR1893.NOD Form.docx

Please charge deposit fee case#: ZEA42741 ZCFG6127

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1412233

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: HHI RIVERSIDE LLC
paid by: CK 2725 EA42741 \$50.00
paid towards: CFG06127 CALIF FISH & GAME: DOC FEE
at parcel: 19220 HARVILL AVE PERR
appl type: CFG3

By _____ Nov 07, 2014 12:27
MGARDNER posting date Nov 07, 2014

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: HHI RIVERSIDE LLC
paid by: CK 16698 EA42741 \$2,210.25
paid towards: CFG06127 CALIF FISH & GAME: DOC FEE
at parcel: 19220 HARVILL AVE PERR
apl type: CFG3

By _____ Jan 06, 2016 13:27
MGARDNER posting date Jan 06, 2016

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,210.25 |

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