

PLANT PHOTO BOOK

INDUSTRIAL FACILITY - BLDG. 41

MIRA LOMA, CALIFORNIA

OC Real Estate Management, LLC.

420 East Third Street, Suite 600

Los Angeles, CA 90013

(213) 687-9700

PREPARED BY:



Environs^{INC}
LANDSCAPE ARCHITECTURE

Creating Sustainable & Water Conserving Solutions

1746 N. Bridgeport Avenue * Claremont, CA 91711

Ph. (909) 626-4663 * Fax (909) 626-0446

CASE #: PP18879, AMD. #4

EXHIBIT: L-1 (Sheets 1-17)

DATED: 7/12/10

PLANNER: C. HINOJOSA

5/17/2011

16.2

TREE PALETTE



BOTANICAL NAME (COMMON)

CERCIDIUM FLORIDUM
(BLUE PALO VERDE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

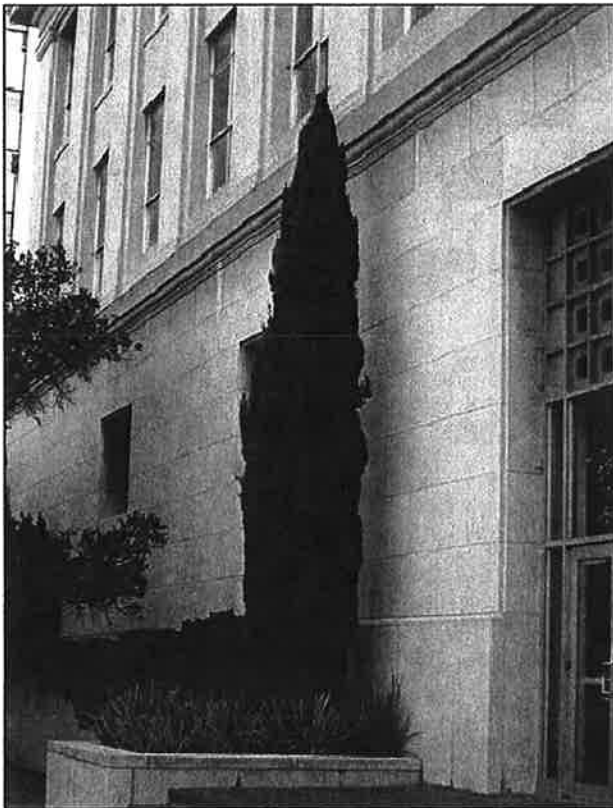
DECIDUOUS
BROAD CANOPY
H- 35' - S-30'

APPLICATION

PARKING LOT SHADE / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CUPRESSUS SEMPERVIRENS
(ITALIAN CYPRESS)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

EVERGREEN
NARROW COLUMNAR
H- 60' - S-5'

APPLICATION

ARTICULATE BUILDING FACADE

WATER USAGE

LOW

TREE PALETTE



BOTANICAL NAME (COMMON)

BRACHYCHITON POPULNEUS
(BOTTLE TREE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

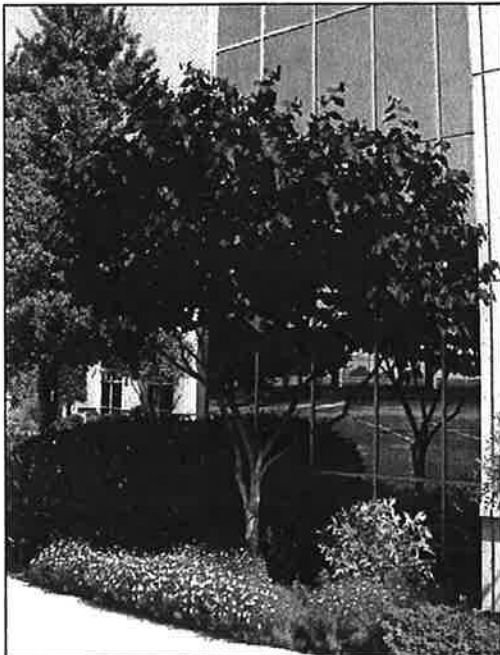
EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-50' - S-30'

APPLICATION

SOFTEN BUILDING

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CERCIS CANADENSIS 'FOREST PANSY'
(FOREST PANSY)

FOLIAGE / FLOWER COLOR

PURPLE & GREEN / LAVENDER FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
SMALL SCALE CANOPY TREE
H 20' S 25'

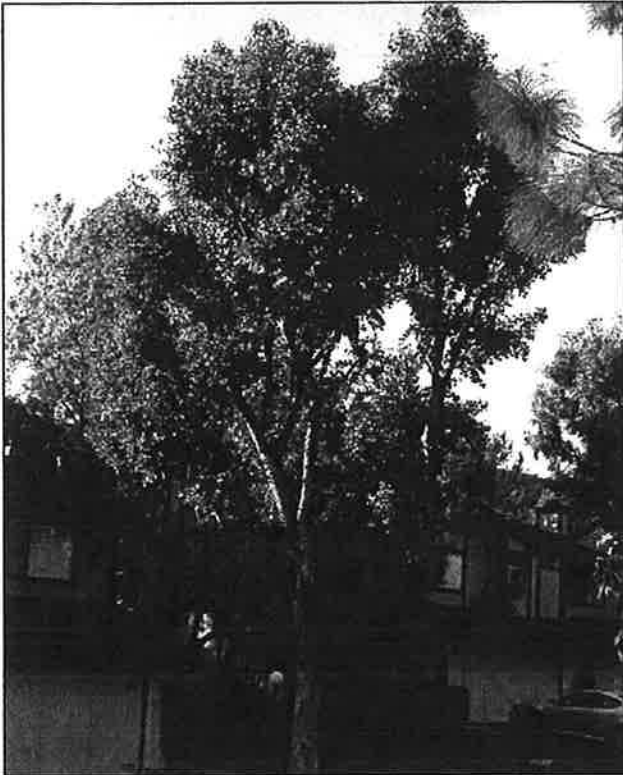
APPLICATION

ACCENT AT ENTRIES

WATER USAGE

MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

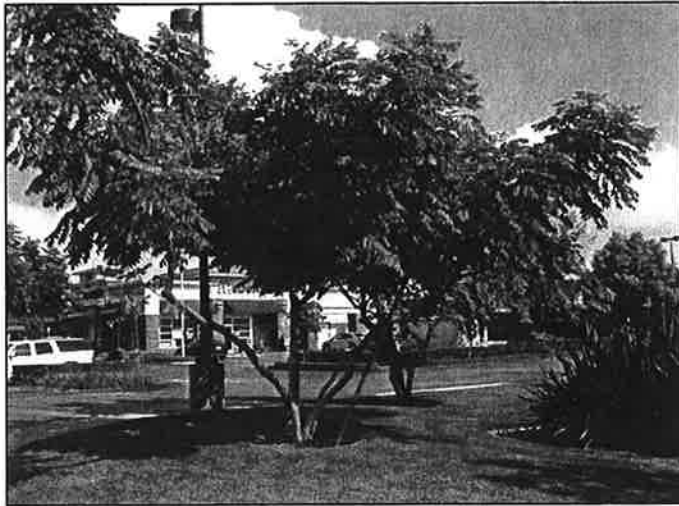
EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

KOELREUTERIA BIPINNATA
(CHINESE FLAME TREE)

FLOWER COLOR

SALMON AND YELLOW

GROWING PATTERN / SIZE

DECIDUOUS
BROAD CANOPY/
H 20'-40' S 20'-40'

APPLICATION

ACCENT AND SHADE

WATER USAGE

LOW TO MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)
OLEA EUROPEA 'MAJESTIC BEAUTY'
(NON - FRUITING OLIVE)

FOLIAGE COLOR
GRAY

GROWING PATTERN / SIZE
EVERGREEN
OPEN SPREADING WEeping

H- 25'-30' - S-25'-30'

APPLICATION
ACCENT AT BUILDING

WATER USAGE
LOW



BOTANICAL NAME (COMMON)

PYRUS CALLERYANA
(BRADFORD PEAR)

FOLIAGE / FLOWER COLOR
GREEN & RED / WHITE FLOWER

GROWING PATTERN / SIZE

DECIDUOUS
FORMAL PYRAMIDAL
H- 40'-50' - S-30'

APPLICATION
ACCENT STREET TREE

WATER USAGE
MODERATE

TREE PALETTE



BOTANICAL NAME (COMMON)

PINUS ELDARICA
(ELDARICA PINE)

FLOWER COLOR

NONE

GROWING PATTERN / SIZE

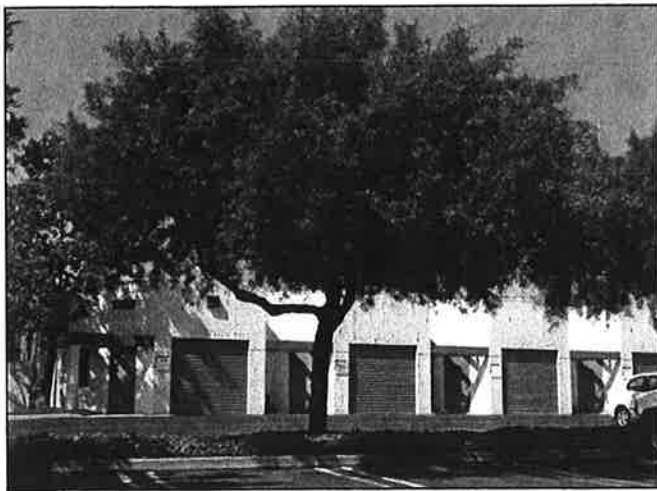
EVERGREEN
VERTICAL DENSE SCREEN
H- 30'-60' - S-15'-25'

APPLICATION

SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

RHUS LANCEA
(AFRICAN SUMAC)

FLOWER COLOR

INCONSPICUOUS / WHITE

GROWING PATTERN / SIZE

EVERGREEN
OPEN SPREADING WEeping
H- 20'-30' - S-20'-35'

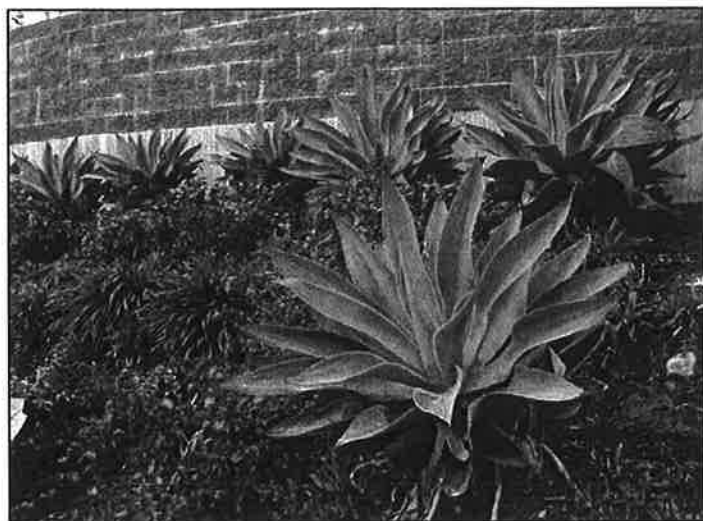
APPLICATION

SHADE IN PARKING LOT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

AGAVE ATTENUATA
(FOXTAIL AGAVE)

GROWING PATTERN / SIZE

EVERGREEN
SWORD LIKE SHAPE
H- 4' - S-5'

APPLICATION

ACCENT
WATER USAGE
LOW



BOTANICAL NAME (COMMON)

ARBUTUS UNEDO 'COMPACTUM'
(DWARF STRAWBERRY TREE)

FRUIT / FLOWER COLOR

RED / WHITE

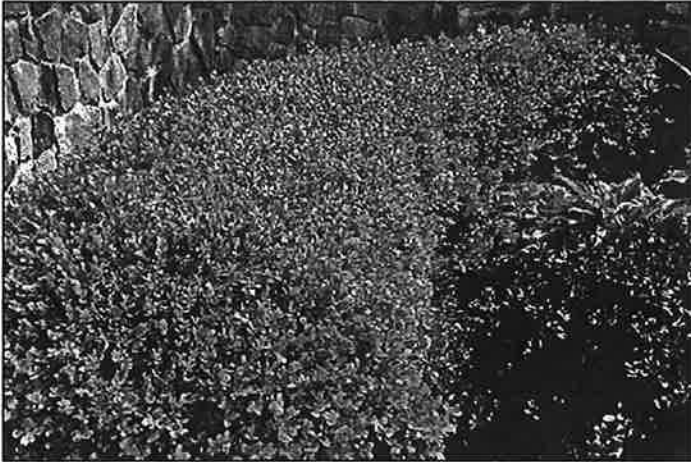
GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-8'

APPLICATION

FOUNDATION/ SCREEN
WATER USAGE
LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)
BUXUS MICROPHYLLA 'GREEN GEM'
(GREEN GEM BOXWOOD)

GROWING PATTERN / SIZE

EVERGREEN
HEDGE

H- 2'-3' - S-2'

APPLICATION

FOUNDATION

WATER USAGE

MED



BOTANICAL NAME (COMMON)

CALLISTEMON CITRINUS
(LEMON BOTTLEBRUSH)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING

H- 15' - S-15'

APPLICATION

FOUNDATION/ SCREEN

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

CASSIA ARTEMISIOIDES
(FEATHERY CASSIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

ACCENT / SCREEN

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

CISTUS PURPUREUS
(ROCKROSE)

FLOWER COLOR

PINK

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 3' - S-5'-6'

APPLICATION

ACCENT / SHRUB MASSING

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

COTONEASTER LACTEUS
(COTONEASTER PARNEYI)

FLOWER COLOR

RED BERRIES WITH WHITE FLOWER

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING
H- 8' - S-10'

APPLICATION

ACCENT/ FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ECHIUM FASTUOSUM
(PRIDE OF MADEIRA)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING WITH SPIKE LIKE FLOWERS
H- 5' - S-10'

APPLICATION

ACCENT

WATER USAGE

MEDIUM

SHRUB PALETTE



BOTANICAL NAME (COMMON)

GREVILLEA NOELLII
(GREVILLEA)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 4'-5' - S-4'-5'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'
(NEW ZEALAND TEA TREE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 5'-6' - S-4'-8'

APPLICATION

ACCENT / SCREEN

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

LAVANDULA STOECHAS
(SPANISH LAVENDER)

FLOWER COLOR

PURPLE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2'-3' - S-3'-4'

APPLICATION

ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

ROSA FLORIBUNDA 'ICEBERG'
(ICEBERG ROSE)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 4' - S-4'

APPLICATION

ACCENT

WATER USAGE

MED

SHRUB PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(TUSCAN BLUE ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 3' - S-3'

APPLICATION

FOUNDATION

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

SALVIA GREGII
(AUTUMN SAGE)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 3' - S-3'-4'

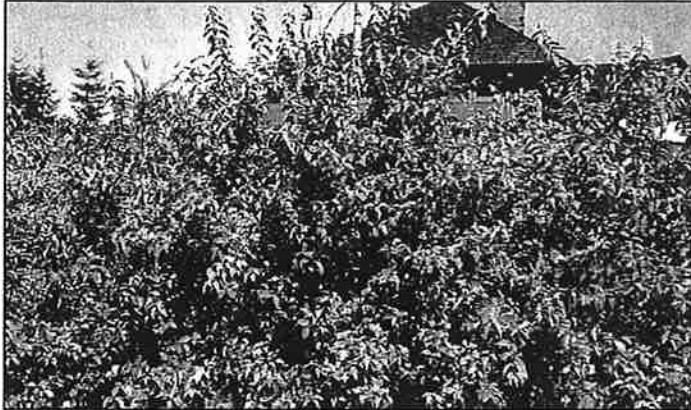
APPLICATION

ACCENT

WATER USAGE

LOW

SHRUB PALETTE



BOTANICAL NAME (COMMON)

XYLOSMA CONGESTUM
(SHINY XYLOSMA)

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-8'

APPLICATION

SCREEN / FOUNDATION

WATER USAGE

LOW - NORTH/ EAST EXPOSURE

VINE PALETTE



BOTANICAL NAME (COMMON)

MACFADYENA UNGUIS-CATI
(CAT'S CLAW VINE)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 8' - S-12'

APPLICATION

ACCENT- SOFTEN WALLS

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ACACIA REDOLENS
(DESERT CARPET ACACIA)

FLOWER COLOR

YELLOW

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2'-3' - S-12'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

BACCHARIS PILULARIS 'TWIN PEAKS'
(COYOTE BRUSH)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-6'

APPLICATION

GROUND COVER

WATER USAGE

LOW

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

HEUCHERA SANGUINEA
(CORAL BELLS)

FLOWER COLOR

RED

GROWING PATTERN / SIZE

EVERGREEN
LOW MOUNDING SHAPE

H- 18" - S-2'

APPLICATION

GROUND COVER / ACCENT

WATER USAGE

MED



BOTANICAL NAME (COMMON)

MYOPORUM PACIFICUM
(N.C.N.)

FLOWER COLOR

WHITE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE

H- 2' - S-12'

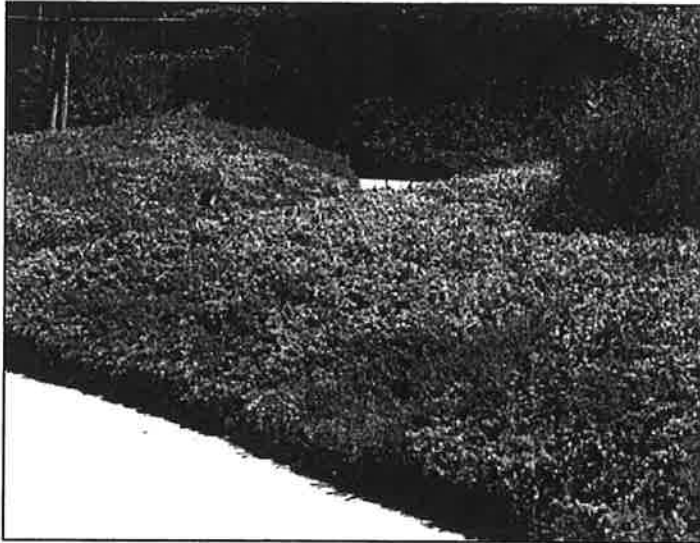
APPLICATION

GROUND COVER

WATER USAGE

LOW - NORTH / EAST EXPOSURE

GROUND COVER PALETTE



BOTANICAL NAME (COMMON)

ROSMARINUS OFFICINALLIS
(ROSEMARY)

FLOWER COLOR

BLUE

GROWING PATTERN / SIZE

EVERGREEN
MOUNDING SHAPE
H- 18"-2' - S-3'-4'

APPLICATION

GROUND COVER

WATER USAGE

LOW



BOTANICAL NAME (COMMON)

TRACHELOSPERMUM JASMINOIDES
(STAR JASMINE)

FLOWER COLOR

WHITE FRAGRANT

GROWING PATTERN / SIZE

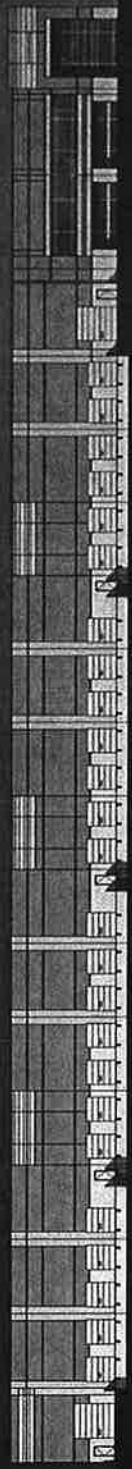
EVERGREEN
IRREGULAR / MOUNDING SHAPE
H- 2' - S-2'-3'

APPLICATION

GROUND COVER

WATER USAGE

MED



NORTHWEST ELEVATION

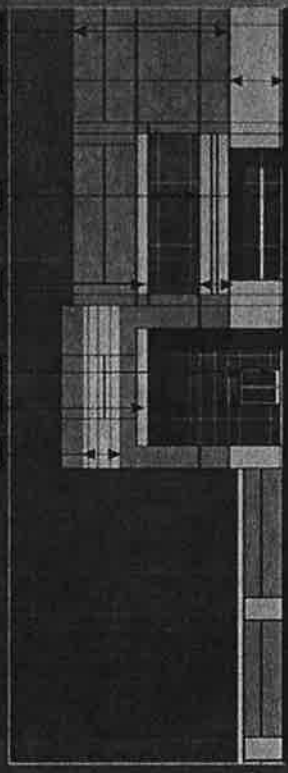


SOUTHWEST ELEVATION



NORTHWEST ELEVATION

1 2 5 2 4 1 3



ENLARGED NORTHEAST ELEVATION

OC REAL ESTATE MANAGEMENT, LLC.

HPA

5 Clear Anodized Mullions

4 Blue Reflective Glazing

3 Frazee 874D, Sweetwood

2 Frazee 8781W Staghorn

LOT 41 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

CASE #: PP18879, AMD. #4
EXHIBIT: M (Sheets 1-2)
DATED: 7/12/10
PLANNER: C. HINOJOSA



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



ENLARGED
NORTHEAST ELEVATION

OC REAL ESTATE MANAGEMENT, LLC.

LOT 41 INDUSTRIAL FACILITY
CITY OF MIRA LOMA

HPA

11933 Blyden Ave., Suite 110
Irvine, CA 92614
Tel: 949.266.1730
Fax: 949.266.8834

PROJECT #3104
APRIL 09, 2007

Project:
MIRA LOMA

VE
VAL ELECTRIC INC.
CONTRACTORS & ENGINEERS
10000 WILSON AVENUE, SUITE 100
MIRAMONTE, CALIFORNIA 91301
TEL: (818) 291-1111 FAX: (818) 291-1112

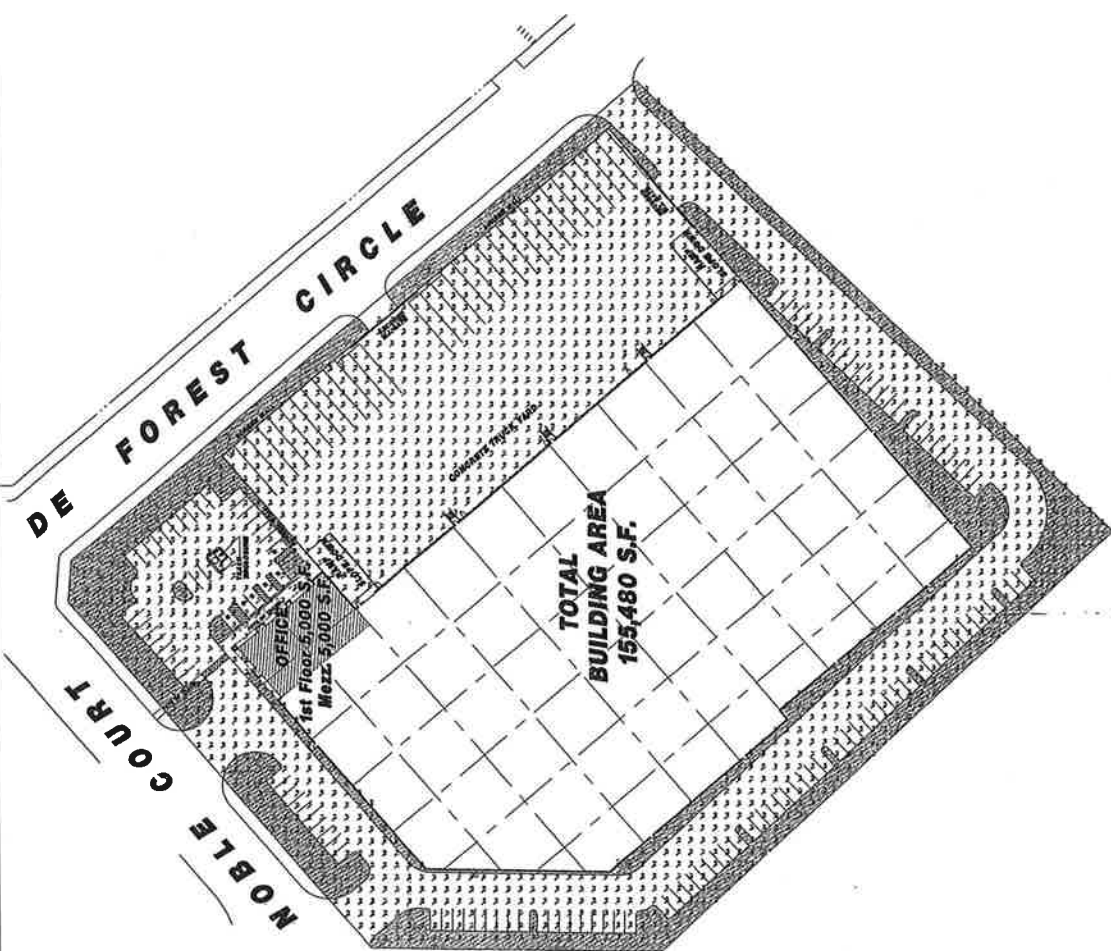
- PROPOSED SET
- PLAN GRID SET #
- BB SET
- FIRE CONSTRUCTION SET
- AS BUILT SET

The
LOT #
DATE
PROJECT

Project Number:
Drawn by:
Date:
Revision:

E-3.0

NOTE: ALL FIXTURES BY PROPERTY LINE TO HAVE HOUSE SHIELD TO ELIMINATE ILLUMINATION ON ADJACENT PROPERTY.



STATISTICS

Category	Value	Unit
Area	155,480	S.F.
Perimeter	1,100	FEET
Volume	1,100,000	CUBIC FEET

LUMINAIRE SCHEDULE

Code	Description	Quantity	Wattage	Beam Angle	Height	Notes
1	Office	100	40W	30°	10'	
2	Mezzanine	50	40W	30°	10'	
3	Main Building	1000	40W	30°	10'	

CASE #: PP18879, AMD. #4
EXHIBIT: P
DATED: 7/12/10
PLANNER: C. HINOJOSA

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop a 200,731 square foot industrial building with 190,731 square feet of warehouse space, 10,000 square feet of office and mezzanine space, 52,810 square feet of landscaping area (11%), 256 parking spaces and 29 loading docks on a 11.01 gross (10.76 net) acre site with a floor area ratio of 0.42 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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.

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

PLOT PLAN: TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

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

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. 16979 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 16979 Amended No. 2, dated July 12, 2010.

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

PLAN: TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND

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. 5 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. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

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

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

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

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

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.to the fire department may result in project delays. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

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

10.FIRE. 3 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. 4 USE-#23-MIN REQ FIRE FLOW

RECOMMND

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

F . T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND
sprinkler system.

10.FIRE. 5 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 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND
Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND
Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND
ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND
Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of

P. T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.FIRE. 9

USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

This is a proposal to construct an industrial building on a 10.75 acre parcel in the Mira Loma area. The site is located east of De Forest Circle and north of the 60 Freeway.

The site is protected from tributary offsite runoff by drainage improvements constructed by the underlying development and by the District's San Sevaine Channel immediately to the east. An underground reinforced concrete (rcb) box traverses the southern portion of the site. This is the District's De Forest Circle Storm Drain.

The proposed building would be constructed immediately adjacent to the District's easement for this storm drain.

The applicant has submitted structural calculations to show that the rcb can handle additional cover of 1.5 feet for a total cover of 6.5 feet. The calculations were needed to support the proposed grading of the development. The rcb was originally designed for 5 feet of cover. Footings for the building shall be outside of the easement for the storm drain.

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

Water quality mitigation is required of this development.

10.FLOOD RI. 2

USE COVER OVER RCB

RECOMMND

Cover shall be limited to 6.5 feet over the De Forest Circle Storm Drain reinforced concrete box (rcb).

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 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.

10.PLANNING. 2 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. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be fully hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The project shall use energy efficient outdoor lighting.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and PLUS 1 space per 1,000 square feet of storage area.

The project is proposing 10,000 square feet of office and mezzanine area, and 190,731 square feet of storage/warehouse area with a total building area of 200,731 square feet that requires 231 parking spaces. The project is

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - BASIS FOR PARKING (cont.) RECOMMND

providing a total of 256 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) 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 to this approval.

10.PLANNING. 17 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. 19 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 address within the premises as a place of residence.

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 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 55 db(A), 10-minute

P T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 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 - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 29 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. 30 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.

P T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 31 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.

10.PLANNING. 32 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 35 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. 43 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.
- 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.

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 44

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 March 27, 2001, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending 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 building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. 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 building, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 44

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 45

USE - ARB SIGN FOR IDLING

RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To

PERMIT PLAN: TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10. PLANNING. 45 USE - ARB SIGN FOR IDLING (cont.) RECOMMND

report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

10. PLANNING. 46 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10. PLANNING. 47 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

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

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.PLANNING. 47 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 48 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated March 23, 2001.

10.PLANNING. 49 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

10.PLANNING. 50 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 51 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce all truck idling time (including off-road equipment used during construction or operation) to a maximum of three (3) minutes within the site.

PROJECT PLAN: TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10. PLANNING. 52 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10. PLANNING. 53 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

10. PLANNING. 54 USE - SCAQMD FUNDING PROGRAMS RECOMMND

The developer shall require future tenants to apply in good faith for funding for the replacement or retrofit of trucks, and shall actually utilize any received funding for the implementation of the replacement or retrofit of trucks, through programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (<http://www.aqmd.gov>).

10. PLANNING. 55 USE - SIX INCHES OF FREEBOARD RECOMMND

All trucks hauling dirt, sand, soil, or other loose materials shall maintain at least six inches of freeboard space from the top of the container.

10. PLANNING. 56 USE - PREFERENTIAL PARKING RECOMMND

Preferential parking shall be provided for EV, hybrid, and CNG vehicles.

10. PLANNING. 57 USE - LEED CERTIFIED BUILDING RECOMMND

The project shall comply with the requirements for a LEED Certified building, in accordance with the edition of the USGBC New Construction (NC) Reference Manual in effect at time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Forest Circle since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 7 USE - STD INTRO 2(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the Transportation Department recommends that the land divider provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 USE - TS/CONDITIONS 1 RECOMMND

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

The Comprehensive 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, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

10. GENERAL CONDITIONS

10.TRANS. 8 USE - TS/CONDITIONS 1 (cont.)

RECOMMND

Dulles Drive at: Philadelphia Avenue
Etiwanda Avenue at: Philadelphia Avenue
Etiwanda Avenue at: Inland Avneue
Etiwanda Avenue at: Hopkins Street
Etiwanda Avenue at: Space Center/Iberia Street
Etiwanda Avenue at: SR-60 Westbound Off-Ramp
Etiwanda Avenue at: SR-60 Eastbound Off-Ramp
Etiwanda Avenue at: San Sevaine Way
Etiwanda Aveneu at: Van Buren Boulevard
Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp
Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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

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

10.TRANS. 9 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

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

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

P 7 PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 3 USE-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 8 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE DEDICATE EASEMENT RECOMMND

An easement for the maintenance turnaround for San Sevaine Channel at the southeast corner of the site shall be dedicated to the public for flood control purposes.

60.FLOOD RI. 2 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 3 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 4 USE BMP - FILTRATION RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

60.FLOOD RI. 5 USE SUBMIT PLANS RECOMMND

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PLNTLOGST RETAINED (1)

RECOMMND

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

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 16 USE - FEE BALANCE

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 16979, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE - GRADING PLAN REVIEW

RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 18 USE - PLANNING DEPT REVIEW

RECOMMND

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

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - PLANNING DEPT REVIEW (cont.) RECOMMND

be reviewed for compliance with the approved site plan.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.17, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

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:

www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html

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

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.16 and 90.TRANS.18.

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

F. T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 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.

80.E HEALTH. 2 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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."

F. T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 6 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 EXHIBITS B and M.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.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.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Existing retaining wall on the southern side of the property shall remain.

Existing chain link fencing shall be replaced with wrought-iron or similar type fencing.

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

No chain link fencing shall be permitted.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 19 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. A minimum of six spaces shall be provided.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All street 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. 31 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits for Plot Plan No. 16979, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 48 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 48 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

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

80.PLANNING. 49 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 Planning Department, Landscape Division. Once the Planning 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.

F PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 50 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 March 27, 2001, summarized as follows:

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

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 51 USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 51 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

TRANS DEPARTMENT

80.TRANS. 8 USE - R & B B D RECOMMND

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

The project net acreage is 10.76 acres.

80.TRANS. 10 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

80.TRANS. 15 USE - TS/GEOMETRICS 1 RECOMMND

The intersection of Etiwanda Avenue/Inland Avenue shall be improved to provide the following geometrics:

Northbound: One left turn lane, two through lanes, and one shared through/right turn lane.

Southbound: One left turn lane, two through lanes, and one

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15

USE - TS/GEOMETRICS 1 (cont.)

RECOMMND

shared through/right turn lane.

Eastbound: One left turn and one shared through/right turn lane.

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

The intersection of Etiwanda Avenue/Hopkins Street shall be improved to provide the following geometrics:

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

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

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

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

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

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

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

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

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

or as approved by the Transportation Department.

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

80.TRANS. 16

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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 De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

80.TRANS. 17 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 De Forest Circle 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND
Contact the Hazardous Materials Management Division, Doug Thompson at (909) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES RECOMMND
Applicant or developer 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 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

90.FLOOD RI. 3 XXU BMP - MAINT & INSPECT RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred fifty-six (256) parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

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. 7 USE - ACCESSIBLE PARKING RECOMMND

A minimum of eight (8) accessible parking space 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."

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

90.PLANNING. 9 USE - LOADING SPACES RECOMMND

A minimum of twenty-nine (29) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - COMPACT PARKING SPACES RECOMMND

A maximum of twenty-seven (27) parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 12 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. 13 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of six (6) 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. All bicycle racks shall be weather-protected.

90.PLANNING. 15 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. 16 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. 20 USE - TRASH ENCLOSURES RECOMMND

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with

J. T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.) RECOMMND

masonry block with 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. 25 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 27 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 March 27, 2001, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 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. 29 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 31 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. 16979 is calculated to be 10.76 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. 32 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

P T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 16979 has been calculated to be 10.76 net acres.

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

90.PLANNING. 36 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

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

90.PLANNING. 38 USE - LC LNDS CP INSPECT DEPOST

RECOMMND

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

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 3 USE - TS/INSTALLATION

RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)

with no credit given for Traffic Signal Mitigation Fees,

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

or as approved by the Transportation Department.

90.TRANS. 12 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. 17 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

laterals, De Forest Circle shall be constructed within the dedicated right-of-way in accordance with County Standard No. 207A and No. 401, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of De Forest Circle. See plan and profile number 869-FF.

2. Driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 18 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 De Forest Circle.
- (2) Traffic signals per 90.TRANS.3 condition.
- (3) Street sweeping.

90.TRANS. 19 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 De Forest Circle.

04/21/11
14:29

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

F T PLAN:TRANSMITTED Case #: PP16979

Parcel: 156-360-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19

USE - LANDSCAPING COMM/IND (cont.)

RECOMMND

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

90.TRANS. 20

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to develop a 426,212 square foot industrial building with 418,212 square feet of warehouse space, 8,000 square feet of office space, 106,980 square feet of landscaping area (12%), 257 parking spaces and 51 loading docks on a 20.48 gross (18.73 net) acre site with a floor area ratio of 0.48 (Light Industrial requires a 0.25-0.60 floor area ratio).

The project site is located in the Community of Glen Avon of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of State Highway 60, southerly of Philadelphia Avenue, easterly of Etiwanda Avenue and westerly of Grapevine Street.

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.

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

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

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. 17788 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT B = Project Elevations for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT L = Preliminary Landscaping Plans for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

APPROVED EXHIBIT M = Project Colors and Materials (Sheets 1-2) for Plot Plan No. 17788 Amended No. 2, dated July 12, 2010.

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.BS GRADE. 1 USE - GENERAL INTRODUCTION (cont.) RECOMMND

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. 5 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. 10 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. 14 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. 19 USE-G4.3PAVING INSPECTIONS RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.)

RECOMMND

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 orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within ___ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

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

10.FIRE. 3 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.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

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

10.FIRE. 5 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 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

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

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.FIRE. 9

USE-#88A-AUTO/MAN GATES

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 17788 is a proposal to construct a warehouse building on a 20.5-acre parcel in the Mira Loma area. The property is located on the east side of Dulles Drive, approximately 700 feet south of Philadelphia Avenue. This project falls within parcels 8, 9, and 10 of underlying Parcel Map 26365.

The site lies just west of the existing San Sevaine Channel, which is currently owned and maintained by the District. The recent construction of this channel has provided this site with protection from offsite storm runoff from the northeast. Therefore the project site is subject to nuisance nature local runoff, and is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage to the proposed buildings. New construction should comply with all applicable ordinances.

The applicant's engineer has proposed to drain the property to the existing Dulles Drive Storm Drain which would serve this project as an adequate outlet so that mitigation for increased runoff would not be required. The Tentative Map Exhibit shows onsite storm drain connected to the back of the catch basin this is unacceptable, the onsite storm drain shall be connected directly to the District's storm drain.

04/21/11
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

F 7 PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.FLOOD RI. 2 XXU-DRAIN TO STREET RECOMMND

The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 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.

10.PLANNING. 2 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. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be fully hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The project shall use energy efficient outdoor lighting.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

PLAN: TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 7 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), Industrial uses: If number of workers cannot be determined: 1 space per 250 square feet of office area, and Warehouses: 1 space per 2,000 square feet of gross floor area.

The project is proposing 8,000 square feet of office area and 418,212 square feet of warehouse area with a total building area of 426,212 square feet that requires 241 parking spaces. The project is providing a total of 257 parking spaces.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 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 to this approval.

10.PLANNING. 17 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. 19 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 address within the premises as a place of residence.

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MAINTAIN LICENSING (cont.) RECOMMND

approval from the South Coast Air Quality Management District (SCAQMD), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 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 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 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. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25 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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 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. 28 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.

10.PLANNING. 29 USE - ELECTRICAL HOOK-UPS RECOMMND

Tenant(s) receiving shipping container refrigerated units shall provide electrical hook-ups at all dock door positions as a part of the tenant improvement project for the building. The use of truck engines or auxiliary generators to power refrigerated shipping container units for more than 5 minutes is not allowed.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998 to APPROVED EXHIBITS B, L, and M.

Note: In the event of a conflict between the Design Guidelines and Approved Landscape Plans, the Approved Plans shall take precedence.

10.PLANNING. 35 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. 36 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 April 22, 2002, summarized as follows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending 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 building, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade,

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 36

USE - WASTE MGMT CLEARANCE (cont.)

RECOMMND

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

3. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

6. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - WASTE MGMT CLEARANCE (cont.) (cont.) RECOMMND

composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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

Any questions, please contact Ryan Ross, Planner from the Riverside County Waste Management Department Phone (951) 486-3351

10.PLANNING. 37 USE - ARB SIGN FOR IDLING RECOMMND

Signs stating that "The driver of a diesel-fueled motor vehicle with a gross vehicle weight rating (GVWR) greater than 10,000 pounds is prohibited from idling the vehicle's primary engine for more than five (5) minutes at any location and may not operate a diesel fueled auxiliary power system (APS) for more than 5 minutes at any location within 100 feet of a restricted area (residences). The minimum penalty for an idling violation is \$300.00. To report a violation please contact 1800-END-SMOG" Signs shall be placed at every other loading dock and not be less than twenty four inches square.

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

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

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

J T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

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

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 Planning /Director.

10.PLANNING. 39 USE - INADVERTENT ARCHAEO FIND RECOMMND

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

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

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

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

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 40 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.
- 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.PLANNING. 41 USE - SHERIFF CLEARANCE RECOMMND

A clearance letter from Riverside County Sheriff shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 18, 2002.

10.PLANNING. 42 USE - OFF-SITE CIRCULATION RECOMMND

There shall be no trucks serving the project site from unnecessarily traversing through residential neighborhoods.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 43 USE - NO OFF-SITE REPAIR RECOMMND

There shall be no trucks serving the project site from using residential areas and repairing vehicles on any streets.

10.PLANNING. 44 USE - ON-SITE TRUCK IDLING RECOMMND

The developer/owner of the project shall reduce all truck idling time (including off-road equipment used during construction or operation) to a maximum of three (3) minutes within the site.

10.PLANNING. 45 USE - EDUCATION PROGRAM RECOMMND

The developer/owner shall include in the tenant lease an education program to inform truck drivers of the health effects of diesel particulate and importance of reducing their idling time. A copy of the tenant lease shall be provided to the County prior to issuance of a business license and occupancy of the lease space.

10.PLANNING. 46 USE - STREET SWEEPERS RECOMMND

Street sweepers shall be contracted and used during Project construction on the Project site in accordance with SCAQMD Rule 1186.1 for Less-Polluting Sweepers.

10.PLANNING. 47 USE - SCAQMD FUNDING PROGRAMS RECOMMND

The developer shall require future tenants to apply in good faith for funding for the replacement or retrofit of trucks, and shall actually utilize any received funding for the implementation of the replacement or retrofit of trucks, through programs such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (<http://www.aqmd.gov>).

10.PLANNING. 48 USE - SIX INCHES OF FREEBOARD RECOMMND

All trucks hauling dirt, sand, soil, or other loose materials shall maintain at least six inches of freeboard space from the top of the container.

10.PLANNING. 49 USE - PREFERENTIAL PARKING RECOMMND

Preferential parking shall be provided for EV, hybrid, and CNG vehicles.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 50 USE - LEED CERTIFIED BUILDING RECOMMND

The project shall comply with the requirements for a LEED Certified building, in accordance with the edition of the USGBC New Construction (NC) Reference Manual in effect at time of project registration. The building(s) and facilities shall be maintained in the condition that awarded LEED certification.

10.PLANNING. 51 USE - PV POWER GENERATION SYST RECOMMND

Plot Plan No. 17788 shall incorporate features that permit the installation of a photovoltaic (PV) power generation system. This requirement shall include the up-grade of building structural, electrical & roofing systems as determined to support an approximate 1 Megawatt PV system. The applicant, land owner, developer and/or any successor-in-interest of this facility shall submit the project to Southern California Edison, the local electrical utility provider, for inclusion into either the "Utility Owned Generation" (UOG) or "Independent Power Producer" (IPP) program, through which the leasing of the rooftop and the actual installation of solar panels by SCE could occur. It is understood that the Utility Company will have the final word on whether the building will be included in the program.

10.PLANNING. 52 USE - DIESEL MINIMIZATION PLAN RECOMMND

The developer/owner of the project shall establish or cause to be established a diesel minimization plan by requiring 50 percent of the semi, tractor-trailer trucks (gross vehicle weight rating greater than 26,000 lbs.) onsite to meet or exceed 2007 truck standards and 20 percent of the semi, tractor-trailer trucks (GVWR greater than 26,000 lbs) onsite to meet or exceed 2010 truck standards pursuant to California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025. A daily log of all semi, tractor-trailer trucks (GVWR greater than 26,000 lbs) that enter the site shall be established, which include license plates, engine model year, retrofit technology if applicable, and engine family name. The daily log shall be kept on site for inspection by the County, or governing agency, during business hours. The developer/owner shall submit a signed copy of a quarterly report of the inspection logs to the County. In the event the 50 percent of the semi, tractor-trailer trucks onsite do not meet the 2007 truck standards and 20 percent of the trucks do not

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.PLANNING. 52 USE - DIESEL MINIMIZATION PLAN (cont.) RECOMMND

meet the 2010 standards on a quarterly base, this permit shall be subject to the revocation procedures. The developer/owner of the project shall record or cause to be recorded a covenant on the property requiring adherence to this condition. The terms of this condition will be terminated upon the earlier of January 1, 2021 or termination by the governing agency.

TRANS DEPARTMENT

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Dulles Drive since adequate right-of-way exists, per PM 172/36-41.

10.TRANS. 6 USE - STD INTRO 3 (ORD 460/461) 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 Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 7 USE - TS/CONDITIONS 1 RECOMMND

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

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors'

PLAN: TRANSMITTED Case #: PP17788

Parcel: 156-360-014

10. GENERAL CONDITIONS

10.TRANS. 7

USE - TS/CONDITIONS 1 (cont.)

RECOMMND

approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Dulles Drive at: Philadelphia Avenue

Etiwanda Avenue at: Philadelphia Avenue

Etiwanda Avenue at: Inland Avenue

Etiwanda Avenue at: Hopkins Street

Etiwanda Avenue at: Space Center/Iberia Street

Etiwanda Avenue at: SR-60 Westbound Off-Ramp

Etiwanda Avenue at: SR-60 Eastbound Off-Ramp

Etiwanda Avenue at: San Sevaine Way

Etiwanda Avenue at: Van Buren Boulevard

Van Buren/Mission Boulevard at SR-60 Eastbound Off-Ramp

Van Buren/Mission Boulevard at SR-60 Westbound Off-Ramp

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.

10.TRANS. 8

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.

F PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

*The geotechnical/soils, compaction and inspection reports

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

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

04/21/11
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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

60.BS GRADE. 10 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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

04/21/11
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

F. T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 4 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 5 USE BMP - FILTRATION RECOMMND

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) RECOMMND

significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 17788, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - GRADING PLAN REVIEW RECOMMND

The permit holder shall submit an application for a grading plan check to be submitted to the County T.L.M.A - Land Use Division for review by the County Planning Department. Said grading plan shall be in conformance with the APPROVED EXHIBITS of this plot plan, in compliance with County Ordinance No. 457, and the conditions of approval.

60.PLANNING. 14 USE - PLANNING DEPT REVIEW RECOMMND

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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

60.TRANS. 2 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and profile No. 869-FF and show the revision of the plan.

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:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html

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

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.7 and 90.TRANS.8.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

04/21/11
14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

F 7 PLAN: TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT (cont.) RECOMMND
Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE -WATER/SEWER WILL SERVE RECOMMND
A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.
THE APPLICATION SHALL ALSO HAVE A LETTER OF CLEARANCE FROM THE STATE FOOD AND DRUG THAT INSPECTIONS WILL OCCUR WITHIN THE REFRIGERATOR WAREHOUSE.

80.E HEALTH. 2 USE - HAZMAT RISK RECOMMND
The business must provide a California Accidental Release Plan (Cal-ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. Cal-ARP format requires completion prior to occupancy. Cal-ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND
Contact the Hazardous Materials Management Division, Bob Lehmann for requirements of the Cal-ARP at (951) 766-6524.

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

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

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 EXHIBITS B and M.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted to and approved by the Planning Department. The plan shall show all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

Chain-link fencing is not permitted. Fencing shall be wrought-iron or similar material.

In the event the project is located adjacent to existing residential uses, proposed separation walls between project parcel(s) and existing residential uses shall be raised to 8 feet if daytime trucking activity occurs within 200 feet of the property line.

80.PLANNING. 12 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. A minimum of six spaces shall be provided.

80.PLANNING. 13 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. 18 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 23 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 17788, 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.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24

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 April 22, 2002, summarized as follows:

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

2. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

80.PLANNING. 25

USE - TITLE 24 BLD EFF STNDARD

RECOMMND

Construction of all nonresidential buildings or structures shall exceed the energy standards of the 2008 Building Efficiency Standards as set forth in the 2008 California Energy Code (Title 24, Part 6 of the California Code of Regulations) by a minimum of five percent (5%) in aggregate. Submission of a Title 24 worksheet with building plans for each implementing development project shall be required by the Department of Building and Safety in order

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - TITLE 24 BLD EFF STNDARD (cont.) RECOMMND

to obtain a building permit and set the condition to MET status. The worksheet shall include both the calculations showing the minimum Title 24 compliance requirements and calculations for the implementing development project. Compliance is determined by comparing the energy use of the proposed development to a minimally Title 24 compliant development. The calculations must be from an energy analysis computer program approved by the California Energy Commission in accordance with Title 24, Part 6, Article 1, Section 10-109.

80.PLANNING. 26 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

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

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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

F 7 PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - LC LANDSCAPE PLOT PLAN (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,

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

NOTE:

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

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

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

80.PLANNING. 27

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 Planning Department, Landscape Division. Once the Planning 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

PLANNING PLAN: TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 28 USE - PV POWER GENERATION SYST RECOMMND

Plot Plan No. 17788 shall incorporate features that permit the installation of a photovoltaic (PV) power generation system. This requirement shall include the up-grade of building structural, electrical & roofing systems as determined to support an approximate 1 Megawatt PV system. The applicant, land owner, developer and/or any successor-in-interest of this facility shall submit the project to Southern California Edison, the local electrical utility provider, for inclusion into either the "Utility Owned Generation" (UOG) or "Independent Power Producer" (IPP) program, through which the leasing of the rooftop and the actual installation of solar panels by SCE could occur. It is understood that the Utility Company will have the final word on whether the building will be included in the program.

TRANS DEPARTMENT

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

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

The project gross acreage is 20.48 acres.

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - TS/DESIGN

RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 6 USE - TS/GEOMETRICS 1

RECOMMND

The intersection of Etiwanda Avenue at Hopkins Street shall be improved to provide the following geometrics:

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

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

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

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

The intersection of De Forest Circle at Hopkins Street shall be improved to provide the following geometrics:

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

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

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

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - TS/GEOMETRICS 1 (cont.) RECOMMND

or as approved by the Transportation Department.

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

80.TRANS. 7 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 Dulles Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

80.TRANS. 8 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 Dulles Drive 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.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

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 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to

F 7 PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.FIRE. 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural 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 BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred fifty-seven (257) 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."

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

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

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

least 3 square feet in size.

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

A minimum of fifty-one (51) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING 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 six (6) 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. All bicycle racks shall be weather-protected.

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.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with 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. 21 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 26 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 April 22, 2002, summarized as follows:

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

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented

F T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

90.PLANNING. 27 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. 28 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 5 minutes.

90.PLANNING. 30 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. 17788 is calculated to be 18.73 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant

P T PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 17788 has been calculated to be 18.73 net acres.

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

90.PLANNING. 32 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 450.

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

90.PLANNING. 33 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 Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit

PLAN: TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.PLANNING. 35 USE - DIESEL MINIMIZATION PLAN RECOMMND

The developer/owner of the project shall prepare a template for a daily log sheet which shall be submitted to the Planning Department for review and approval prior to the issuance of occupancy permits. The plan shall adhere to the requirements as indicated in Condition Of Approval No. 10.PLANNING.52.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

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

Etiwanda Avenue (NS) at Inland Avenue (EW)
De Forest Circle (NS) at Hopkins Street (EW)

with no fee credit given for Traffic Signal Mitigation fees.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - TS/INSTALLATION (cont.) RECOMMND

Or as approved by the Transportation Department

Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

90.TRANS. 2 USE - SIDEWALK IMP NOTAPPLY

The project proponent shall revise the existing street improvement plan P/P 869-FF for Dulles Drive to show the addition of a 6' curb face sidewalk and access ramps.

90.TRANS. 3 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

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

- NOTE: 1. A 6' wide curb-face sidewalk will be constructed along the frontage of Dulles Drive. See Plan and Profile file number 869-FF.
2. Driveway shall be constructed in accordance with County Standard No. 207A.

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 869-FF.

90.TRANS. 8 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 Duller Drive.
- (2) Traffic signals per 90.TRANS.1 condition.
- (3) Street sweeping.

90.TRANS. 9 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 Dulles Drive.

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

90.TRANS. 10 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by

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14:30

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLAN:TRANSMITTED Case #: PP17788

Parcel: 156-360-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

USE - SIGNING & STRIPING (cont.)

RECOMMND

the applicant, unless otherwise approved by the County
Traffic Engineer.