



Fast Track Authorization

Case No.: PP25183; TPM33691R1

FTA No. 2012-03

SUPERVISOR Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company/Developer: French Valley Airport Center, LLC

Contact: Joe Poon

Address: 515 S. Figueroa Street, Suite 1028, Los Angeles, CA 90071

Phone: (213) 891-1928

Fax: (213) 891-9029

Email: joe@edwardproperties.com

Architectural Firm: Architects Orange

Contact: David Boddy

Address: 144 N. Orange Street, Orange, CA 92866

Phone: (714) 639-9860

Fax: (714) 639-5286

Email: david@architectsorange.com

Engineering Firm: Temecula Engineering Consultants, Inc.

Contact: Stan Heaton

Address: 29377 Rancho California Road, Suite 202, Temecula, CA 92591

Phone: (951) 676-1018

Fax: (951) 676-2294

Email: stan.heaton@verizon.net

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other

Site Information:

Assessor's Parcel Number(s) 963-080-002

Cross Streets/Address West of Leon Road & South of Auld Road in French Valley Site Acreage 82

Land Use Designation Specific Plan 265 Zoning Light Industrial

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community French Valley

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other

Permanent Full-Time Jobs 1886 Wages per Hour \$10-25 Construction Jobs 1850

Capital Investment \$91,000,000 Taxable Sales \$0 Bldg Size: 754,000

Project Type Commercial Industrial Office Residential Other Mixed-Use Industrial Park

Industrial Classification Mixed-Used Industrial Park

Other

Commercial Classification N/A

Other

Project Description:

Business Park for manufacturing and warehouse distribution consisting of 66 buildings totaling 754,000 S.F.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl
Lisa Brandl, Managing Director of EDA


11/21/12
Date

Robert Moran
Robert Moran, EDA Development Manager

11/15/12
Date

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Matt Straite
Board of Supervisors: November 3, 2015

PLOT PLAN NO. 25183
TENTATIVE PARCEL MAP NO. 33691R1
ENVIRONMENTAL IMPACT REPORT NO. 539
Applicant: French Valley Airport Center, LLC
Engineer/Representative: Temecula
Engineering Consultants


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25183 proposes the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles. On Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles.

TENTATIVE PARCEL MAP NO. 33691R1 proposes a Schedule E subdivision to divide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1). The map is divided into two phases, phase 1 consists of parcels 2, 3, 5 and 6, phase two are parcels 1, 4, 7, 8, 9, 10, 11, and 12. NOTE: Phase 1 is proposed to be for condominium purposes, phase 2 is intended to be fee simple.

The project is located northerly of Jolyn Road, southerly of Auld Road, easterly of Sky Canyon Road, and westerly of Leon Avenue.

ISSUES OF POTENTIAL CONCERN:

There are two primary reasons for the request to consider the new Plot Plan. First, the French Valley Airport Land Use Compatibility Plan (ALUCP) has been revised due to the elimination of the second runway at this airport. The consequence of this change in the ALUCP is that additional property owned by the developer of the French Valley Airport Center is available for development because the boundaries of the Airport Compatibility Zones have been modified to allow development on Parcel 2 of Planning Area 2, which was not previously available for development. The second reason is to obtain modifications to the conditions of approval regarding offsite circulation system improvements. The Developer seeks to pay for all required offsite intersection improvements instead of requiring the applicant to contract said improvements directly.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (LI), as

reflected on the land use plan for SP265A1.

2. Surrounding General Plan Land Use (Ex. #5): Business Park (BP) and Public Facilities (PF) to the north, Open Space Conservation (OS-C) and Light Industrial (LI) to the south, Open Space Conservation (OS-C) and Business Park (BP) to the east, Public Facilities (PF) to the west as reflected on the land use plan for SP265A1.
3. Existing Zoning (Ex. #2): SP No. 265 A1.
4. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (MS-C) and Light Agriculture - 10 acre minimum (A-1-10) to the north, Specific Plan to the south, Light Agriculture - 5 acre minimum (A-1-5) and Light Agriculture - 10 acre minimum (A-1-10) to the east and Manufacturing Service Commercial (MS-C) to the west.
5. Existing Land Use (Ex. #1): Existing graded and vacant property
6. Surrounding Land Use (Ex. #1): Southwest Justice Center to the north, vacant open space and graded land utilized for dryland farming to the south, rural residences to the east, and French Valley Airport to the west.
7. Project Data:
Tract Map No. 33691R1:
Total Acreage: 82.74 acres
Total Proposed Lots: 11
Schedule: E
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 539, based on the findings and conclusions in Environmental Assessment No. 42533;

ADOPT RESOLUTION NO. 539 certifying Environmental Impact Report No. 539 based upon the findings and conclusions in the resolution and incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 25183, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 33691R1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the Environmental Impact Report which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (LI) within the Southwest Area Plan, as reflected on the Land Use Plan for Specific Plan No.265 Amendment No.1 (SP265A1).
2. The proposed use, the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet, as well as, a Schedule E subdivision to divide 82.74 acres into 11 parcels for office/business, is consistent with the Community Development: Light Industrial (LI), as reflected on the land use plan for SP265A1 designation, because this industrial use implements all aspects of the General Plan Land Use designation.
3. Plot Plan No. 25183, and Tentative Parcel Map No. 33691R1 are located within Specific Plan No. 265, Amendment No. 1 (SP00265A1) Planning Area Number 2 which is located within the Highway 79 Policy Area. SP00265A1 analyzed this policy area and was determined to be consistent with the requirements of Highway 79 Policy Area. The proposed project is in conformance with SP00265A1 and is therefore also in conformance with the Highway 79 Policy Area. The Policy area is specific to restrictions for residential projects. This project proposes no residential uses.
4. Based on the review of the project by staff and other County departments the project is consistent with all the requirements of Ordinance No 460, Schedule E because it conforms to all the standards and requirements.
5. The project site is surrounded by properties which are designated Business Park (BP) and Public Facilities (PF) to the north, Open Space Conservation (OS-C) and Light Industrial (LI) to the south, Open Space Conservation (OS-C) and Business Park (BP) to the east, Public Facilities (PF) to the west, as reflected on the Conditional Use Permit for SP265A1.
6. The zoning for the subject site is Specific Plan No. 265 A1 (SP265A1).
7. The proposed use, a business/industrial park for single-story light industrial office building, is permitted in the Specific Plan Zoning Ordinance for Planning Area No. 2 as permitted with a Plot Plan.
8. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (MS-C) and Light Agriculture - 10 acre minimum (A-1-10) to the north, Specific Plan to the south, Light Agriculture - 5 acre minimum (A-1-5) and Light Agriculture - 10 acre minimum (A-1-10) to the east and Manufacturing Service Commercial (MS-C) to the west.
9. Similar uses have been constructed and are operating in the project vicinity along the southern boundary of the Specific Plan.

10. This project is located within Criteria Cell Number 5879 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such will be required to dedicate 8.2 acres of conservation to the Western Riverside County Regional Conservation Authority (RCA). The area identified for conservation shall be offered in a fee title donation or in a conservation easement, of which will be decided upon by RCA . This project therefore fulfills those requirements.
11. This project is within the City Sphere of Influence of Temecula.
12. The proposed project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
13. It was concluded that the proposed project could result in significant impacts to the following environmental issues: Air Quality and Traffic/Transportation (discussed below). All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR.

Air Quality:

The project-specific evaluation of emissions and analysis presented in the DEIR demonstrated that after implementation of the recommended mitigation measures, construction of the proposed project would not result in exceedances of regional air quality thresholds. Thus, construction activity is not projected to result in unavoidable significant adverse impacts. After construction of the proposed project is completed, construction related air emissions will cease. Thus, no significant irreversible air quality impacts would occur as a result of project construction.

Transportation/Traffic:

Based on the evaluation presented in the DEIR, the proposed project would not result in any project specific significant circulation system effects during construction with implementation of the identified construction mitigation measures. With implementation of the identified operational mitigation measures, the proposed project can be implemented without causing any unavoidable adverse circulation system effects over the long-term with three exceptions. These exceptions involve three intersections where the proposed mitigation is either infeasible or where the recommended mitigation itself would result in an adverse impact.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan 265A1 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.

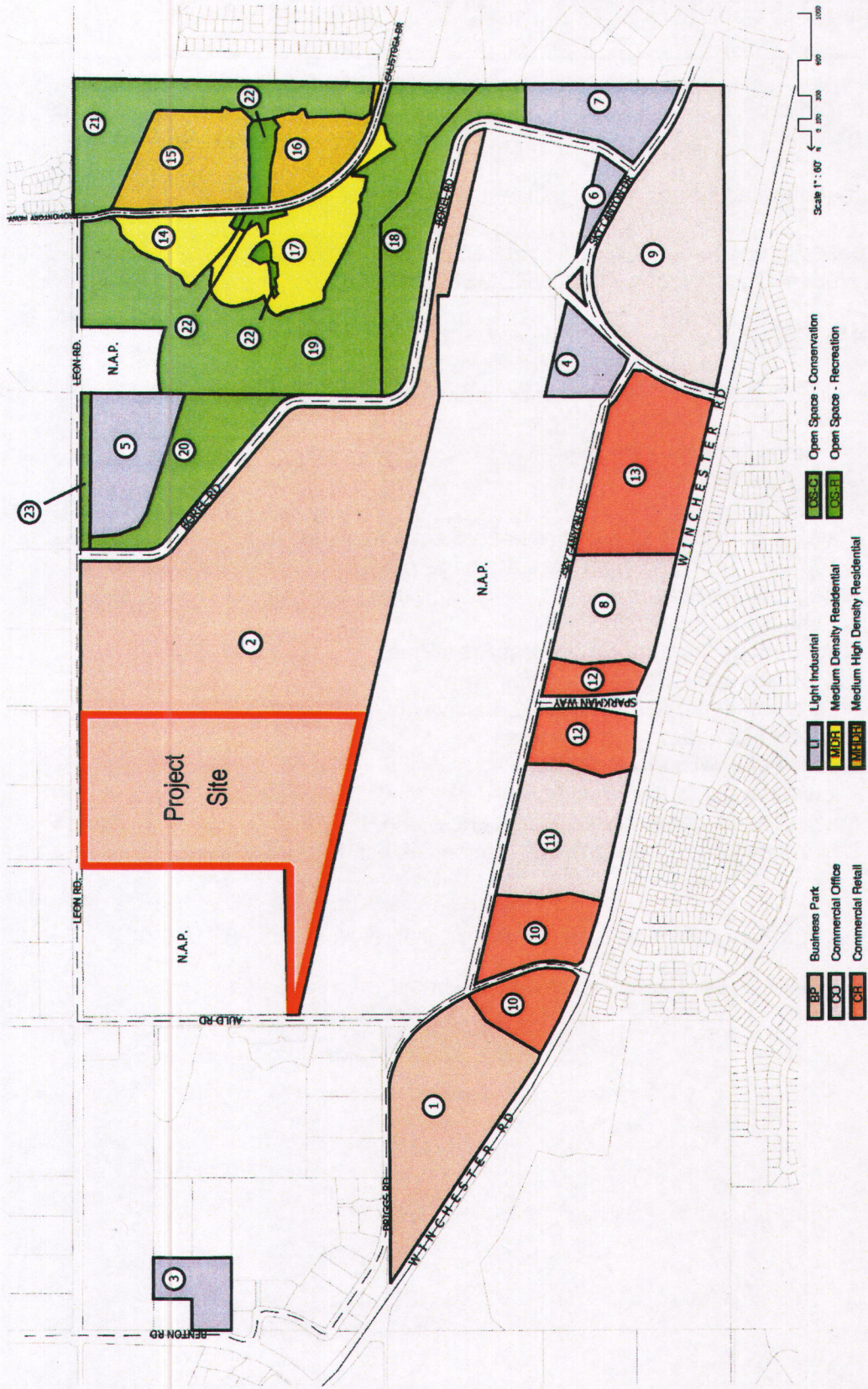
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

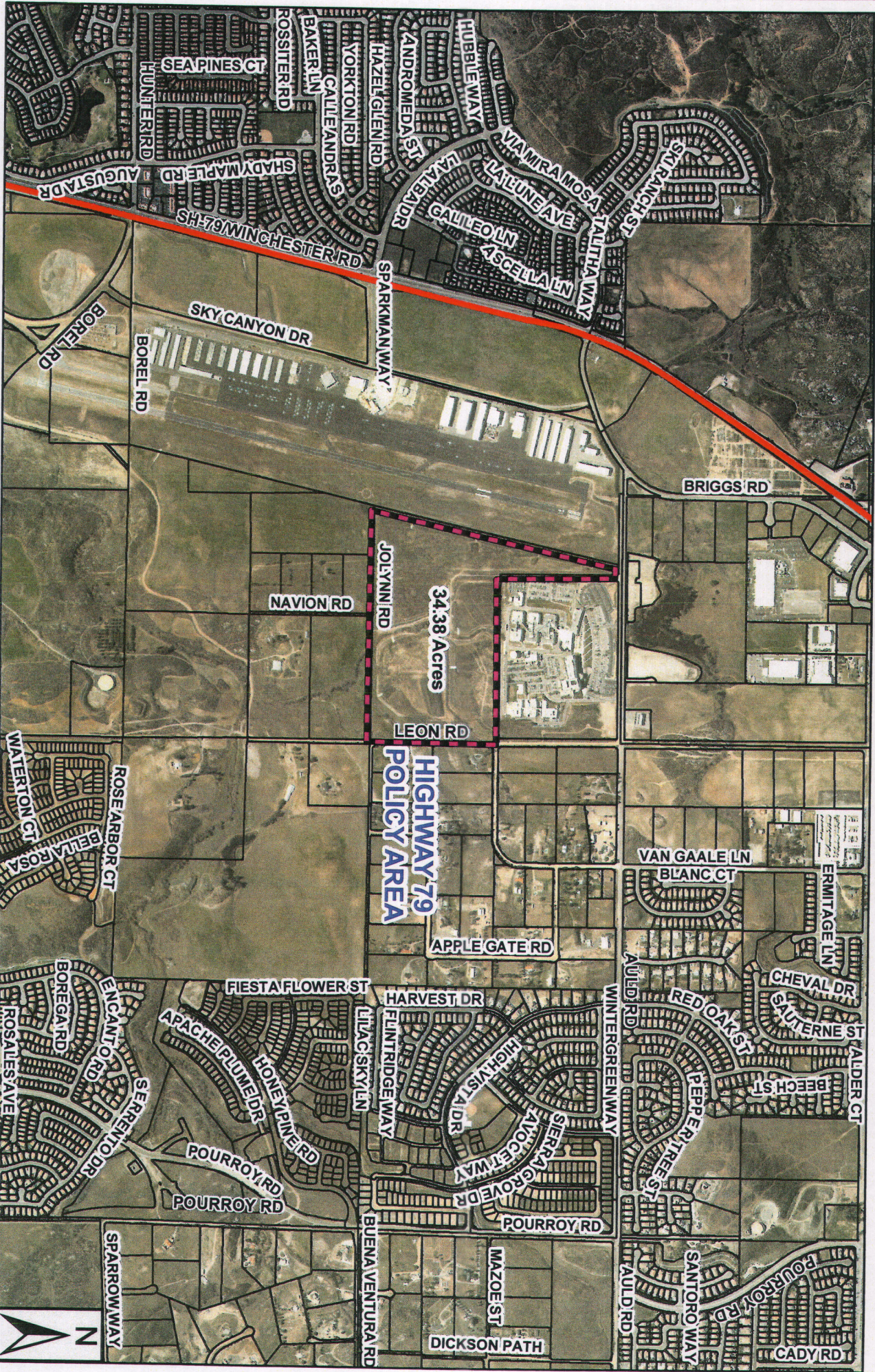
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area;
 - b. A Fault zone;
 - c. State responsibility or high fire hazard severity zone;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - e. An Agriculture Preserve.
3. The project site is located within:
 - a. The boundaries of the Southwest Area Plan;
 - b. City of Temecula Sphere of Influence;
 - c. An area of high paleontological sensitivity;
 - d. Stephens Kangaroo Rat Fee Area;
 - e. An area of low liquefaction;
 - f. A low potential for liquefaction;
 - g. An area of susceptibility for subsidence; and,
 - h. The Valley Wide Parks and Recreation District.

The subject site is currently designated as Assessor's Parcel Numbers 963-080-002.

Section I - Executive Summary



RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25183 / PM33691R1
VICINITY / POLICY AREAS



34.38 Acres

**HIGHWAY 79
POLICY AREA**

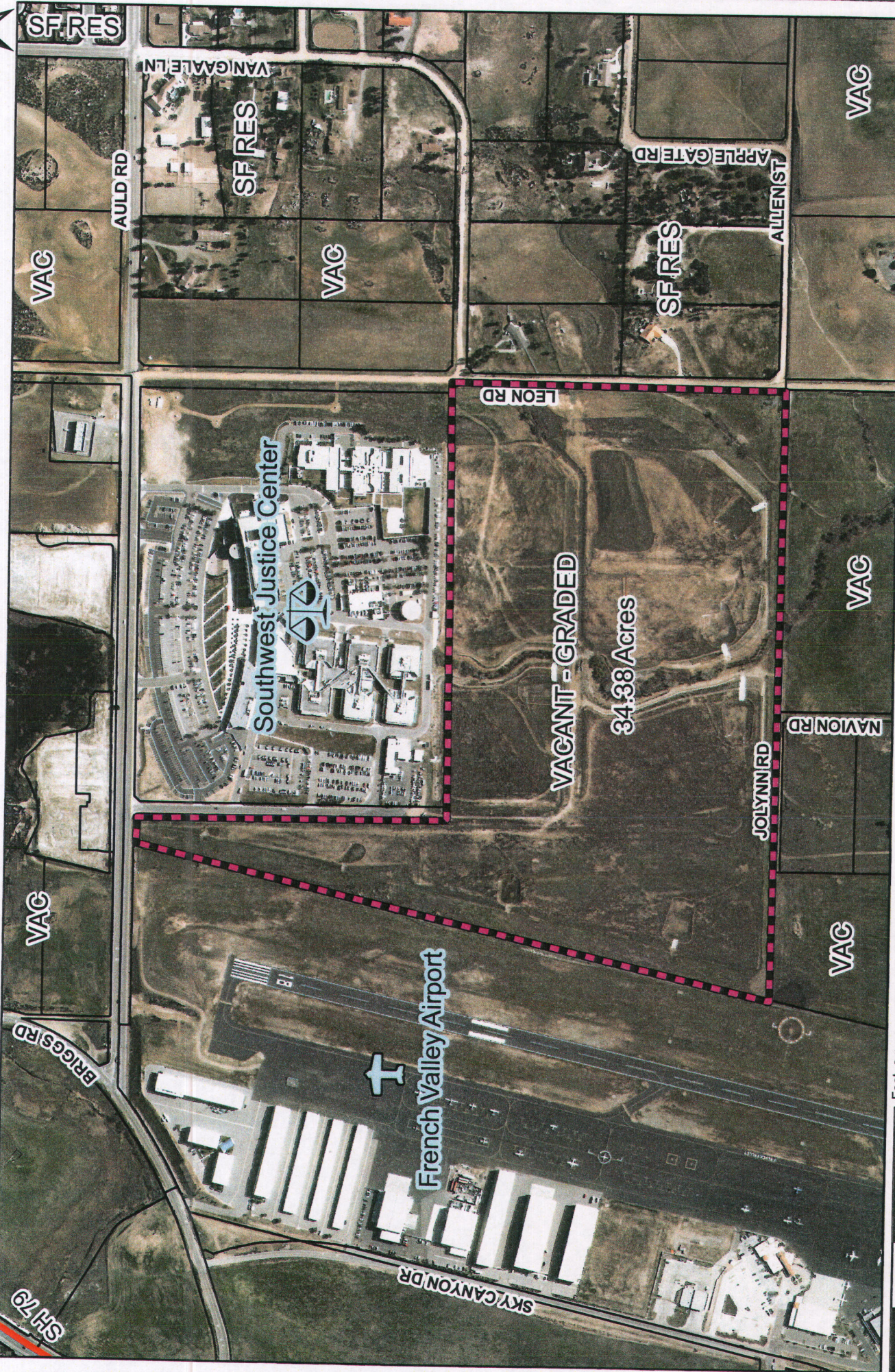
0 700 2,800 Feet
Orthophotos Flown 2/11 (MR, CV) or 4/07 (REMAP, Bvth)
Printed by mstrale on 3/10/2015
1 inch = 1,417 feet

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RIVERSIDE COUNTY PLANNING DEPARTMENT
 PP25183 / PM33691R1
LANDUSE

Supervisor Stone
 District 3



Feet Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Bly/te)
 1,100 Printed by mstraitte on 3/5/2015

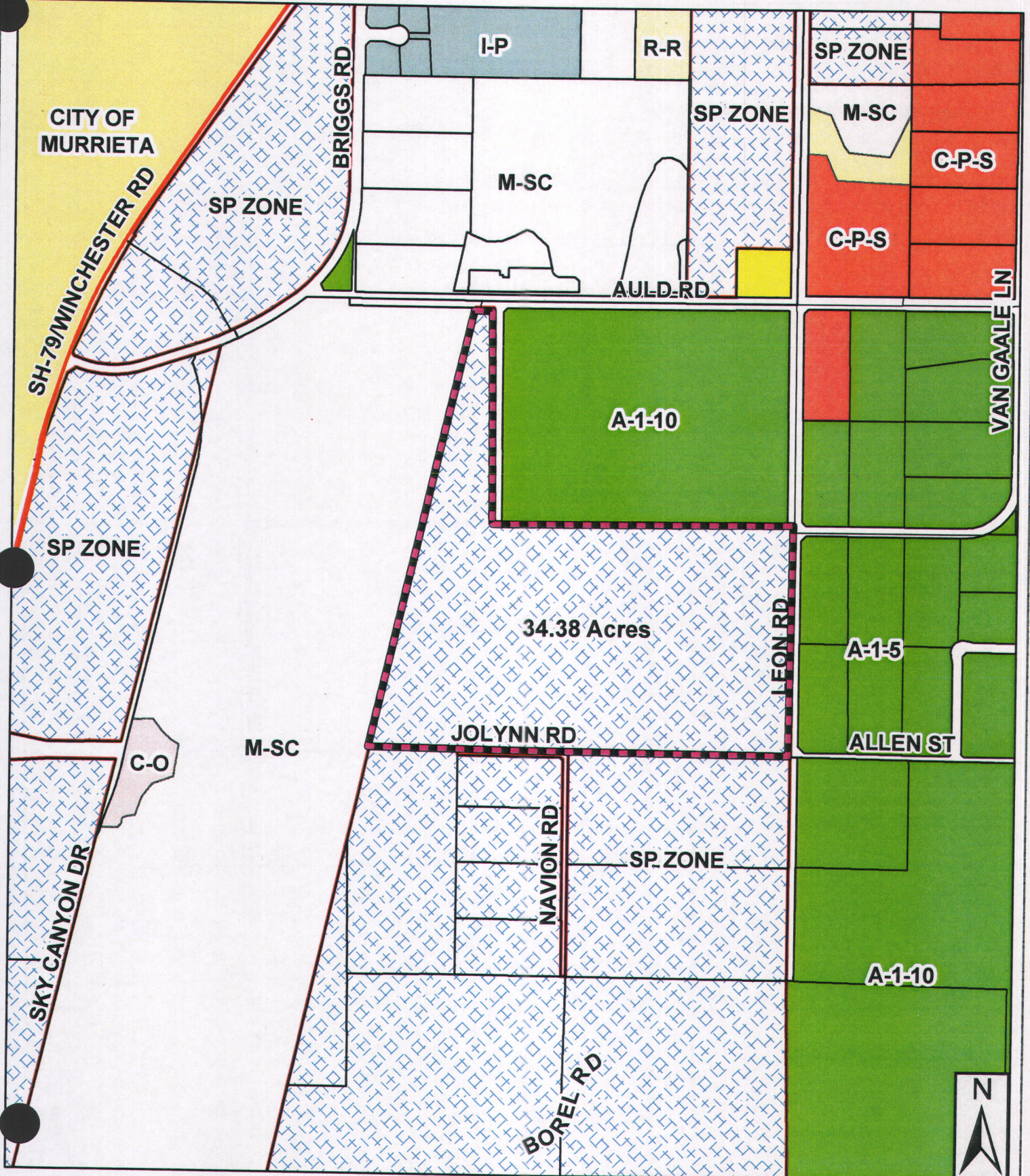
0 275 550
 1 inch = 542 feet

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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25183 / PM33691R1

EXISTING ZONING

Supervisor Stone
District 3



0 390 780 1,560 Feet
Printed by mstraitte on 3/10/2015
1 inch = 776 feet



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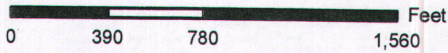
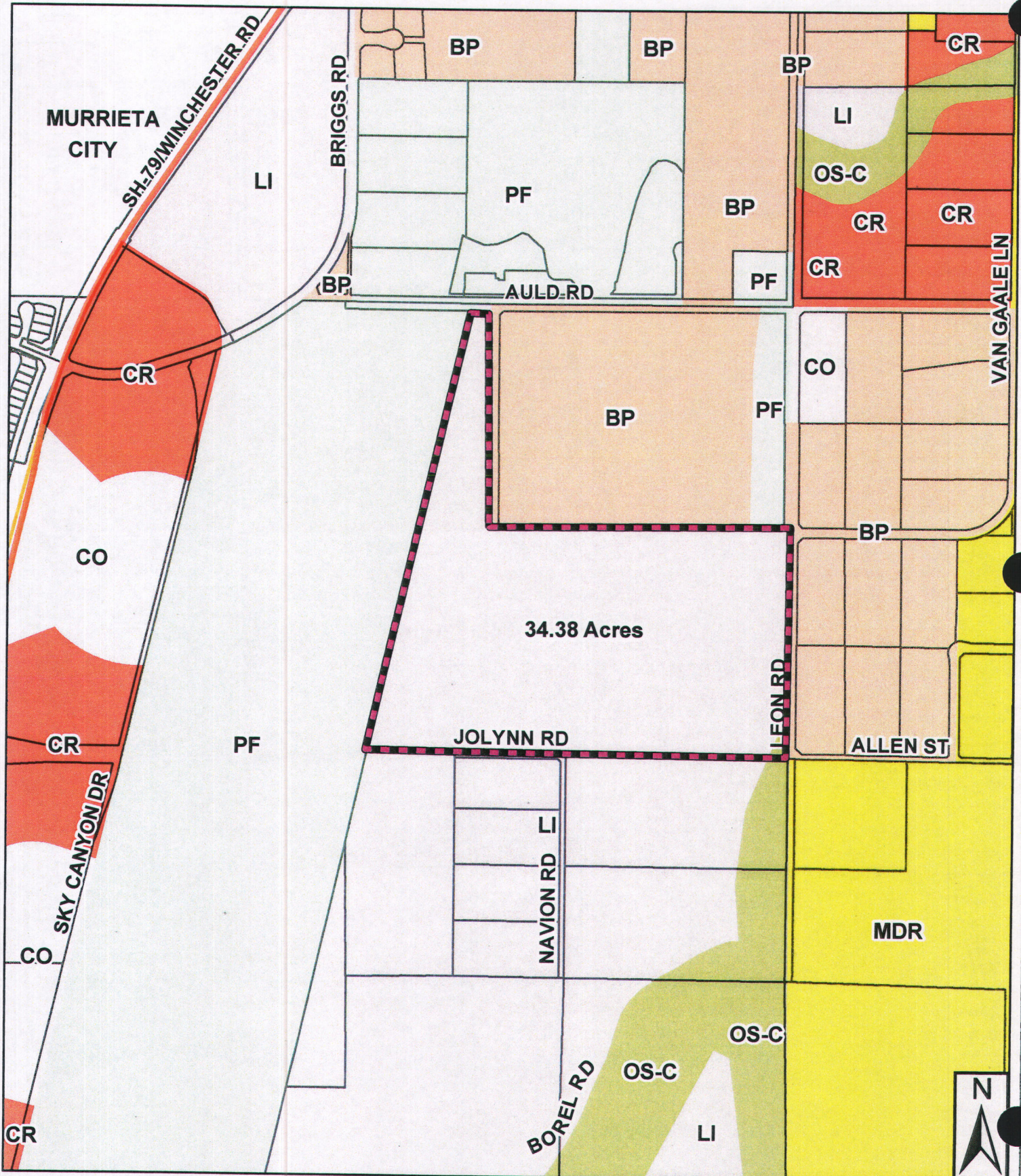


RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25183 / PM33691R1

EXISTING GENERAL PLAN

Supervisor Stone
District 3



Printed by mstrait on 3/10/2015

1 inch = 776 feet



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PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

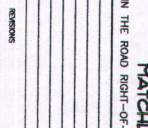


NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA PUBLIC WORKS ACT AND THE CALIFORNIA PUBLIC CONTRACTORS ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE AND LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE AND LOCAL GOVERNMENT.

NO.	BY	DATE	REVISIONS

APPROVED BY	DATE	COUNTY



PREPARED BY: **K. DALE HARRIS**, ARCHITECT
 2701 FOREST ROAD, SUITE 510, WESTERLY, CA 92587
 (951) 367-3221

REVISIONS: 1. 04-17-03

FOR: FRENCH VALLEY AIRPORT CENTER

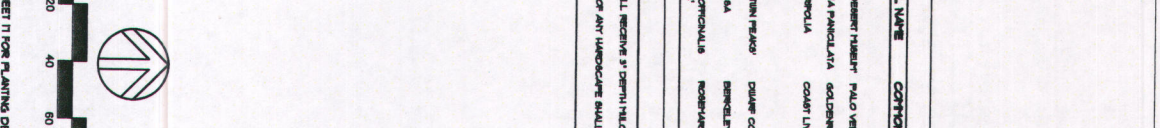
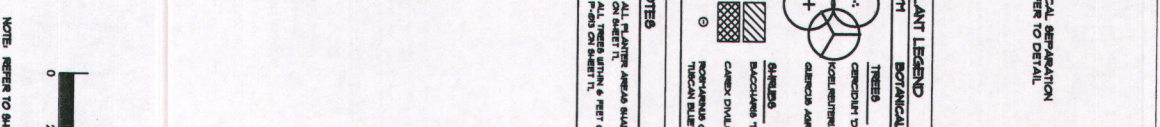
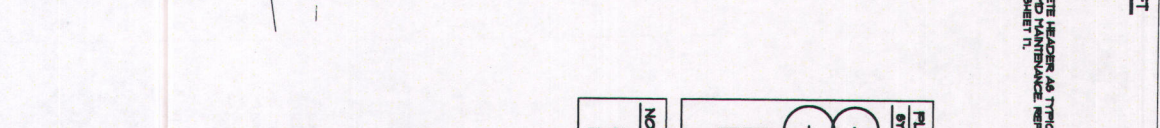
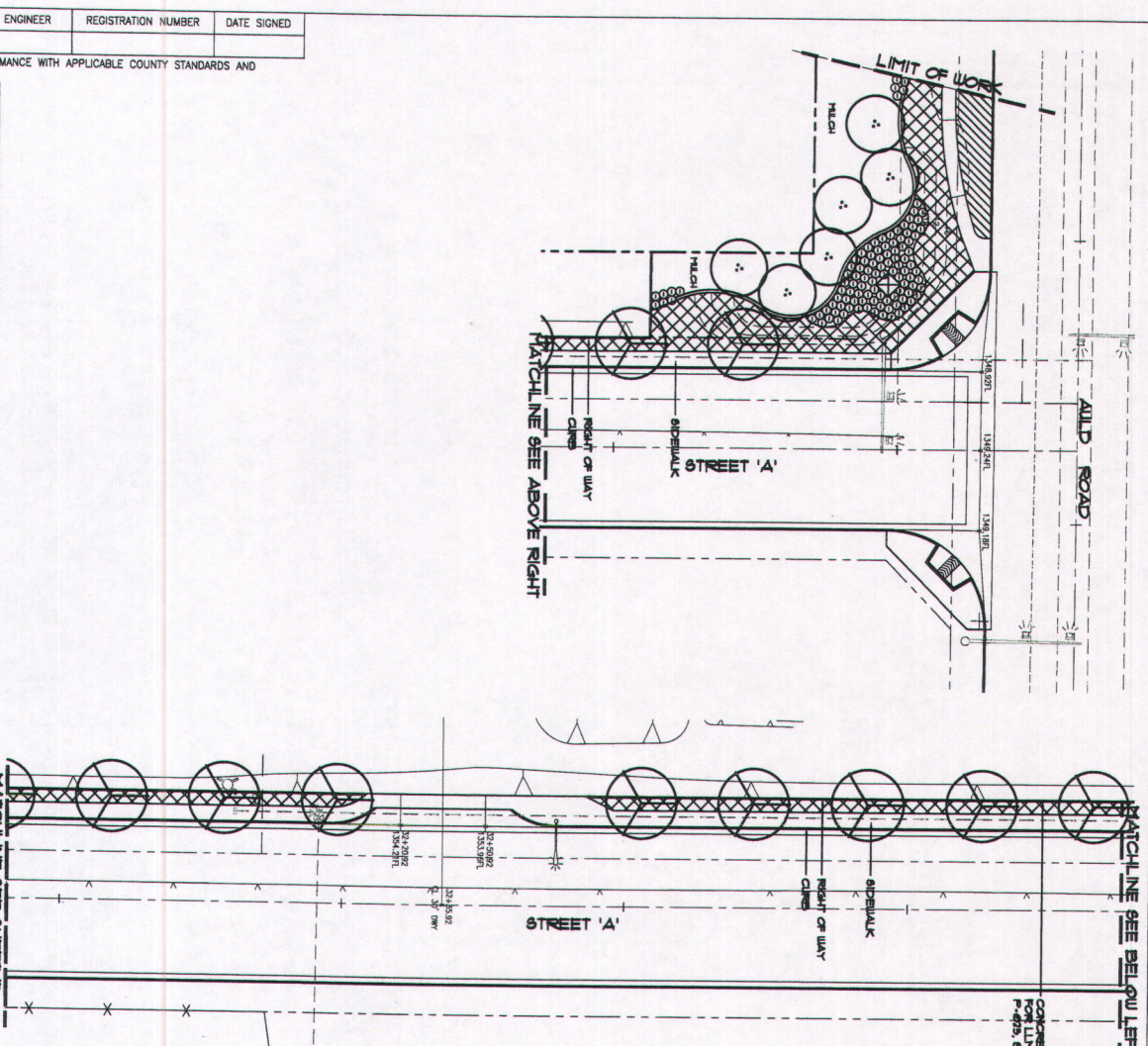
PROJECT NO. 04-777.03

DATE: 04-17-03

SCALE: AS SHOWN

PROJECT NO. 04-777.03

SHEET NO. 16 OF 22 SHEETS



PLANT LEGEND	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/SPACING	WUCOLS DET. NO.
	CERESIA THORN TREE	PAID VIBRO	4	3/4" BOX	P-488/11
	HOZ. NORTHERN PANDANUS	GOLDENALB TREE	32	2 1/2" BOX	P-488/11
	ALBICORN AEROLIA	COAST LINE OAK	12	2 1/2" BOX	P-488/11
	SHRUBS	DWARF CORYLIS BUSH	162/88	1 GAL. OC.	P-488/11
	SHRUBS	BURNING BUSH	162/88	1 GAL. OC.	P-488/11
	SHRUBS	ROSEMARY	162	1 GAL. OC.	P-488/11
	FLORALS	ROSEMARY	162	1 GAL. OC.	P-488/11
	FLORALS	ROSEMARY	162	1 GAL. OC.	P-488/11

NOTES:
 ALL PLANTING AREAS SHALL RECEIVE 3" DEPTH HELIX. REFER TO NON HELIX DETAIL, REFER TO DETAIL P-484 ON SHEET P-483 & P-485 FOR PLANTING, DETAIL & P-483 ON SHEET T.
 ALL TREES WITHIN 6' FEET OF ANY LANDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS. REFER TO DETAIL P-483 ON SHEET T.

CONCRETE HEADER AS TYPICAL SEPARATION FOR LIMP MAINTENANCE REFER TO DETAIL P-483, SHEET T.

APPROVED BY: _____ DATE: _____

COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 88-1-CONSOLIDATED

ON-SITE REVISION APPROVAL BY: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

DATE: 04-17-03

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

DATE	BY	REVISIONS

PREPARED BY: R. DUNE, 2700 FORBES ROAD, SAN JOSE, CA 95131, (408) 272-8331

CERT NO. 1790, EXP. 2/28/13

DATE: 11/14/12



REVERSE COUNTY ENGINEER: R. DUNE, 2700 FORBES ROAD, SAN JOSE, CA 95131, (408) 272-8331

FOR: FRENCH VALLEY AMHSN CENTER

PROJECT: P.L. 13097, P.2, 2143, 1/2 W. 0820381 SHEET NO. 14

STREET IMPROVEMENT PLAN & PROFILE

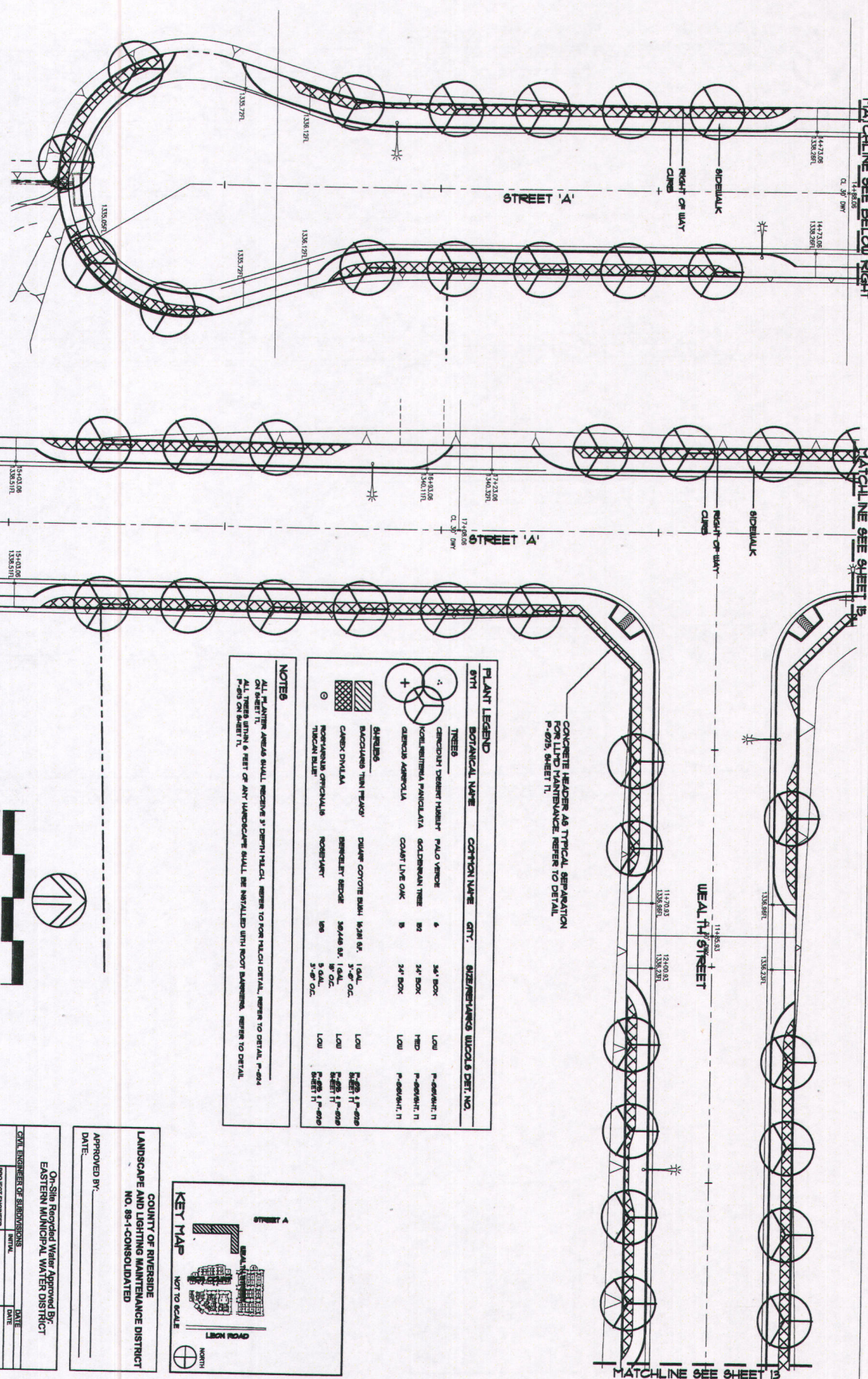
DATE: 11/14/12

ON-SITE RECORDED WATER APPROVED BY: EASTERN MUNICIPAL WATER DISTRICT

DATE: 11/14/12

PROJECT ENGINEER: R. DUNE, 2700 FORBES ROAD, SAN JOSE, CA 95131, (408) 272-8331

DATE: 11/14/12



NOTES

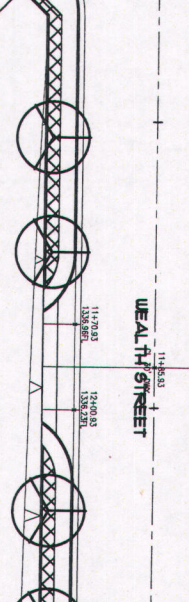
ALL PLANTING AREAS SHALL RECEIVE A DRAINAGE DETAIL, REFER TO DETAIL P-404 ON SHEET 11.

ALL TREES WITHIN 6 FEET OF ANY LANDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS, REFER TO DETAIL P-403 ON SHEET 11.

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY.	SIZE/REQUIREMENTS	WUCOLS DET. NO.
TREE	CELESTIAL CURENT HUBBARD PALM	CELESTIAL PALM	6	36" BOK	P-404/11
TREE	NOCTURNAL MANDALAY GOLDENRAVE TREE	GOLDENRAVE TREE	80	24" BOK	P-404/11
TREE	GLORIOUS AMERICALA COAST LIVE OAK	COAST LIVE OAK	5	24" BOK	P-404/11
SHRUB	SHRUBS	SHRUBS	100	1.5 GAL.	LOW
SHRUB	SHRUBS	SHRUBS	100	3.0 GAL.	LOW
SHRUB	SHRUBS	SHRUBS	100	5.0 GAL.	LOW

CONCRETE LEADER AND TYPICAL SEPARATION FROM LIVED MAINTENANCE REFER TO DETAIL P-402, SHEET 11.



COUNTY OF RIVERSIDE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
NO. 88-1-CONSOLIDATED

APPROVED BY: _____
DATE: _____

ON-SITE RECORDED WATER APPROVED BY: EASTERN MUNICIPAL WATER DISTRICT
DATE: 11/14/12

PROJECT ENGINEER: R. DUNE, 2700 FORBES ROAD, SAN JOSE, CA 95131, (408) 272-8331
DATE: 11/14/12

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALP
 DIAL BEFORE YOU WORK
 TOLL FREE 1-800-227-2800
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 WORK CONFORMED WITH THESE PLANS ENFORCEMENT PERMIT AND/OR A CONSTRUCTION PERMIT HAS BEEN ISSUED.
 The local agency of which you are a member is required to verify the accuracy of the information provided on these plans. It is the responsibility of the local agency to ensure that the information provided is accurate and that the work is performed in accordance with the approved plans.

NO.	DATE	REVISIONS

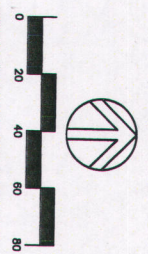
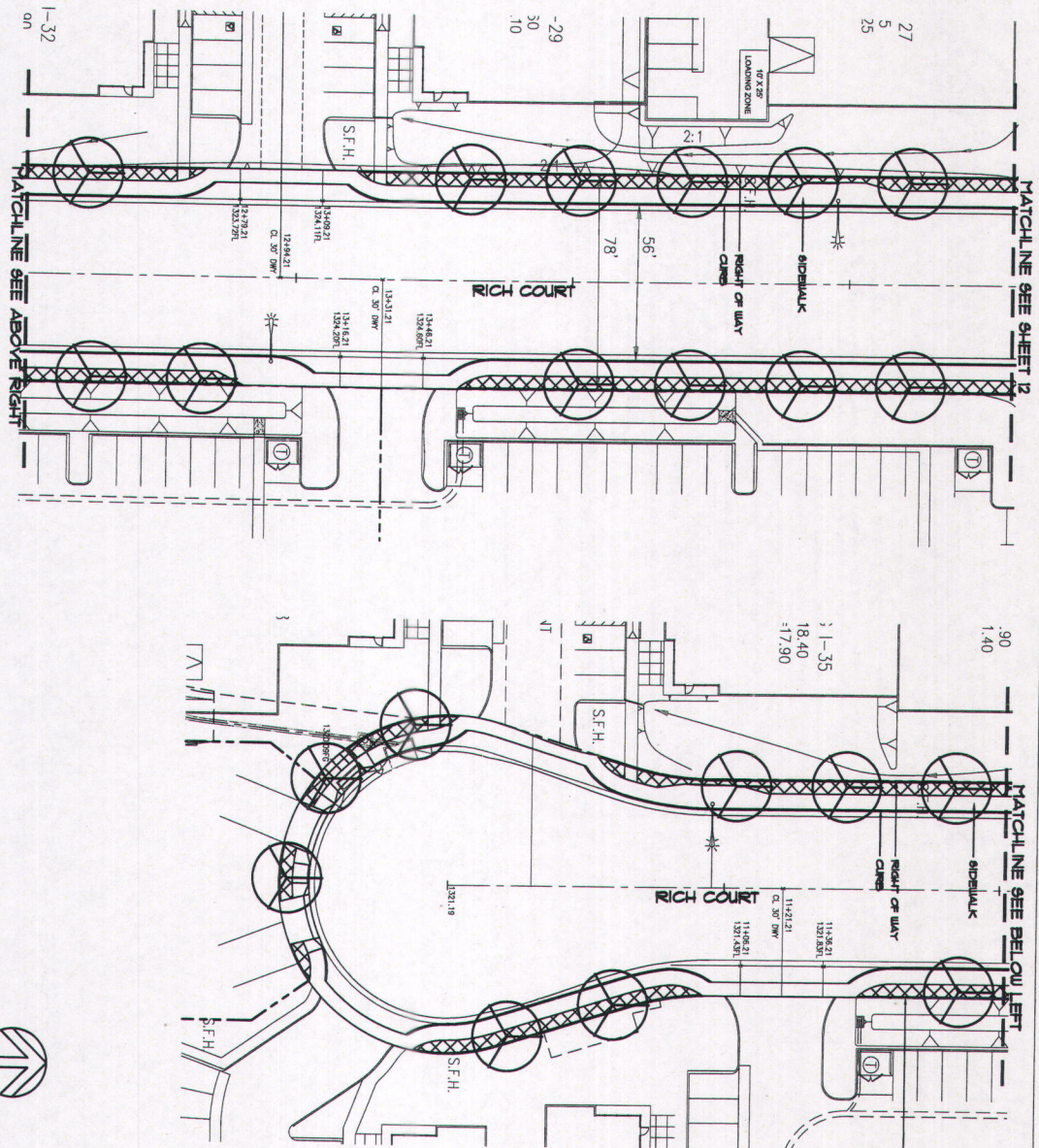
SCALE: 1" = 20'

PREPARED BY: **RD DATE**
 27801 PROGRESS ROAD
 SUITE 51
 (949) 361-4252 CA 92677
 (949) 361-4252 FAX (949) 361-4251

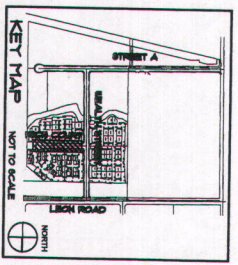
DATE: 1/28/13

REMARKS: COUNTY DESIGNATION: 1B1-1-89
 CHECKED BY: [Signature]
 CONCRETE SLAB 75 FEET + SOUTHLY OF AILD ROAD
 AND 75 FEET WESTLY OF
 SCALE: 1" = 20'

P.M. 33891	J.P. No. 080038	SHEET NO. 13
COUNTY OF RIVERSIDE	STREET IMPROVEMENT PLAN & PROFILE	OF 22 SHEETS
FOR: FRENCH VALLEY AIRPORT CENTER	W.D. 04-777.03	COUNTY FILE NO.



NOTE: REFER TO SHEET 11 FOR PLANTING DETAILS AND TO SHEET 11.20 FOR PLANTING SPECIFICATIONS.



COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 89-1-CONSOLIDATED

APPROVED BY: _____
 DATE: _____

DATE	INITIAL	DATE

NOTES

ALL PLANTING AREAS SHALL RECEIVE A DRAIN TRENCH. REFER TO KEY MATCH DETAIL. REFER TO DETAIL P-624 ON SHEET 11.
 ALL TREES WITHIN A FEET OF ANY LANDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS. REFER TO DETAIL P-625 ON SHEET 11.

PLANT LEGEND	SYMBOL	BOTANICAL NAME	COTTON NAME	QTY.	SIZE/SPACING	WUCOLS DET. NO.
TREES	+	CEANOLOTUS DEBENS HIBERT	PAID VIBRICE	6	34" BOX	P-624/DET. 11
	+	HOELLEBRUNNIA MANICATA	OLD SPANISH TREE	80	24" BOX	P-624/DET. 11
	+	GLIRICIA ARBOREOLA	COURT LIVE OAK	5	24" BOX	P-624/DET. 11
SHRUBS	+	QUERCUS LAEVIS	WHITE OAK	1	1.00L	DET. 11-P-625
	+	QUERCUS LAEVIS	WHITE OAK	1	1.00L	DET. 11-P-625
	+	QUERCUS LAEVIS	WHITE OAK	1	1.00L	DET. 11-P-625
	+	QUERCUS LAEVIS	WHITE OAK	1	1.00L	DET. 11-P-625

CONCRETE HEADER AS TYPICAL SEPARATION FOR LAND MAINTENANCE. REFER TO DETAIL P-625, SHEET 11.

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE	BY	REVISIONS	APPR.	DATE

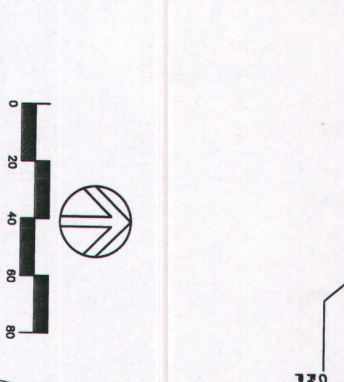


PREPARED BY:
R. DALE HADDFIELD
 2780 FORBES ROAD
 JEROME, CALIFORNIA 95957
 (530) 277-2723
 (530) 277-2831

BENCHMARK:
 RIVERSIDE COUNTY
 OBSERVATION: 1981-89
 CORNER: NORTH-EAST CORNER OF
 CONCRETE SLAB, 75 FEET +
 AND 87 FEET WESTERLY OF
 LEON ROAD ELEV. = 1065.00
 SCALE: 1" = 40'

FOR: FRENCH VALLEY PLANNING PLAN
 COUNTY OF RIVERSIDE
 SHEET NO. 12
 PROJECT NO. 080208
 DATE: 12/22/03

SYM	BOTANICAL NAME	COTTON NAME	QTY.	SIZE/STANDARD	W/CODS DET. NO.
+	CERATOLOPHUS TRIDENTATUS	PALE YEW	4	3/4" BOX	LOW P-600/11
○	COCCYDENDRUM PANICULATA	GOULDEN TREE	32	3/4" BOX	LOW P-600/11
○	QUERCUS AGROBYLLA	COAST LIVE OAK	8	2 1/2" BOX	LOW P-600/11
○	QUERCUS TRINERATA	DWARF COTONE BUSH	16	3/4" OC	LOW P-600/11
○	CAREX OXYSTACHYA	SPRENGELIA	36	3/4" OC	LOW P-600/11
○	ROSTKIA	ROSEMARY	168	3/4" OC	LOW P-600/11
○	ROSTKIA	ROSEMARY	168	3/4" OC	LOW P-600/11

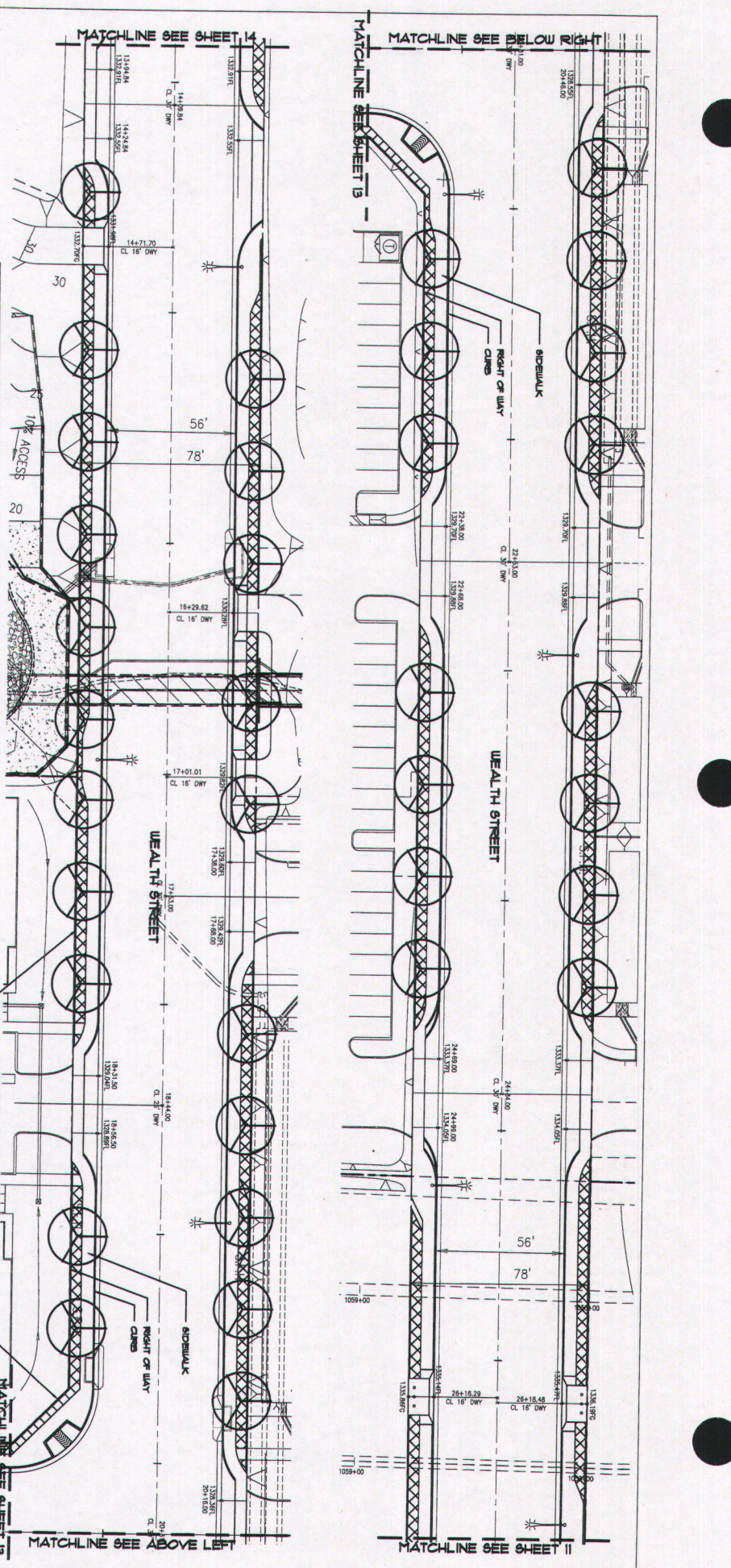


CONCRETE LIGHTING AS TYPICAL DETAIL FOR LIGHT MAINTENANCE REFER TO DETAIL P-603, SHEET 11.

COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 88-1-CONSOLIDATED

APPROVED BY: _____
 DATE: _____

ON-Site Recycled Water Approved By:
 EASTERN MUNICIPAL WATER DISTRICT



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA PUBLIC SAFETY ENGINEERING ACT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NO.	BY	DATE

REVISIONS	DATE	DESCRIPTION

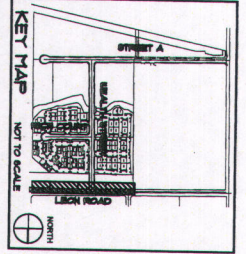
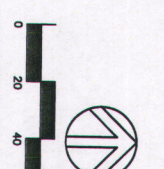
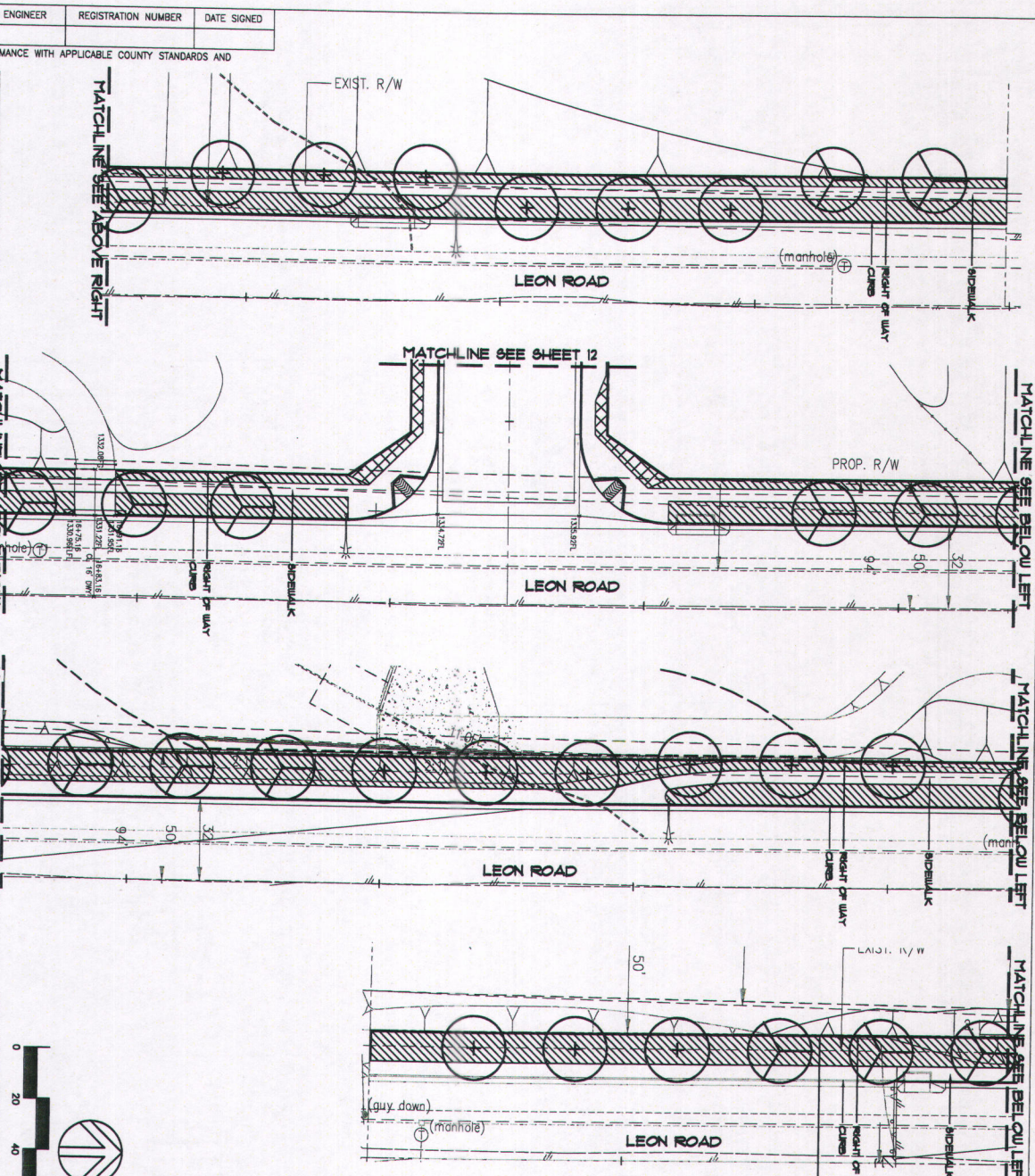
PREPARED BY: R. DALE STATE, ARCHITECT, 2700 FORBES ROAD, SUITE 500, LAGUNA HILLS, CA 92653, (949) 367-3231

PROJECT: COUNTY OF RIVERSIDE, PLANNING DEPARTMENT, 1188 N. 88th STREET, CORNER OF NORTHEAST CORNER OF SOUTHWEST CORNER OF ALD ROAD AND 87 FEET WESTERN OF WESTERN OF SHERMAN ST. SCALE: HORIZONTAL 1"=50', VERTICAL 1"=10'

P.L. 13891, P.P. 21163, L.P. NO. 090303, SHEET NO. 12 OF 22 SHEETS

STREET IMPROVEMENT PLAN & PROFILE

COUNTY OF RIVERSIDE, PLANNING DEPARTMENT, 1188 N. 88th STREET, CORNER OF NORTHEAST CORNER OF SOUTHWEST CORNER OF ALD ROAD AND 87 FEET WESTERN OF WESTERN OF SHERMAN ST. FILE NO. 04.77103



NOTES

ALL PLANTING AREAS SHALL RECEIVE 2" DEPTH MULCH. REFER TO FORMULATED DETAIL, REFER TO DETAIL, P-624 ON SHEET 11.

ALL TREES SHALL BE SET 6' FEET OR ANY HARDSCAPE SHALL BE INSTALLED WITH ROOT BARRIERS. REFER TO DETAIL, P-625 ON SHEET 11.

PLANT LEGEND	BOTANICAL NAME	CULTIVAR NAME	QTY.	SIZE/SPACING	WUCOLS DET. NO.
TREES	CEANOBIUM DESSERT HARBURY	PALO VERDE	6	3 1/2" BOX	P-624/11
	ICELANDIC PINE	COLLEMAN TREES	82	2 1/2" BOX	P-624/11
	ALBERTA PRINCEPALE	COAST LIVE OAK	8	2 1/2" BOX	P-624/11
SHRUBS	SAUCISSURE THIN LEAF	DUANE CORONER BUSH	1628	1 1/2" O.C.	P-624/11
	CANEY DIVALIA	BERNICE LET BUSH	3644	1 1/2" O.C.	P-624/11
	REPENSIS SPICIFOLIA	ROSEMARY	168	1 1/2" O.C.	P-624/11

CONCRETE LEADERS AS TYPICAL SEPARATION FOR LITD MAINTENANCE. REFER TO DETAIL, P-625, SHEET 11.

COUNTY OF RIVERSIDE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
NO. 88-1-CONSOLIDATED

APPROVED BY: _____
DATE: _____

ON-SITE REVIEWED AND APPROVED BY:
EASTERN MUNICIPAL WATER DISTRICT

DATE: _____

DESIGNED BY: _____
PROJECT ENGINEER: _____
DATE: _____

APPROVED BY: _____
DATE: _____

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
-------------------------------	---------------------	-------------

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALERT
 CALL BEFORE YOU DIG
 TOLL FREE: A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
 1-800-4-A-DIG
 1-800-427-2800

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 WORK CONTAINED WITHIN THESE PLANS ENFORCEMENT PERMIT AND/OR A DRAWING PERMIT HAS BEEN ISSUED.
 No other agency of state has been notified by the contractor. The contractor is responsible for obtaining all necessary permits and for obtaining all applicable codes and meeting the needs of the public.

DATE	BY	DATE	REVISIONS

PREPARED BY:
R. DALE HARRIS
 2190 ROGERS ROAD
 SUITE 510, WAGNER, CA 92697
 (949) 367-4211
 FAX (949) 367-4211

REMARKS:
 COUNTY DESIGNATION: TBM 1-89
 CHECKED BY: CORNER OF SOUTHERLY OF AID ROAD AND 87TH WESTERN OF W. WA
 SCALE: 1/4" = 1'-0"

P.L. 33891 P.P. 21163 I.P. No. 080039 SHEET NO. 10
 COUNTY OF RIVERSIDE
 STREET IMPROVEMENT PLAN & PROFILE
 IRRIGATION DETAILS
 FOR: FRENCH VALLEY AIRPORT CENTER W.O. 04-777.03 FILE NO. OF 22 SHS

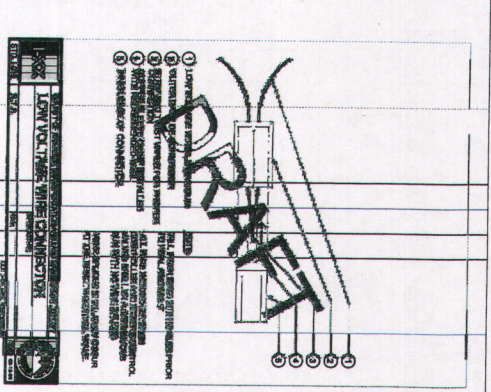
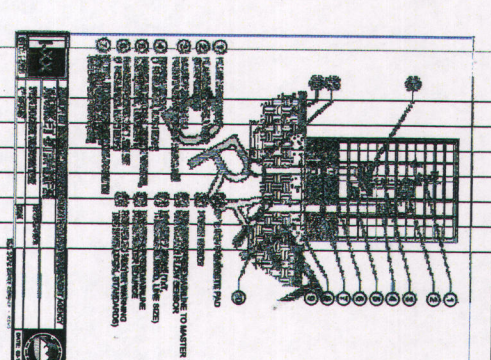
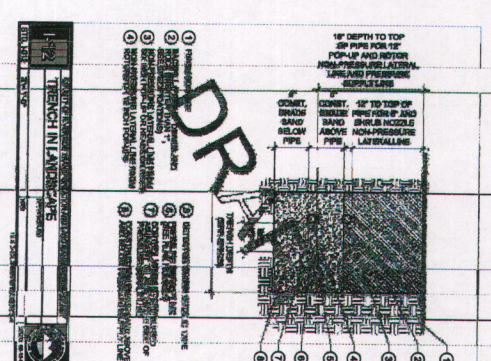
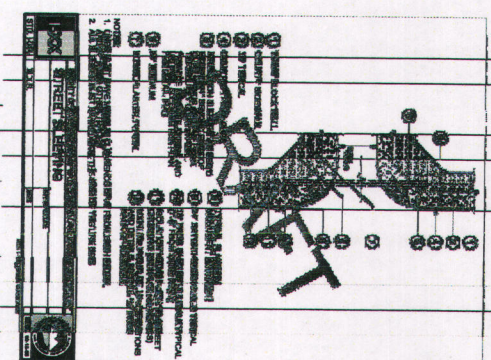
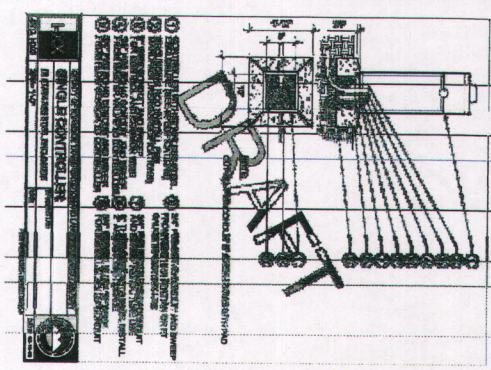
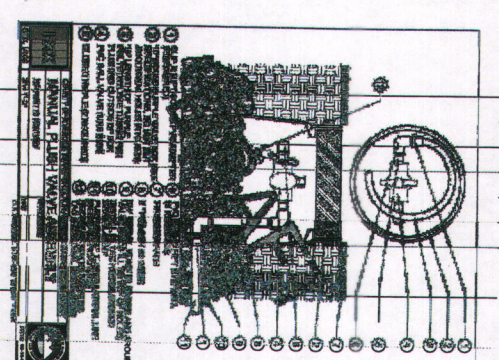
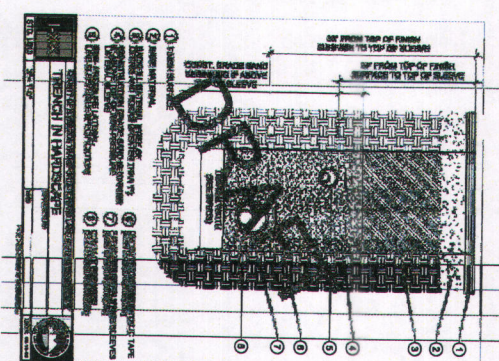
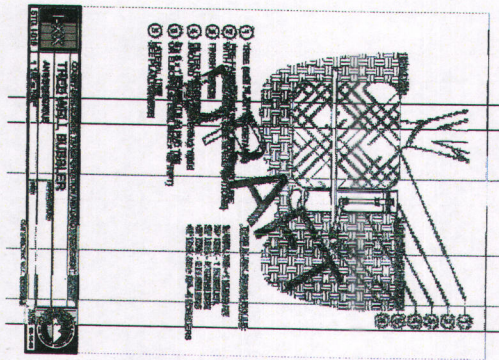
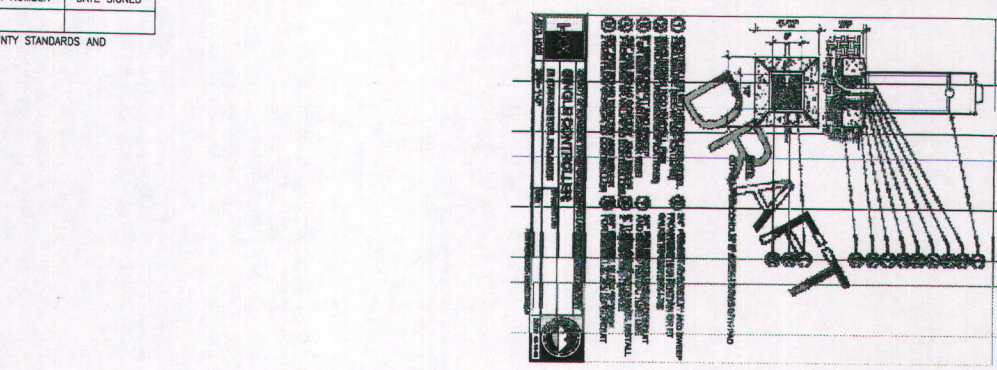
On-Site Repeal Water Approved By
 EASTERN MUNICIPAL WATER DISTRICT

DATE	DATE

APPROVED BY: _____

COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 88-1-CONSOLIDATED

DATE	DATE



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL BE CONSIDERED VOID WITHOUT AN EXTENDING PERMIT HAS BEEN ISSUED.

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies and for obtaining all necessary utility information and for obtaining all necessary utility information and for obtaining all necessary utility information.

DATE	BY	REVISIONS

DATE	BY	REVISIONS

DATE	BY	REVISIONS

DATE	BY	REVISIONS

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DATE	BY	REVISIONS

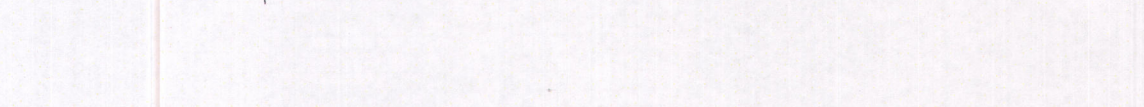
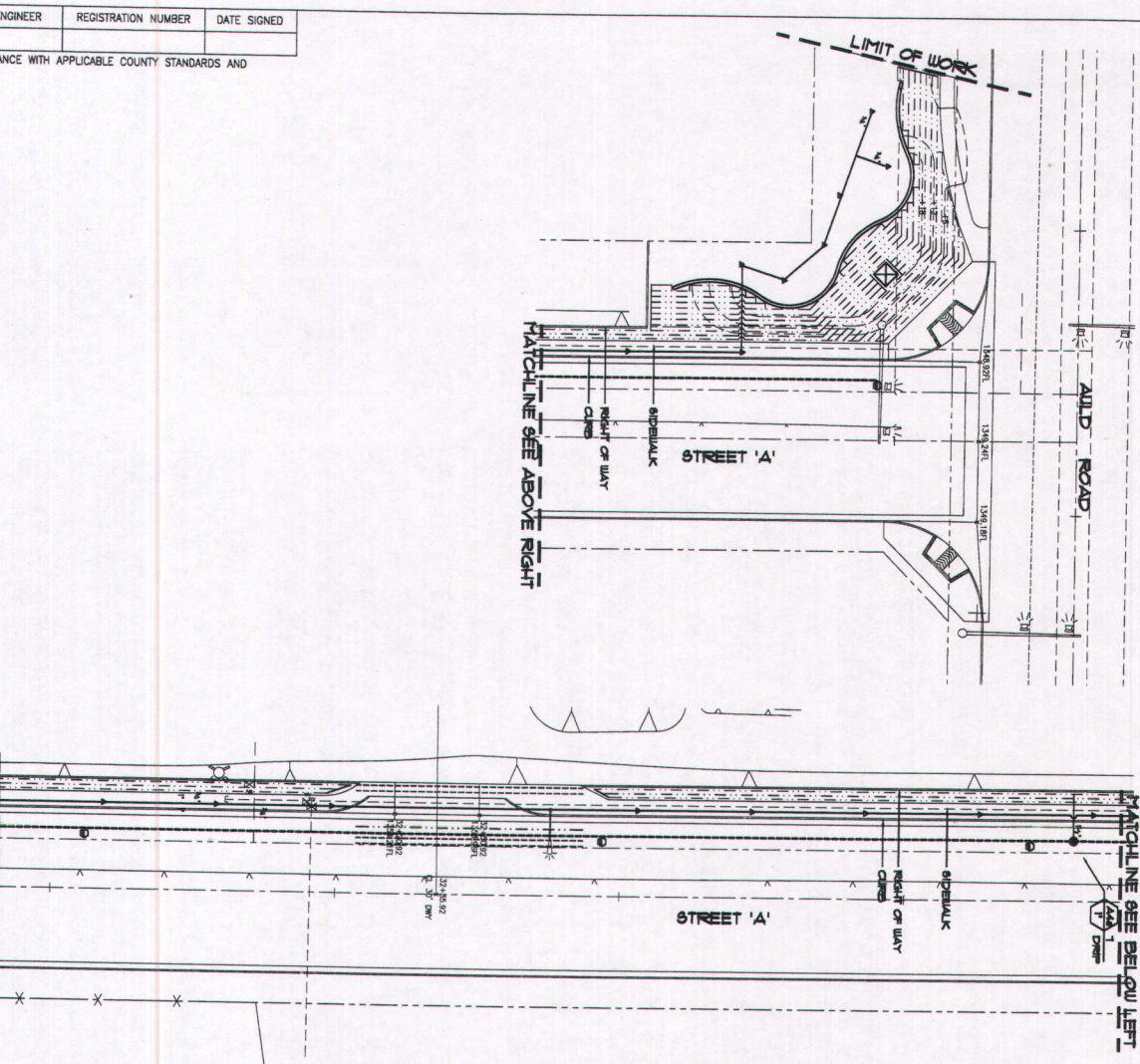
DATE	BY	REVISIONS

DATE	BY	REVISIONS

DATE	BY	REVISIONS

DATE	BY	REVISIONS

DATE	BY	REVISIONS



IRIGATION LEGEND

SYMBOL	DESCRIPTION
1	VALVE
2	PIPE
3	PIPE
4	PIPE
5	PIPE
6	PIPE
7	PIPE
8	PIPE
9	PIPE
10	PIPE
11	PIPE
12	PIPE
13	PIPE
14	PIPE
15	PIPE
16	PIPE
17	PIPE
18	PIPE
19	PIPE
20	PIPE
21	PIPE
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85	PIPE
86	PIPE
87	PIPE
88	PIPE
89	PIPE
90	PIPE
91	PIPE
92	PIPE
93	PIPE
94	PIPE
95	PIPE
96	PIPE
97	PIPE
98	PIPE
99	PIPE
100	PIPE

PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	6-10
1"	8-15
1 1/4"	10-20
1 1/2"	12-25
2"	20-40

NOTE: REFER TO SHEET 6-1 FOR IRRIGATION DETAILS AND NOTES. REFER TO SHEET 7B AND 7C FOR IRRIGATION SPECIFICATIONS.

DATE: _____

APPROVED BY: _____

COUNTY OF RIVERSIDE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
NO. 88-1-CONSOLIDATED

ON-SITE RECORDED WATER APPROVED BY: _____
EASTERN MUNICIPAL WATER DISTRICT

P.L. 33871 P.P. 21163 L.R. No. 080038
COUNTY OF RIVERSIDE
STREET IMPROVEMENT PLAN & PROFILE
IRRIGATION PLAN
SHEET NO. 7
OF 22 SHEETS

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES:



DICTIONARY
 DIAL BEFORE YOU DIG
 TOLL FREE: 1-800-227-2800
 UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

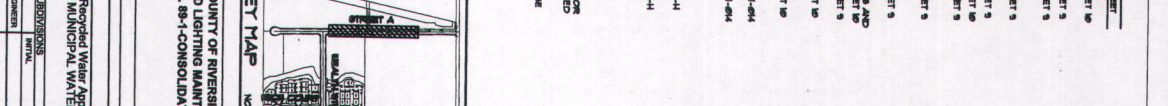
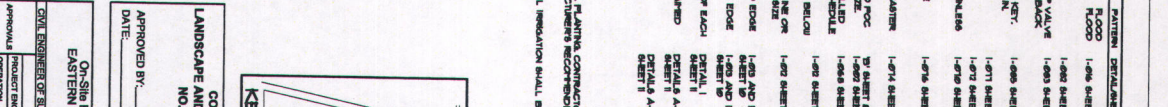
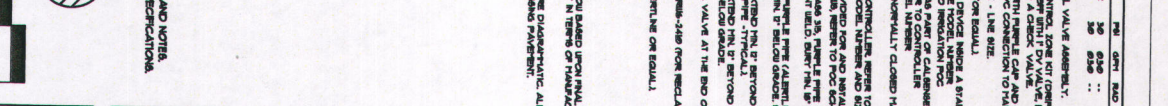
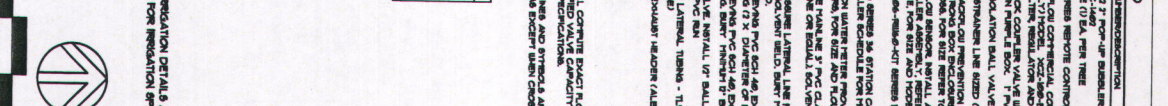
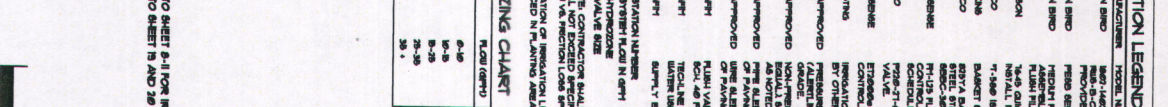
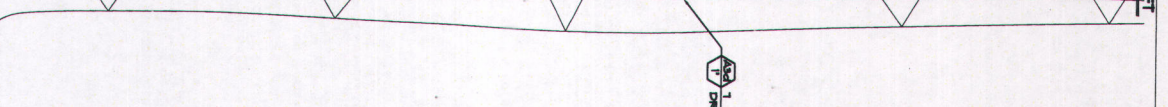
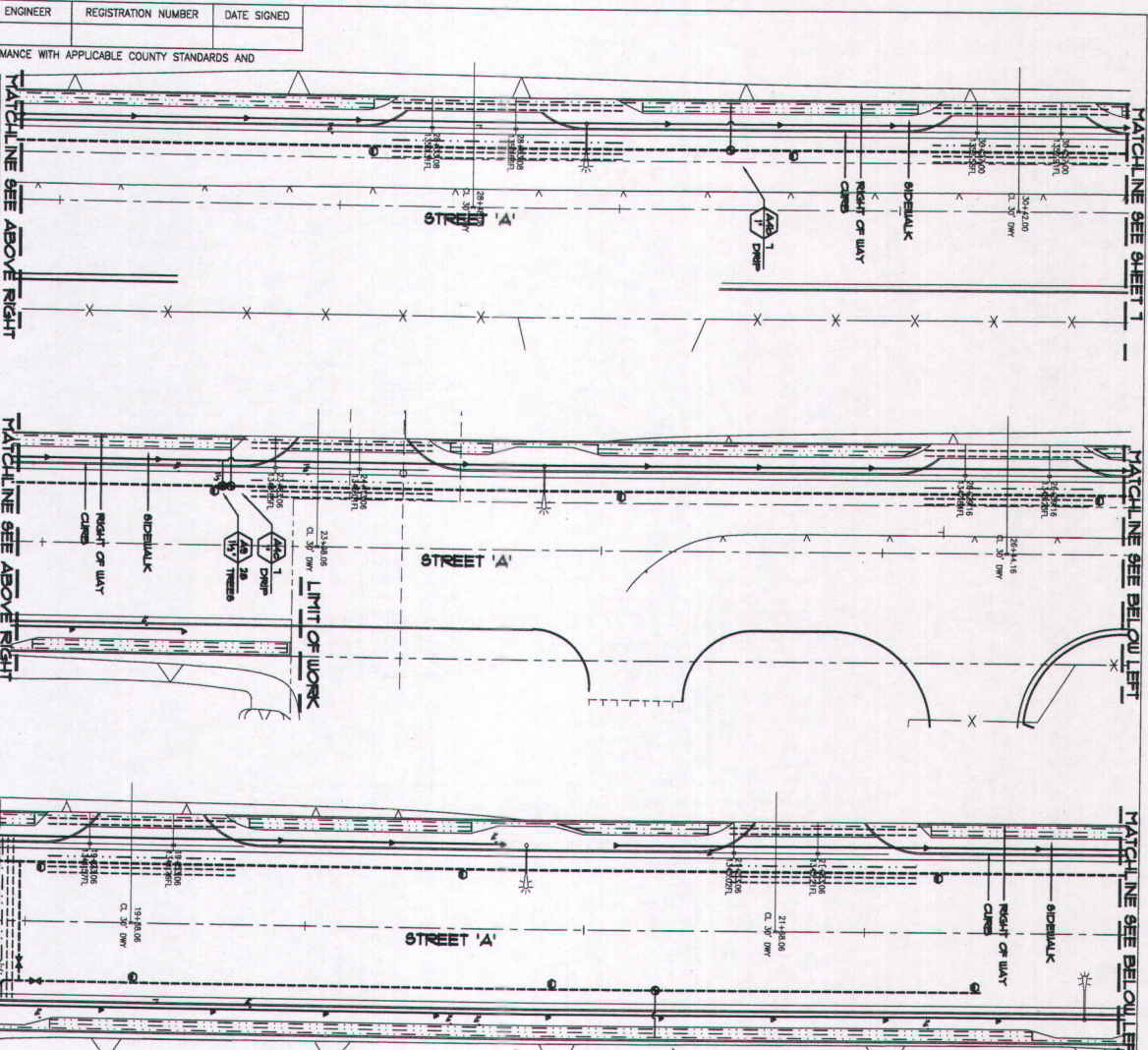
WORK BY DATE	REVISIONS	APPROVAL DATE



PREPARED BY: **KLING STUBBINS**
 2781 GERRARD ROAD
 SUITE 210
 SAN JOSE, CALIFORNIA 95128
 (408) 253-2311

BENCHMARK: COUNTY OF RIVERSIDE
 DESIGNATION: 10M 1-89
 CONCISE SLAB 7.5 FEET +
 SOUTHERLY OF AUTO ROAD
 AND 87 FEET WESTERLY OF
 VALLEY VIEW DRIVE

P. # 23891 P.P. 21163 J.P. No. 0800389 SHEET NO. 6
 COUNTY OF RIVERSIDE
 STREET IMPROVEMENT PLAN & PROFILE
 FOR: FRENCH VALLEY AIRPORT CENTER
 W.D. 04.17.03 COUNTY OF RIVERSIDE
 FILE NO. OF 22 SWS



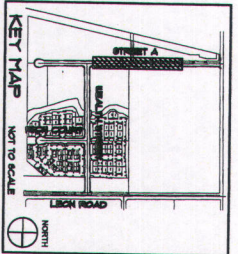
IRRIGATION LEGEND

SYM	DESCRIPTION	PIPE SIZE	DEPTH	VALVE	DETAILS SHEET
1	RAIN BIRD	3/4"	12"	AS APPROVED	1-08 SHEET 10
2	RAIN BIRD	1/2"	12"	AS APPROVED	1-08 SHEET 10
3	RAIN BIRD	3/8"	12"	AS APPROVED	1-08 SHEET 10
4	RAIN BIRD	1/4"	12"	AS APPROVED	1-08 SHEET 10
5	RAIN BIRD	3/16"	12"	AS APPROVED	1-08 SHEET 10
6	RAIN BIRD	1/8"	12"	AS APPROVED	1-08 SHEET 10
7	RAIN BIRD	3/32"	12"	AS APPROVED	1-08 SHEET 10
8	RAIN BIRD	1/16"	12"	AS APPROVED	1-08 SHEET 10
9	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
10	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
11	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
12	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
13	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
14	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
15	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
16	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
17	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
18	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
19	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
20	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
21	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
22	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
23	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
24	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
25	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
26	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
27	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
28	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10
29	RAIN BIRD	3/64"	12"	AS APPROVED	1-08 SHEET 10
30	RAIN BIRD	1/32"	12"	AS APPROVED	1-08 SHEET 10

PIPE SIZING CHART

PIPE SIZE	FLOOR (FT)
3/4"	0-10
1/2"	10-20
3/8"	20-30
1/4"	30-40
3/16"	40-50
1/8"	50-60
3/32"	60-70
1/32"	70-80

NOTE: CONTRACTOR SHALL VERIFY EXISTING PIPING AND SHALL NOT EXCEED SPECIFIED VALVE CAPACITY IN TERMS OF MANUFACTURER'S RECOMMENDATION. LOCATION OF IRRIGATION LINES AND SYMBOLS ARE CLASSIFIED. ALL IRRIGATION SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY. ALL IRRIGATION SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY.



COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 891-CONSOLIDATED
 APPROVED BY: _____
 DATE: _____

DATE	DATE	DATE

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
-------------------------------	---------------------	-------------

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DIGALERT
 CALL BEFORE YOU DIG
 1-800-227-2800
 TOLL FREE A PUBLIC SERVICE
 UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF THE ENGINEER AND NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER.

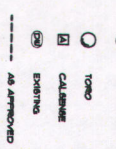
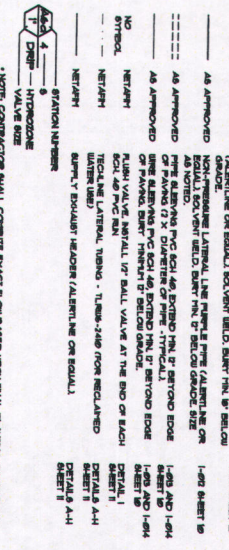
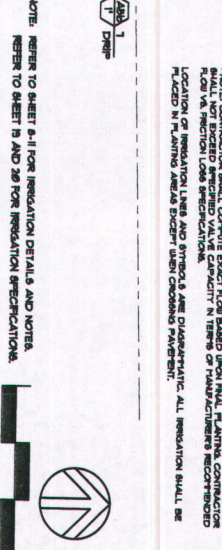
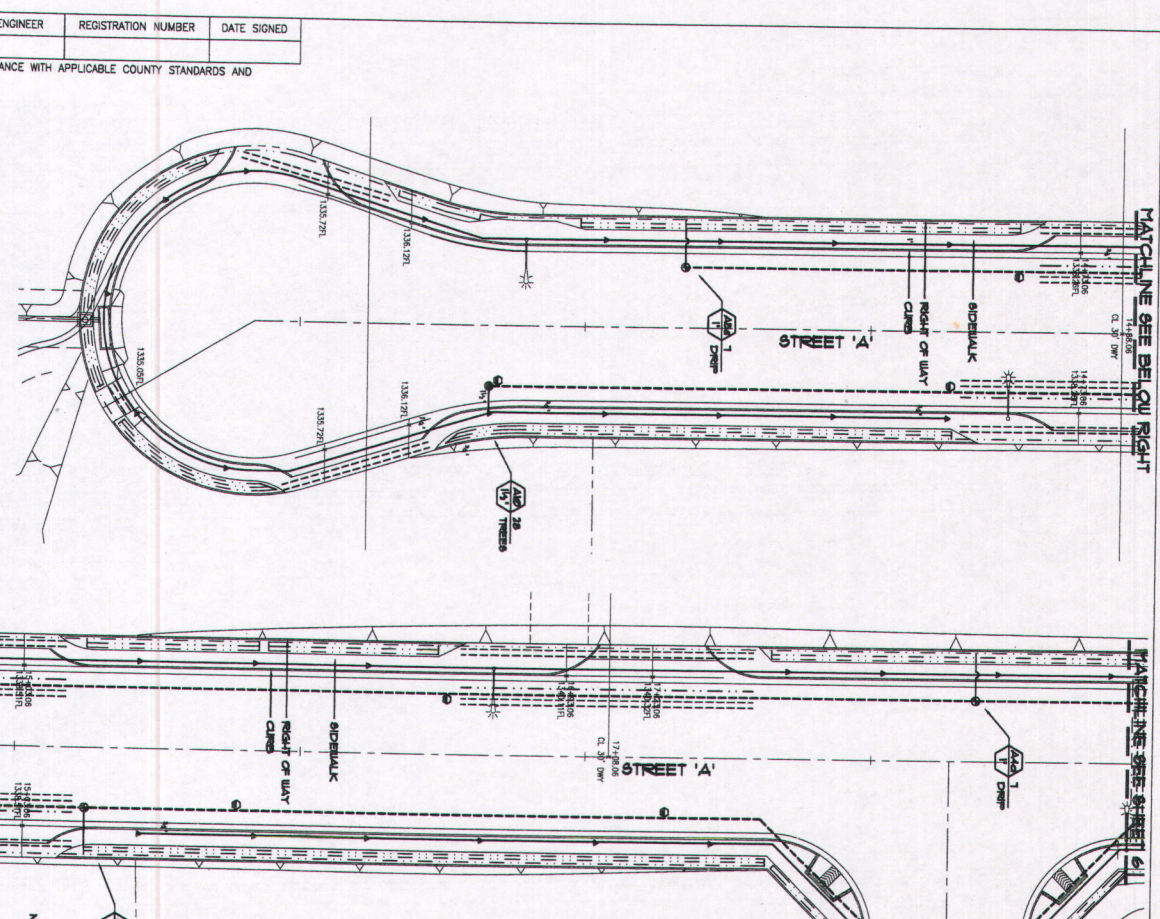
NO.	DATE	DESCRIPTION

SEAL

PREPARED BY:
R. DOLE
 2700 FORTRESS ROAD
 SAN JOSE, CALIFORNIA 95128
 (408) 251-1111

BENCHMARK:
 REVERSE COUNTY
 CORNER OF
 NORTHEAST CORNER OF
 SOUTH SIDE OF 60' TO 70' SET
 AND 87 FEET WESTERLY OF
 LEON ROAD ELEV. 1385.03

P.L. 23691 P.P. 21183 L.S. No. 080238 SHEET NO.
 COUNTY OF RIVERSIDE
 SCHEDULE T
 STREET IMPROVEMENT PLAN & PROFILE
 IRRIGATION PLAN
 COUNTY OF RIVERSIDE
 FILE NO. 07-22-SHS



IRRIGATION LEGEND

RAIN BIRD
 RISER
 VALVE
 HYDRANT
 PIPE

PIPE SIZING CHART

PIPE SIZE (INCHES)
 FLOW (GPM)

3/4"	10
1"	20
1 1/2"	30
2"	40

KEY MAP
 NOT TO SCALE

COUNTY OF RIVERSIDE
 LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
 NO. 08-1-CONSOLIDATED

APPROVED BY: _____
 DATE: _____

On-Site Revisited Water Approved By:
 EASTERN MUNICIPAL WATER DISTRICT

DATE: _____
 DATE: _____
 DATE: _____

NOTE: REFER TO SHEET 6-11 FOR IRRIGATION DETAILS AND NOTES.
 REFER TO SHEET 6-10 AND 28 FOR IRRIGATION SPECIFICATIONS.

SCALE: 1" = 20'

0 20 40 60 80

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

DISCLAIMER

DIAL BEFORE YOU DIG

NO WORKING DAYS BEFORE UNDERGROUND SERVICE ALERT

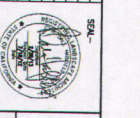
A PUBLIC SERVICE BY THE CALIFORNIA STATE WATER RESOURCES AGENCY

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK COMPLETED WITH THESE PLANS ENFORCEMENT PERMIT AND/OR A STOPPING PERMIT HAS BEEN ISSUED.

In the event of any change in the project or conditions, the contractor shall be responsible for obtaining the necessary permits and approvals from the appropriate agencies.

DATE	BY	DATE	BY



PREPARED BY:

R. DALE HARRIS

7701 FOREST ROAD
SUITE 5100
INDIAN WELLS, CA 92677
(949) 387-8231
FAX (949) 387-8231

DATE: _____

SCALE: 1" = 40'

DESIGNED BY: _____

CHECKED BY: _____

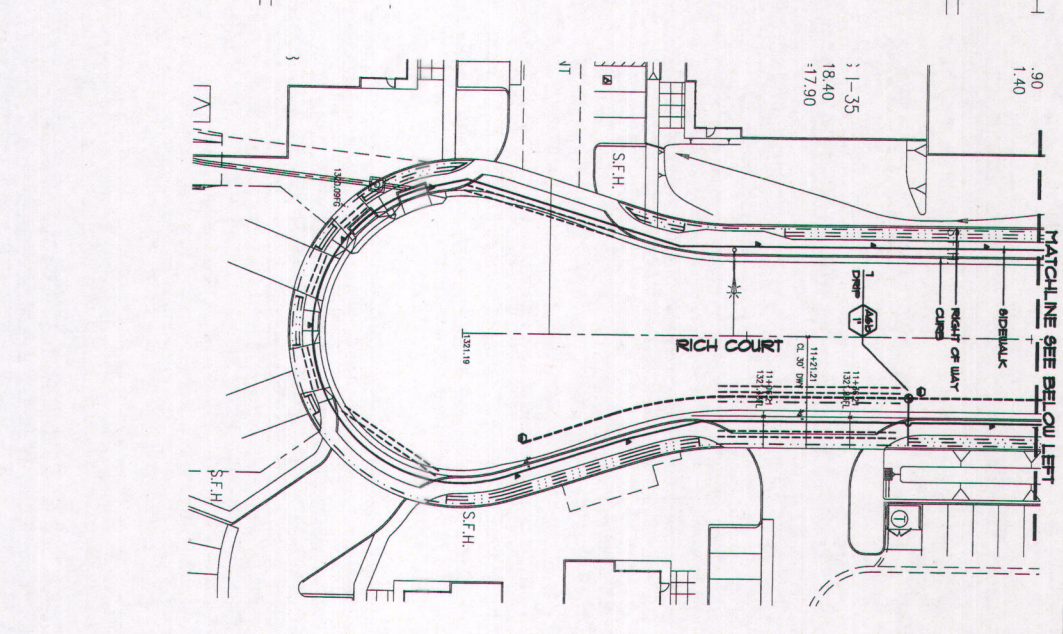
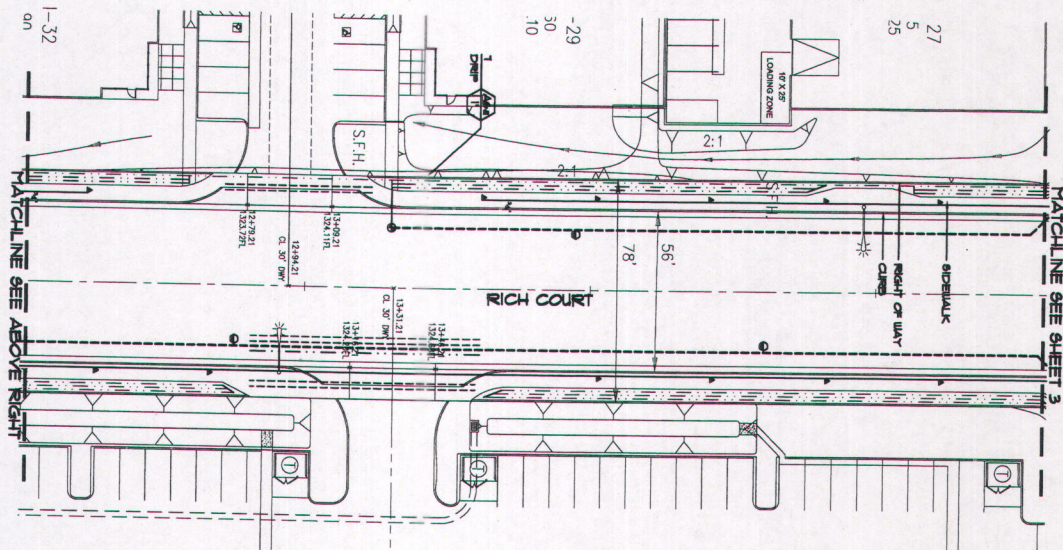
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SCALE: 1" = 40'

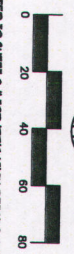
FOR: FRENCH VALLEY AIRPORT CENTER

IRRIGATION PLAN

FILE NO. _____



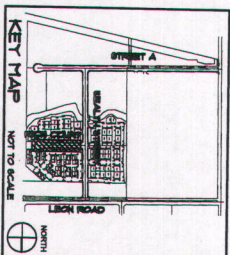
NOTE: REFER TO SHEET 2-11 FOR IRRIGATION DETAILS AND NOTES. REFER TO SHEET 2-10 AND 2-9 FOR IRRIGATION SPECIFICATIONS.



PIPE SIZING CHART

PIPE SIZE	FLOW (GPM)
3/4"	6-10
1"	8-15
1 1/4"	15-25
1 1/2"	20-35
2"	35-50

- IRRIGATION LEGEND**
- 1. RAIN BAND
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 - 96. RAIN BAND
 - 97. RAIN BAND
 - 98. RAIN BAND
 - 99. RAIN BAND
 - 100. RAIN BAND



APPROVED BY: _____

DATE: _____

COUNTY OF RIVERSIDE
LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT
NO. 89-1-CONSOLIDATED

ON-SITE DESIGNER: _____

PROJECT ENGINEER: _____

DATE: _____

P.L. 33891

P.E. 21163

L.P. No. 080248

SHEET NO. 4

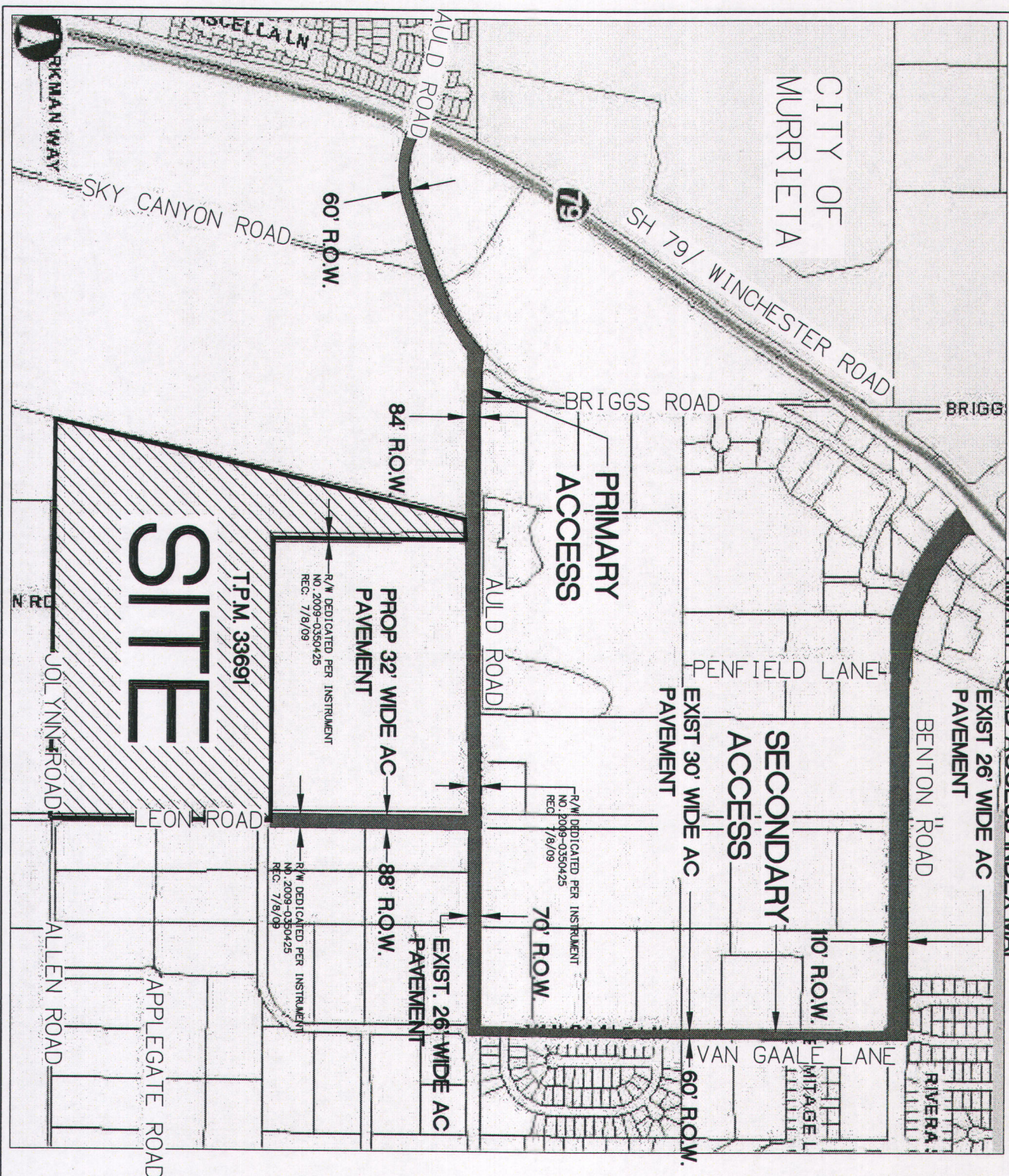
STREET IMPROVEMENT PLAN & PROFILE

IRRIGATION PLAN

FILE NO. _____

TENTATIVE PARCEL MAP NO. 33691 - REVISED NO. 1

PRIMARY ROAD ACCESS INDEX MAP



ROAD WIDTH NOTES:
 ROAD WIDTHS SHOWN REPRESENT
 THE NARROWEST WIDTH OF A.C.
 PAVING WITHIN THE RESPECTIVE
 ROAD.

SCHEDULE 'E'

TEC CONSULTANTS INC.
 ENGINEERING
 CONSULTANTS INC.

LAND PLANNING, CIVIL, ENGINEERING, CONSTRUCTION CONSULTANTS
 2100 W. 10TH AVENUE, SUITE 2025
 DENVER, CO 80202
 PHONE: 303-733-1111
 FAX: 303-733-1112
 DATE: 10/07/14

ROBERT ALPARK CENTER
 3500 PARKMAN ROAD, SUITE 200
 DENVER, COLORADO 80202

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/07/14	PREPARED FOR SUBMITTAL		
2				
3				
4				
5				
6				
7				
8				
9				
10				



FRENCH VALLEY
AIRPORT CENTER
TERESITA, CA

INDUSTRIAL
PARK
17 THROUGH 28

FRENCH VALLEY AIRPORT
CENTER, LLC
LOS ANGELES, CA



PLANTING
PLAN

APW 883-600-022
LP No. 000038

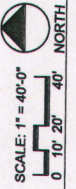
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DATE

2/20/12
2012-01-11 09:00 AM
Project Name
Project No.

SHEET

L-7



SEE SHEET L-8 FOR PLANTING LEGEND

WEALTH STREET

SECONDARY ENTRY PLANTER
REFER TO DETAIL, TYP.

MAIN ENTRY PLANTER
REFER TO DETAIL, TYP.

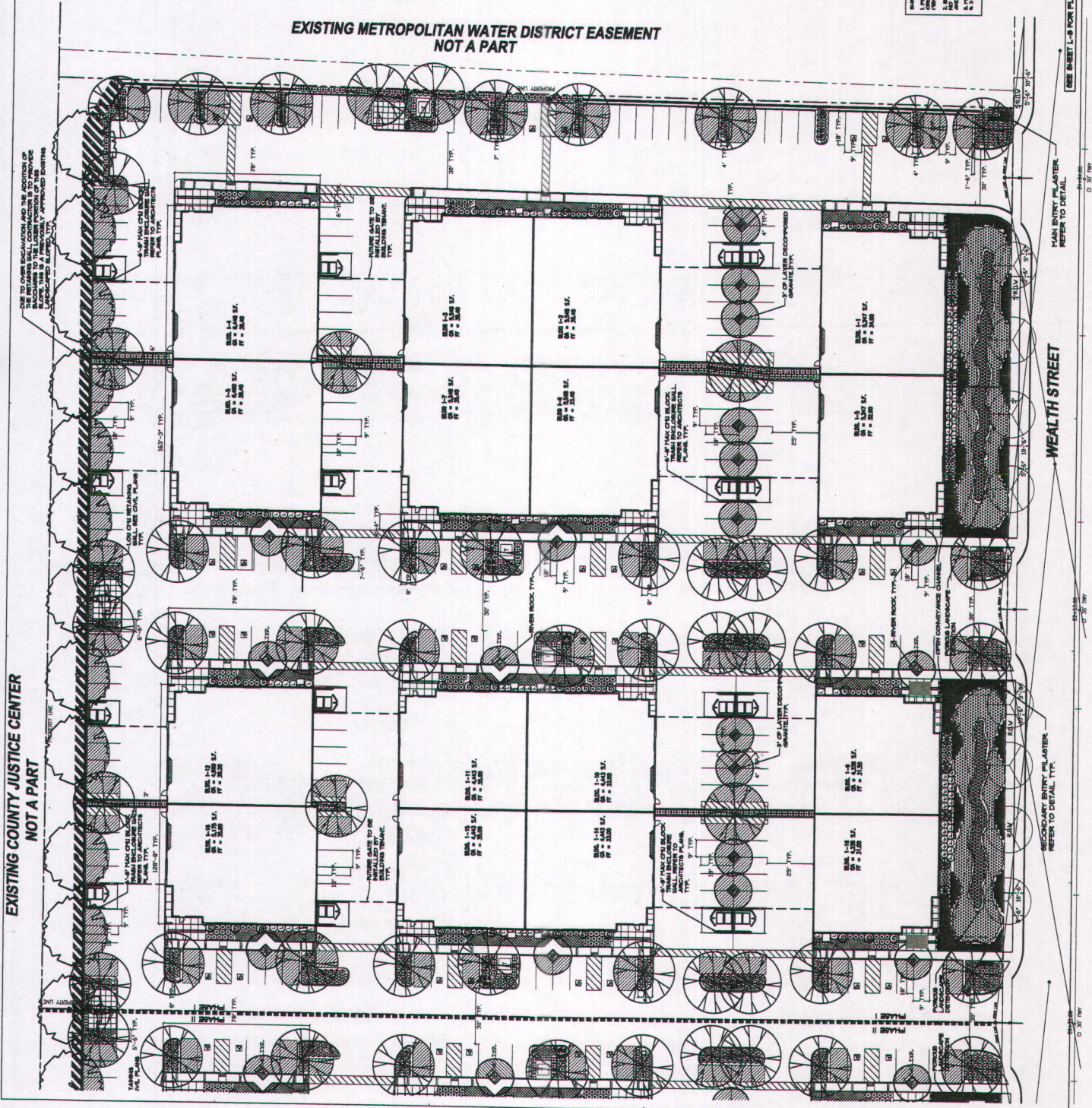
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NOT A PART

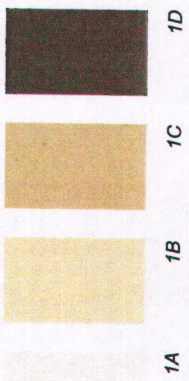
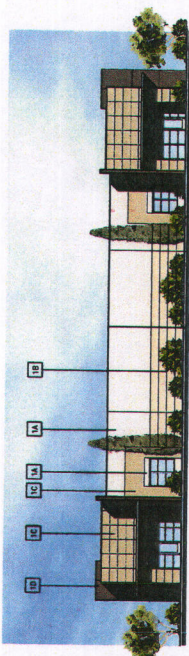
USE TO COVER EXCAVATION AND THE SECTION OF
THE RETAINING WALL CONTRACTOR IS TO PROVIDE
BLOCK TIE IS A PREVIOUSLY APPROVED DRAWING
DATE 11/11/11

EXISTING COUNTY JUSTICE CENTER
NOT A PART

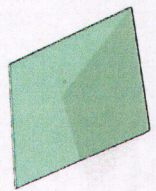
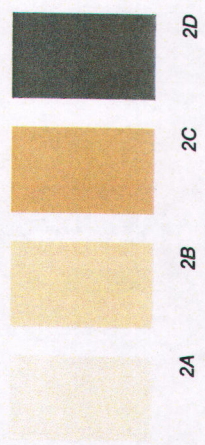
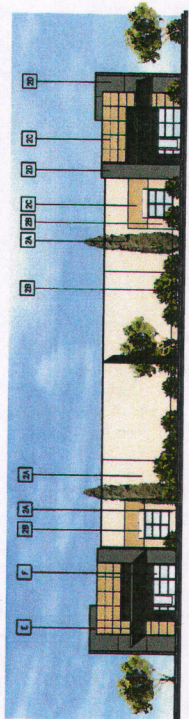
REVISIONS TO SHADINGS
REVISIONS TO
TOTAL PLANTING MATERIAL
SHADINGS TO BE PROVIDED
SHADINGS TO BE PROVIDED
SHADINGS TO BE PROVIDED
SHADINGS TO BE PROVIDED

1. UNIMPAVED DRIVE PAVEMENT
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10. UNIMPAVED DRIVE PAVEMENT





E



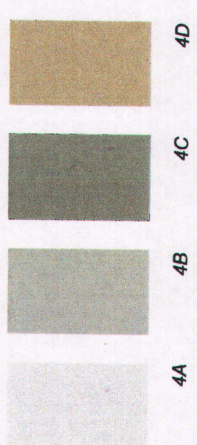
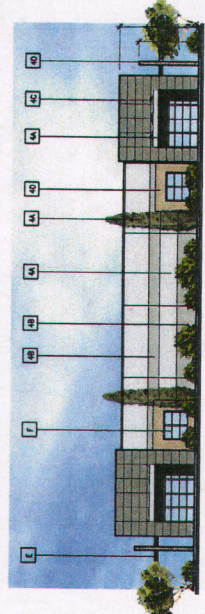
F

COLORS AND MATERIALS

- 1A CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1800
- 1B CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1801
- 1C CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1803
- 1D CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1833
- 2A CONCRETE TILTUP PANEL - PAINT GLIDDEN # A0729
- 2B CONCRETE TILTUP PANEL - PAINT GLIDDEN # A0730
- 2C CONCRETE TILTUP PANEL - PAINT GLIDDEN # A0732
- 2D CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1945
- 3A CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1835
- 3B CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1836
- 3C CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1837
- 3D CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1848
- 4A CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2010
- 4B CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2011
- 4C CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2012
- 4D CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1823

E ALUMINIUM AWNING

F ALUMINIUM STOREFRONT AND GLAZING - PPG ATLANTICA, ARCADIA CLEAR



2006-038

5/10/2012



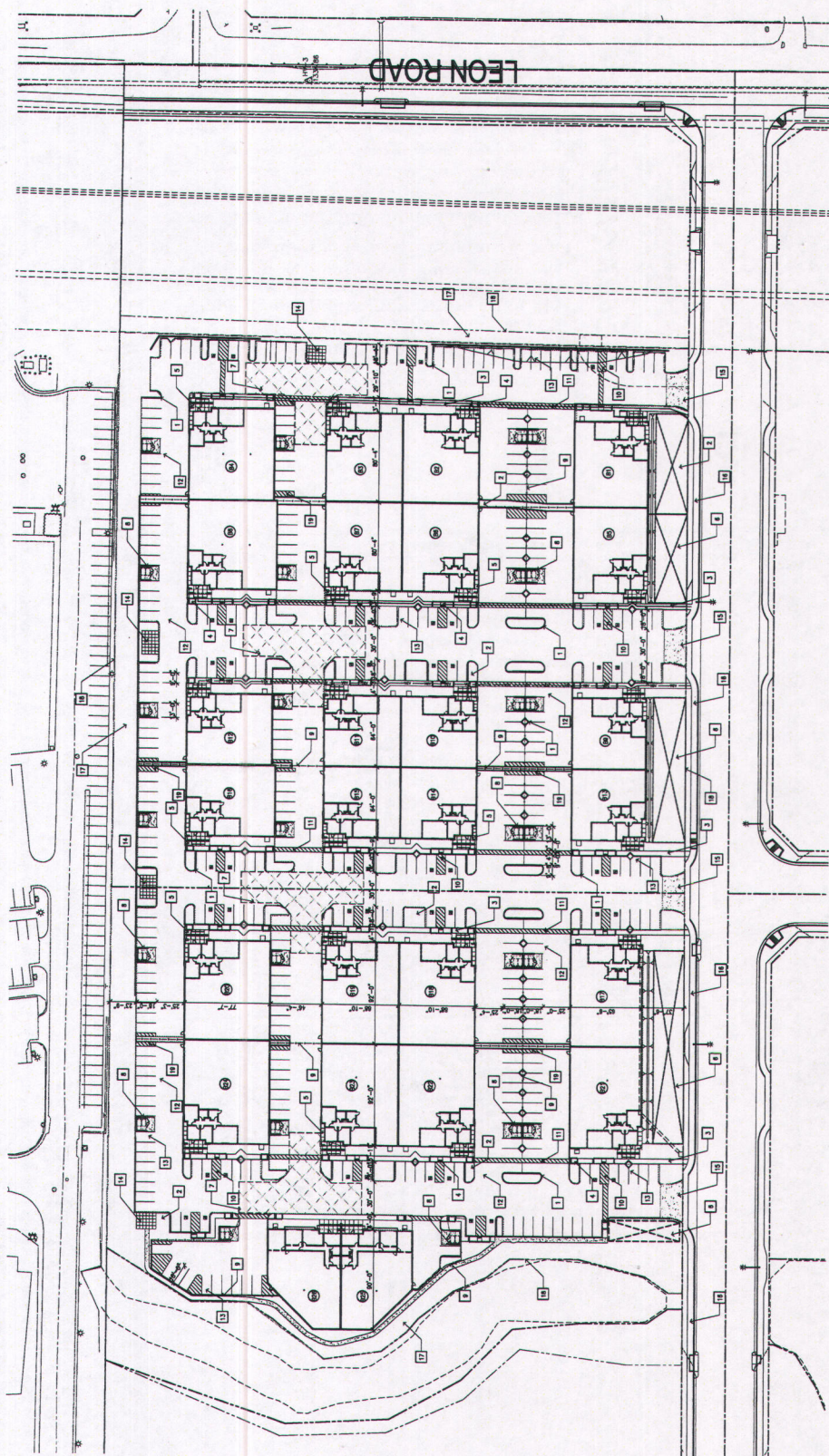
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French Valley Airport Center

French Valley Airport Center, LLC

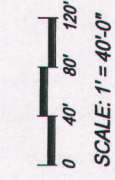
515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860



AREA SUMMARY

TOTAL SITE AREA	1,000,000
TOTAL LANDSCAPE AREA	100,000
TOTAL PAVED AREA	500,000
TOTAL IMPROVED AREA	600,000



⊕ N

SITE PLAN - PARCELS 4, 5 N

A2



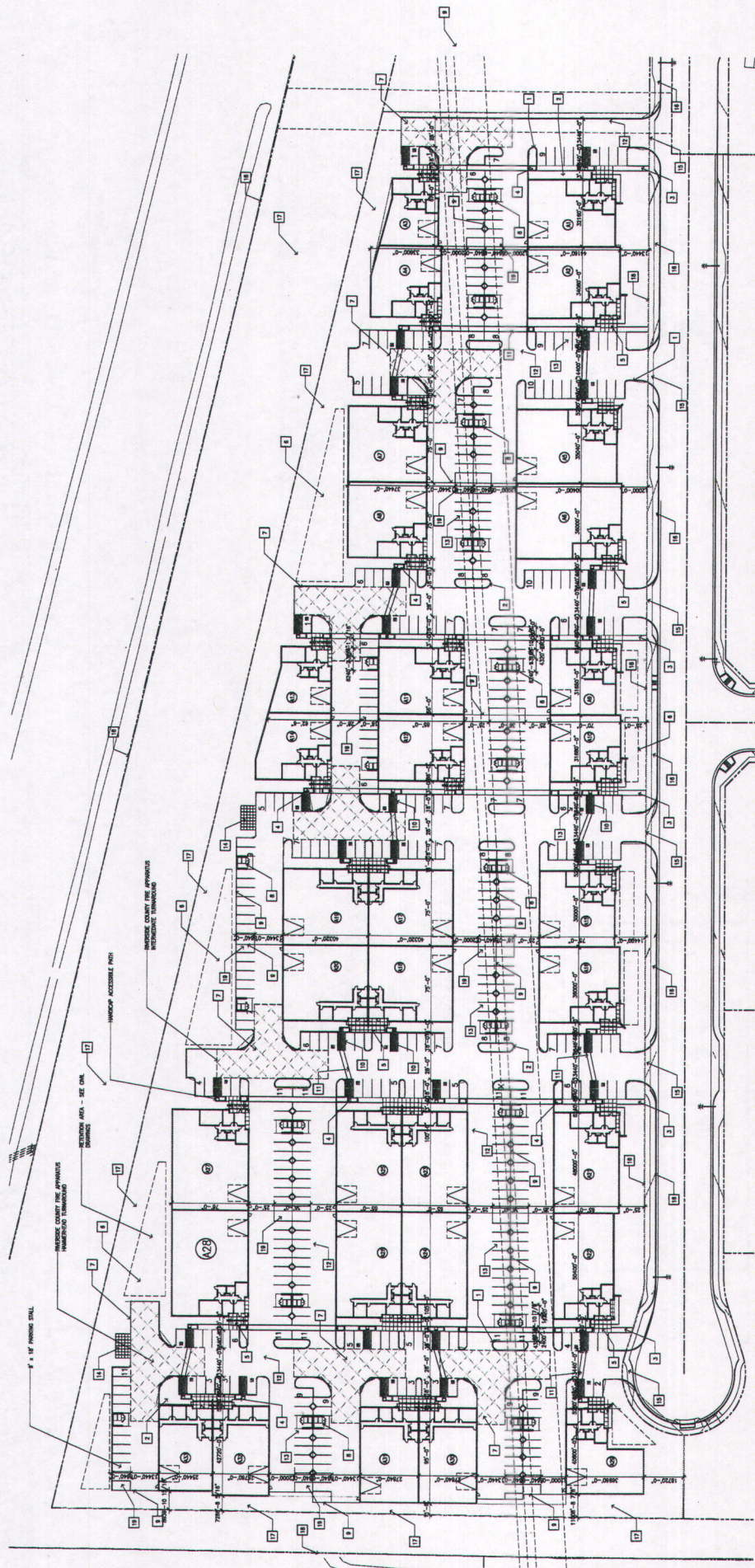
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 659-8880

- REVISED
- 1 CONCRETE CURB - SEE CIVIL DRAWINGS
 - 2 LANDSCAPE PLANTING - SEE LANDSCAPE DRAWINGS
 - 3 4" WIDE CONCRETE HANDICAP ACCESS CURB
 - 4 HANDICAP ACCESSIBLE RAMP
 - 5 DIMENSIONED PAVING AT RAMP CORNER - SEE LANDSCAPE DRAWINGS
 - 6 LANDSCAPE DETENTION AREA - SEE CIVIL AND LANDSCAPE DRAWINGS
 - 7 CURB OF HANDICAPED FIVE (5) FT. WALKWAY THROUGHOUT - SEE FIVE DRAWINGS
 - 8 PAVED CONCRETE HIGH ENCLOSURE WITH PAVED METAL GATES
 - 9 PAVED METAL FENCE
 - 10 4" WIDE HANDICAP ACCESSIBLE ENCLASURE WALL
 - 11 4" WIDE PAVED HANDICAP ACCESSIBLE PART OF TRAIL
 - 12 OPTIMUM PAVING SURFACE - SEE CIVIL DRAWINGS
 - 13 COUNTY STANDARD 8" X 16" FINISHING STALL
 - 14 CONCRETE FIVE (5) FT. WALKWAY - SEE LANDSCAPE DRAWINGS
 - 15 DRIVEWAY - SEE CIVIL DRAWINGS
 - 16 STREET CROWNLINE - SEE CIVIL DRAWINGS
 - 17 DETROCK AREA - SEE CIVIL DRAWINGS
 - 18 PROPERTY LINE - SEE CIVIL DRAWINGS
 - 19 PAVED TERRAZZO AREA

French Valley Airport Center

French Valley Airport Center, LLC
516 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

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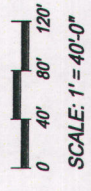


AREA QUANTITY	
TOTAL BUILDING AREA	142,000 SF (100% OF 142,000)
TOTAL LANDSCAPE AREA	24,100 SF (17% OF 142,000)
TOTAL ASPHALT AREA	24,100 SF (17% OF 142,000)

A3
 2006-09
 07/00/22



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SITE PLAN - PARCEL 2

French Valley Airport Center

French Valley Airport Center, LLC

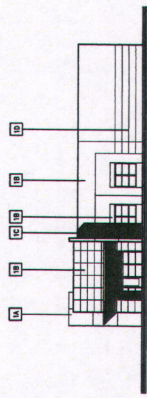
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ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

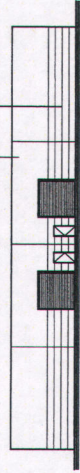
- REVISED
- 1 CONCRETE CURB - SEE CIVIL DRAWINGS
 - 2 LANDSCAPE PLANTING - SEE LANDSCAPE DRAWINGS
 - 3 4" WIDE CONCRETE HANDICAP ACCESS SIDEWALK
 - 4 HANDICAP ACCESSIBLE RAMP
 - 5 ENHANCED PAVING AT BUS ENTRY - SEE LANDSCAPE DRAWINGS
 - 6 LANDSCAPE RETENTION AREA - SEE CIVIL AND LANDSCAPE DRAWINGS
 - 7 CURB OF INLANDSIDE FIRE DEPT. HANDICAPPED TUNNAGEWAY - SEE FIRE DRAWINGS
 - 8 CONCRETE CURB WITH ENCLASURE WITH PAINTED METAL GRATES
 - 9 PAINTED METAL FENCE
 - 10 4" WIDE HANDICAP ACCESSIBLE BELONGING STALL
 - 11 4" WIDE PAINTED HANDICAP ACCESSIBLE PAIR OF TRAVEL
 - 12 ASPHALT PAVING SURFACE - SEE CIVIL DRAWINGS
 - 13 COUNTY SIGNING 8' X 11' PAVING STALL
 - 14 CONCRETE FOND AND - SEE LANDSCAPE DRAWINGS
 - 15 DRIVEWAY - SEE CIVIL DRAWINGS
 - 16 STREET SIDEWALK - SEE CIVIL DRAWINGS
 - 17 DRIVEWAY - SEE CIVIL DRAWINGS
 - 18 PROPERTY LINE - SEE CIVIL DRAWINGS
 - 19 PAINTED TUNNAGEWAY AREA



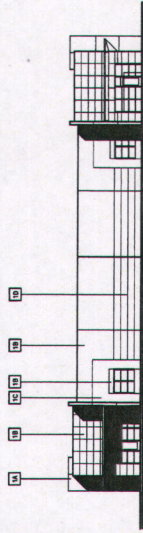
SOUTH ELEVATION



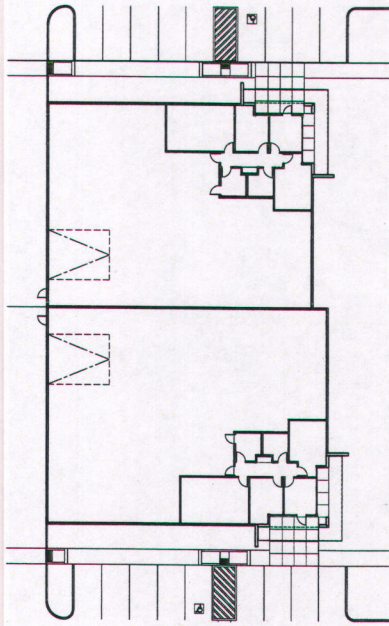
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



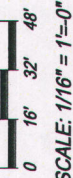
FLOOR PLAN

COLOR AND MATERIALS

- 1A CONCRETE TILTUP PANEL - PAINT CO #219
- 1B CONCRETE TILTUP PANEL - PAINT CO #729
- 1C CONCRETE TILTUP PANEL - PAINT CO #620
- 1D CONCRETE TILTUP PANEL - PAINT CO #620
- 1E NOT USED
- 1F NOT USED
- C ALUMINUM FINISH
- H ALUMINUM STRUCTURE AND CLADDING FIN - ALUMINA, ANODIZ - CLEAR

A4

SYNOPSIS



BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

ORANGE, CA, 92667, CA, USA, INC.

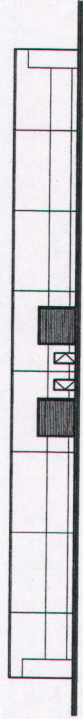
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 659-5886

French Valley Airport Center

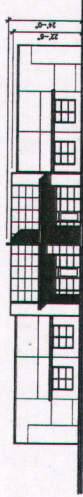
French Valley Airport Center, LLC

515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

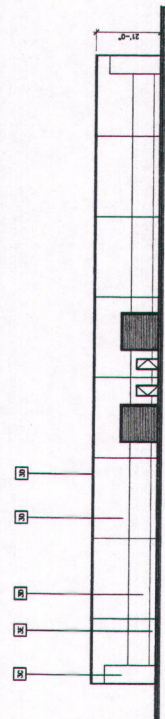
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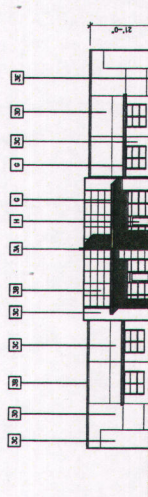
WEST ELEVATION



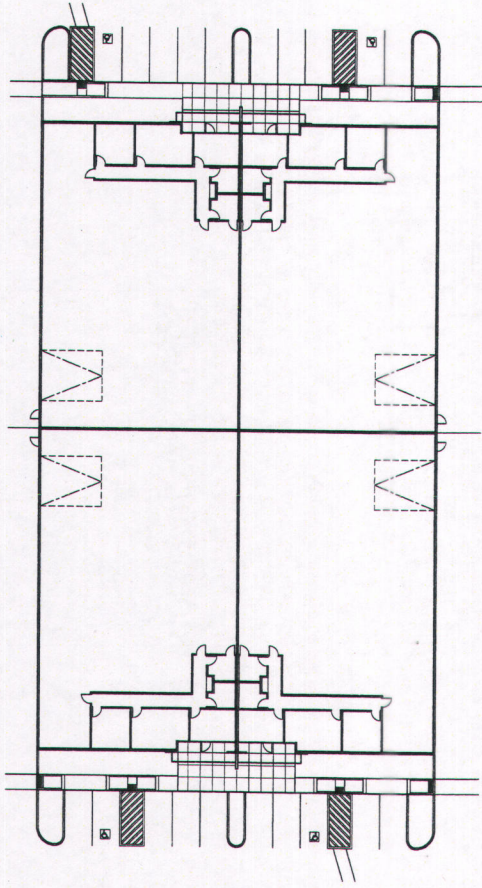
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



FLOOR PLAN

COLOR AND MATERIALS

- 1 CONCRETE TILT UP PANEL - PAINT TO FINISH
- 2 CONCRETE TILT UP PANEL - PAINT TO FINISH
- 3 CONCRETE TILT UP PANEL - PAINT TO FINISH
- 4 CONCRETE TILT UP PANEL - PAINT TO FINISH
- 5 CONCRETE TILT UP PANEL - PAINT TO FINISH
- 6 ALUMINUM WINDOW AND GLASSING (FINISH - BURNED, ANODIZED - CLEAR

A5



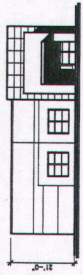
BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"



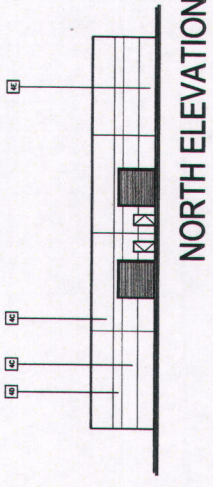
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 639-9860

French Valley Airport Center

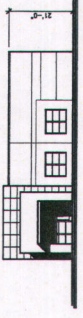
French Valley Airport Center, LLC
515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071



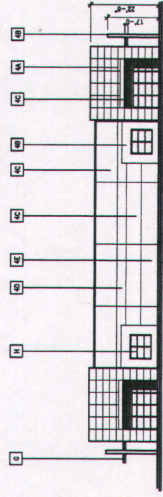
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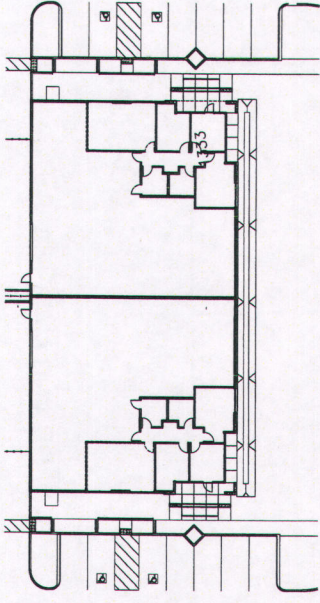
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

COLOR AND MATERIALS

1	CONCRETE TEMPL PANEL - PAINT OF #40
2	CONCRETE TEMPL PANEL - PAINT OF #40
3	CONCRETE TEMPL PANEL - PAINT OF #40
4	CONCRETE TEMPL PANEL - PAINT OF #40
5	CONCRETE TEMPL PANEL - PAINT OF #40
6	NET COLO
7	ALUMINA STRUCTURE AND GLASS PC - FLUOROC, BROWN - CLEAR



BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

A6

SYNOTIZ

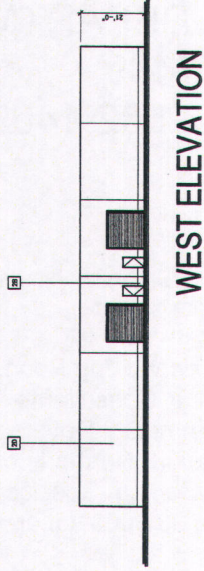


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 (714) 639-5860

French Valley Airport Center

French Valley Airport Center, LLC

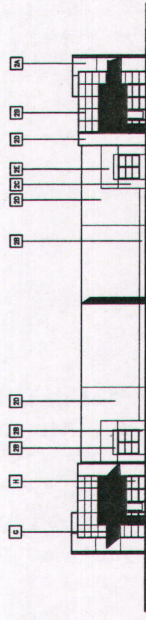
515 South Figueroa Street, Suite 1022B, Los Angeles, CA 90071



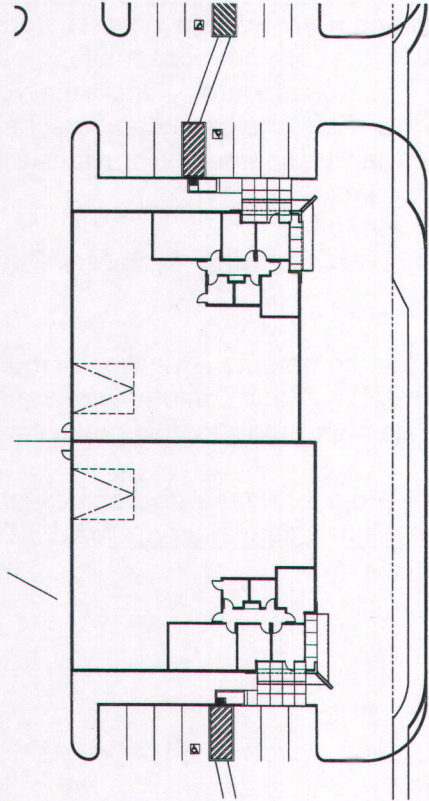
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



FLOOR PLAN

COLOR AND MATERIALS

- 1A CONCRETE TULIP PANEL - PAINT NO. F141
- 1B CONCRETE TULIP PANEL - PAINT NO. F123
- 1C CONCRETE TULIP PANEL - PAINT NO. F147
- 1D CONCRETE TULIP PANEL - PAINT NO. F120
- 1E CONCRETE TULIP PANEL - PAINT NO. F119
- 1F MET UNDS
- 1G ALUMINUM ANNO
- 1H ALUMINUM STOREFRONT AND CLINGING PVC - ALUMINUM ANNOVA - CLEAR



BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

A7

2002.05

07/02/11



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French Valley Airport Center

French Valley Airport Center, LLC
 515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

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

DATE: December 1, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25183 AMENDED NO. 1 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 34.38 Acres – Zoning: Specific Plan (SP) **REQUEST:** Proposes to develop up to 57 buildings with a combined gross floor area of 331,003 square feet. - APN: 963-080-002

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on December 18, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Public Health, Fire, Building & Safety Plan-check, EPD, Geology, Landscaping, Archaeo.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: October 16, 2012

TO:

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

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.-South West Station
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
ALUC

French Valley Airport
City Of Temecula Planning Dept.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

PLOT PLAN NO. 25183 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 82.74 Acres – Zoning: Specific Plan (SP) **REQUEST: The project proposes to develop up to 59 buildings with a combined gross floor area of 331, 083 square feet. - APN: 963-080-002**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: October 16, 2012

TO:

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

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.-South West Station
Riv. Co. Waste Management Dept.
3rd District Supervisor
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French Valley Airport
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PLOT PLAN NO. 25183 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 82.74 Acres – Zoning: Specific Plan (SP) **REQUEST:** The project proposes to develop up to 59 buildings with a combined gross floor area of 331, 083 square feet. - APN: 963-080-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Board of Directors

President
Randy A. Record

Vice President
David J. Slawson

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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**
Randy A. Record

Legal Counsel
Lemicux & O'Neill

March 4, 2015

Riverside County Planning Department
P.O. Box 1409
Riverside, Ca 92502-1409

Attention: Matt Straite

Gentlemen:

Subject: Plot Plan NO. 25183, Parcel Map No. 33961 (PM33961), Revised Map No. 1. Environmental Impact Report No. 539. A proposal to develop up to 59 commercial buildings ranging in size from 10,000 square feet to 100,000 square feet with a combined gross floor area of 331,083 square feet.

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points are further detailed in a separate document, known as EMWD's Plan of Service (POS), developed by the project proponent.

The subject project is an active project with EMWD's New Business Department, with a Work Order Number 11279.

Attached, please find a copy of the latest POS for the subject project, as approved by EMWD, on 06/23/2009.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: Plan of Service Summary, 6/23/2009

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org

PLAN OF SERVICE SUMMARY

***** NOTE TO APPLICANT: To fill out this form, please ensure that you are utilizing the latest design guidelines noted below:
 - EIMWD's "Water System Planning & Design" guidelines, Updated Feb 2008, and revised Sep 14, 2008
 - EIMWD's "Sanitary Sewer System Planning & Design" guidelines, Updated Feb 1993, and revised Sep 1, 2008

Applicant to complete Gray sections. EIMWD to complete Yellow/White sections

I. PROJECT INFORMATION

POS - Work Order: 11279
 Plan Check - Work Order: 11279
 Grid Partition: 14B
 ID (W/S): U28 / U25
 Thomas Guide:
 (a) Includes TTM, TR, PM, SP, APN or other applicable number or name
 Project Name: 44 PM 32061
 Cross Streets: SWC of Leon Rd. and Auld Rd

II. WATER DEMAND AND SEWER FLOW ASSESSMENT

AREA DESCRIPTION	DOMESTIC LAND USE		AREA SIZE		WATER DEMAND ASSESSMENT		PEAK FACTOR		SEWER FLOW ASSESSMENT	
	AC	DJ	AC	DJ	(GAL/AC) (GAL/EDU)	ADD	MOD	PKHR	(GAL/AC) (GAL/EDU)	ADF
Industrial/commercial	0		2000		120,000	0	1.5	3	1700	102,000
					0	0				0
					0	0				0
					0	0				0
					120,000	0				102,000
					TOTAL (GPD)	TOTAL (GPM)				TOTAL (GPD)
						83				TOTAL (GPM)
										71
										PEAK FACTOR
										2.85

AREA DESCRIPTION	IRRIGATION		AREA SIZE		WATER DEMAND ASSESSMENT		PEAK FACTOR	
	AC	DJ	AC	DJ	(GAL/AC) (GAL/EDU)	ADD	MOD	PKHR
Landscape	11.5		4000		47,200	0	2	
					0	0		
					47,200	0		
					TOTAL (GAL)	TOTAL (GPM)		
					47,200	33		

(b) BOARD APPROVAL REQUIRED? Yes No

III. WATER SUPPLY

Source: Mostly imported, supplemented by local groundwater resources

Capacity: Yes No

MAP SUBMITTED TO RALPH FRASER FOR REVIEW/COMMENT?

IV. WATER PRESSURE

Pressure Zone: 1806 HWL High Low Plan checker, Please verify the pressure
 Notes: Plan checker to verify static pressures
 (c) include attachments (such as hydraulic calculations, maps, etc.) when necessary

PLAN OF SERVICE SUMMARY

V. WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Existing 24" water line in Auld Rd. Existing 36" in Leon Rd.

VI. WATER FACILITY REQUIREMENTS ^(a)

Order/Offsite	Dia (in)	Length (ft) ^(b) within project /AE street	Location	Limits	Size needed by Project
Order/Offsite	12				12
Order/Offsite	Size	Unit	Location		
Booster Plant: Storage Tank: Implementing facility: Notes:					

(a) include attachments (such as hydraulic calculations, maps, etc.) when necessary
 (b) Approximate lengths for planning purposes only

VII. SEWER TREATMENT

Location:
 Capacity: Yes No

Terrencia Valley Regional Water Reclamation Facility

VIII. SEWER COLLECTION

Nearest Pipeline Facility w/Capacity: Existing 36" in Auld Road

IX. SEWER FACILITY REQUIREMENTS ^(a)

Order/Offsite	Dia (in)	Length (ft) ^(b)	Location	Limits	Size needed by Project
Order/Offsite	6			within road	6
Order/Offsite	18		Auld Road	From limits station to end of project boundary	18
Order/Offsite	Size (mm)	Interim/Perm	Location		
L/R Station: Implementing facility: 16" stub out in Auld Rd. L/R station in Street "C". Force main. Extension of 16" sewer pipeline in Auld Road station to project boundary. Notes: Please check inverts for the connection point in Auld Road per A/E C/ASC plans. EMMD will pay for overlying from 10-inch to 18-inch. Please note this sewer line must be constructed per prevailing wage.					

(a) include attachments (such as hydraulic calculations, maps, etc.) when necessary
 (b) Approximate lengths for planning purposes only
 (c) If interim, describe method of abandonment

PLAN OF SERVICE SUMMARY

X. RECYCLED WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Existing 24" line in Winchester Rd

XI. RECYCLED WATER FACILITY REQUIREMENTS ⁽ⁱ⁾

Onsite/Offsite	Dis (in)	Length (ft) ⁽ⁱⁱ⁾	Location	Limits	Size needed by Project
Pipeline:					
Pipeline:					
Booster Plant:					
Storage Tank:					
Implementing facility:					

Notes: **Site is being prepared for future recycled lines.**

- (i) Include attachments (such as hydraulic calculations, maps, etc.) when necessary
- (ii) Approximate lengths for planning purposes only

XII. FRONTAGE ⁽ⁱ⁾

Water/Sewer	Description/General Location	Type	Length (ft)	\$ AMM ⁽ⁱⁱ⁾	Total
Sewer	North of Cal. in Auld Road from Bridges Road approximately 1050 feet east/south	Reimbursable	1050	\$22.60	\$23,626
Sewer	South of Cal. in Auld Road from Bridges Road approximately 960 feet east/south	Reimbursable	960	\$22.60	\$21,376
					\$0
					\$0

- (i) Estimated for budgetary purposes only

XIII. Fire Flow Demand

Has applicant received a fire flow letter or fire flow test by EMWD:

Did it meet the fire flow demand: Yes No

Fire flow demand (GPM):

Fire flow duration (MRS):

Note: -Estimated for planning purposes (at a 20 psi residual pressure). Actual fire flow and duration will be established by the governing Fire Marshal.

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No

XIV. COMMUNITY FACILITIES DISTRICT (CFD)

Is this project developer funded: Yes No

Is this project in a CFD: Yes No

If yes, who is the lead agency: EMWD

Other:

XV. FINANCIAL PARTICIPATION CHARGES ⁽ⁱ⁾

S.O. by New Business Representative? Yes No

If "Yes", applicable fees will be calculated through service application process

PLAN OF SERVICE SUMMARY

XVI. ESTIMATE CONNECT FEES FOR APPLICANT BENEFIT

Connection Summary	EDU	Quantities (ea)				EMS ^(a)	2"	1.5"	1"	Unit FPC	FPC
		60" x 34"	18"	15"	12"						
Water (Domestic)										\$3,000	\$0
Water (Irrigation)										\$2,811	\$0
Sever										\$4,188	\$0
Recycled										\$300	\$0
										Total FPC	\$0

(a) Estimated for budgetary purposes only. Based on schedule effective 1/1/05
 (b) Based upon EMS factors effective February 1, 2007

MISCELLANEOUS FEES/DEPOSITS^(a)

	Qty (ea)	Unit Cost	Ext. Cost
Unmetered Cold Water	0	\$95	\$0
Submeters (for Lot Reissues)	0	\$26	\$0
Number of Hot Top	2	\$3,500	\$7,000
Miscellaneous			
Inspection	0	\$220	\$0
Water Meters (60" x 34")	0	\$296	\$0
Water Meters (1")	0	\$360	\$0
Water Meters (1.5")	0	\$480	\$0
Water Meters (2")	0		\$0
		Total	\$7,000

(a) Estimated for budgetary purposes only
 (b) Assume appropriate % of construction costs

XVII. TIME LIMITATION

The District reserves the right to re-condition this Plan of Service Summary after six (6) months of approval.

XVIII. ADDITIONAL NOTES

- 1) Please check inverts for the connection point in Auld Road per A/E C&S plans.
- 2) Implementing facility. 18" stub cut in Auld Rd. Lift station in Street "G". Force mains. Extension of 18" sewer pipeline in Auld Road easterly to project boundary.

XIX. EIRWD's POS Staff Disposition:

LRA station and Force mains and extension of 15-inch sewer line are Implementing Facilities for this project. Also per Governor we have not received or plan checked the force mains design yet.

This project is conditioned to construct the effluent sewer system in Auld road and EIRWD will cover site to 18-inch sewer and pay for the difference in cost. Please note the construction of 18-inch sewer must be per prevailing wage and comply with EIRWD reimbursement policy.

Prepared By: [Signature] Date: 6/24/09
 Reviewed By: Michael Patten/Fred Adams (EIRWD) 6/22/2009

EIRWD Approval Summary

Initials: [Signature]
 Date: 6/24/09

APPROVED

PROPOSED 15" SEWER

AULD RD

~1050 L/F

MH43652

MH46191

MH46192

RB-2337

MH43651

~950 48" CML&C

12" ACP

21560

30668

12" RB-3455/C

Time of plot: 06/23/09 14:01:09

Scale: 1:1441.13

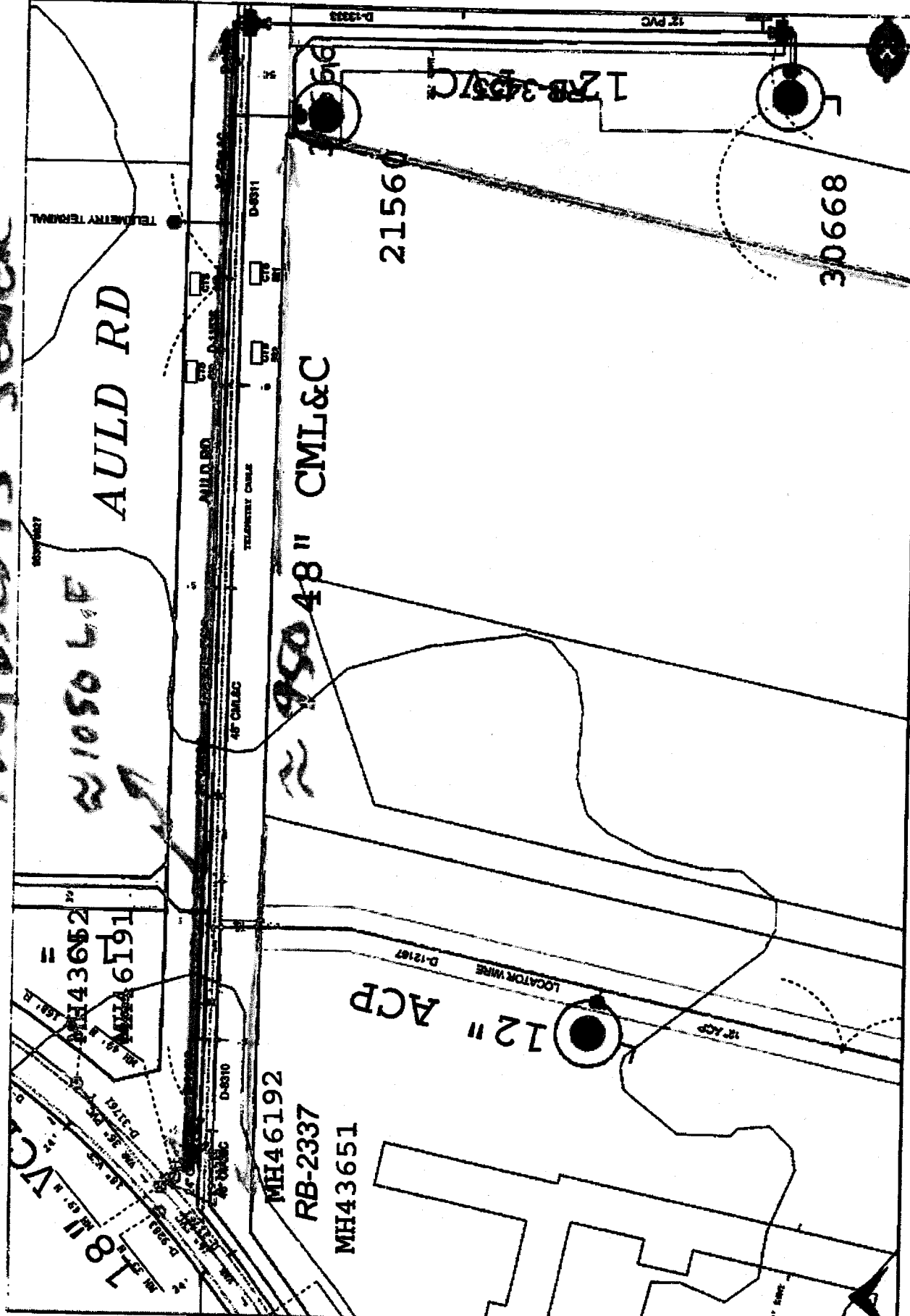
DISCLAIMER

LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY
ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION
EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY
DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE INFORMATION

plot_menu field 1

EASTERN MUNICIPAL WATER DISTRICT

plot_menu field 2



RECEIVED

APR 30 2014

EMWD MAIL ROOM

NOTICE OF SCOPING SESSION

A **SCOPING SESSION** has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is not a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: 539

PROJECT CASE NO(S). / TITLE: PLOT PLAN NO. 25183, PARCEL MAP NO. 33961, REVISED MAP NO. 1

PROJECT LOCATION: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue

PROJECT DESCRIPTION: PLOT PLAN NO. 25183, PARCEL MAP NO. 33961, REVISED MAP NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 539 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Third/Third Supervisorial District – Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue - **REQUEST:** Proposes to develop up to 59 commercial buildings ranging in size from 10,000 square feet to 100,000 square feet with a combined gross floor area of 331,083 square feet.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter.
DATE OF SCOPING SESSION: June 9, 2014
PLACE OF SCOPING SESSION: County Administrative Center
1st Floor Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631, or e-mail mstraite@rctlma.org.



November 7, 2012

Board of Directors

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Treasurer**

Joseph J. Kuebler, CPA

Vice President

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**Director of The
Metropolitan Water
District of So. Calif.**
Randy A. Record

**Board Secretary and
Assistant to the
General Manager**
Rosemarie V. Howard

Legal Counsel
Lemieux & O'Neill

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

Re. Plot Plan No. 25183, EA42533
APN 963-080-002
Applicant: Joe Poon, French Valley Airport Center, LLC

Attn. Matt Straite, Project Planner

Dear Mr. Straite:

Thank you for the opportunity to review the Initial Case Transmittal for the above referenced project. The project consists of 82.74 acres, located in an area zoned for light industrial use. The project is located northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue. The project proposes to develop up to 59 buildings with a combined gross area of 331,083 square feet. Eastern Municipal Water District (EMWD) offers the following comments:

The subject project requires water and sewer services from EMWD. The details of said service connection points are currently being developed collaboratively with the project proponent, and will be further detailed in a separate document, known as EMWD's Plan of Service. To that end, EMWD is engaged in a continuous effort with the project proponent, to better define the alignment of public facilities serving the proposed 26 buildings, as identified within Parcels 4 and 5 (Sheet A.2), which are anticipated to be subdivided into individual ownerships.

Again, EMWD appreciates the opportunity to comment on this project. If you have questions concerning these comments, please feel free to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer,
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

MEH

Cc: Fred Azimie



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 17, 2014

To: Matt Strait
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: *Sto Hinde*
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Plot Plan No. 25183, Parcel Map No. 33691R1, Environmental Impact Report No. 539

Reference Number: SR 32270

Applicant: Joe Poon
French Valley Airport Center, LLC.
515 South Figueroa Street, Ste. 1028
Los Angeles, CA 90071

Noise Consultant Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

Information Provided: "French Valley Airport Center, Noise Impact Analysis, County of Riverside, California" dated June 25, 2014, Project No.08915-04

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumed for Leon Road (the County General Plan classifies Leon Road as an "Secondary" roadways). ADT design capacity of 10,400 assumed for Industrial Way and Wealth Street (the County General Plan classifies Industrial Way and Wealth Street as an "Industrial Collector" roadways) quoted from the Southwest Area Plan Circulation, Volume 1, -Figure 7", dated 10/07/2003.

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary & Collector Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Leon Road, Industrial Way and Wealth Street to the nearest building face is estimated is at least 300 feet and 75 feet respectively. (see attached map)
5. Modeling for of Leon Road was done using a "soft site" assumption. Industrial Way and Wealth Street was done using a "hard Site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.
9. The project site is located within the 65 and 70 CNEL noise contour listed from the French Valley Airport Future CNEL Noise Contour Exhibit 8-A shown from the Riverside County Integrated Project and will have an impact on the project. (see attachment)

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. All windows and glass door in the project shall use dual glazing at STC rating of 10 or higher

Construction –Related Mitigation Measures:

3. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications. The construction contractor shall place all stationary noise-generating construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
5. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

7. Prior to grading permit issuance, the City shall review and approve a Construction Haul Route Exhibit prepared by the Project Application that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land users. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors.

EXHIBIT 1-B: SITE PLAN

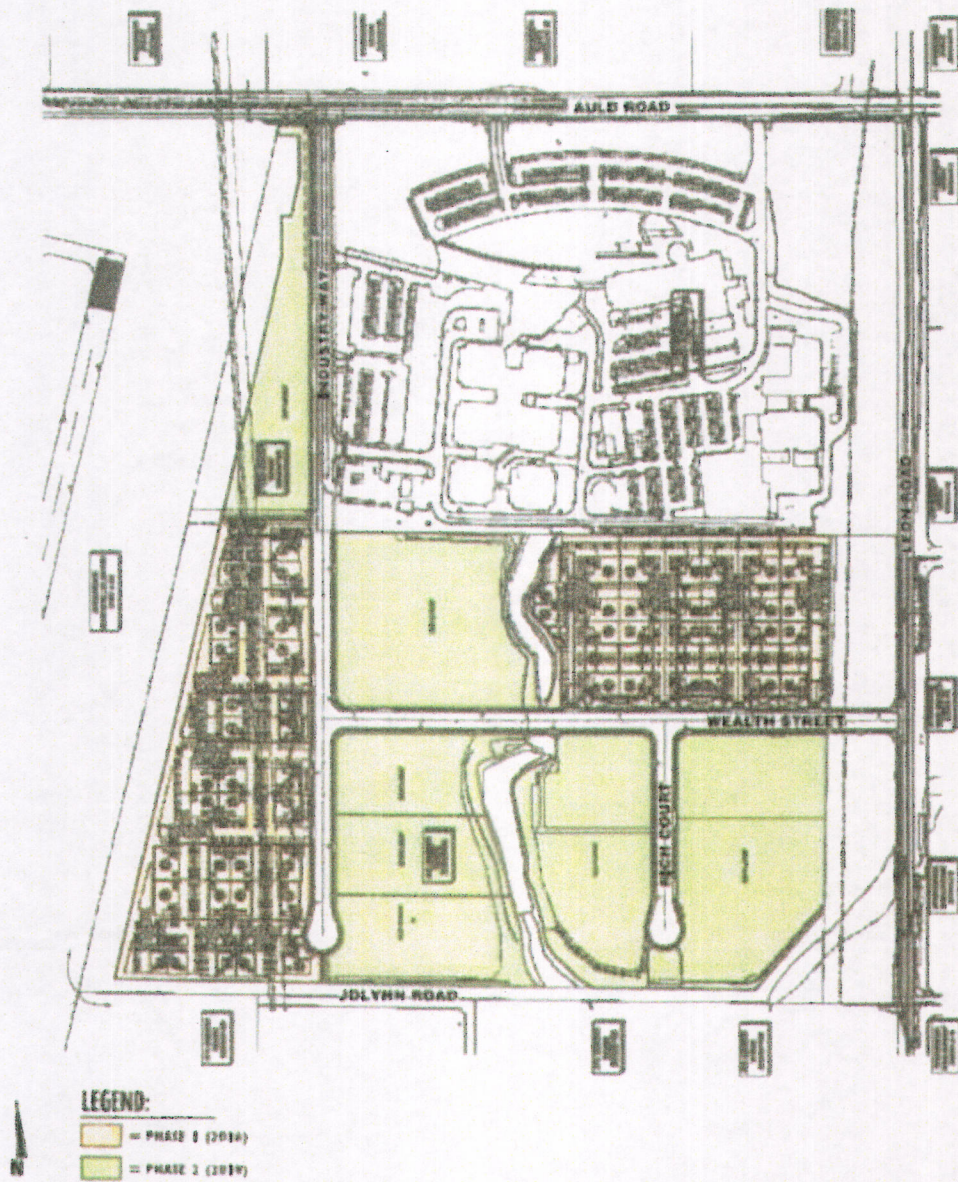
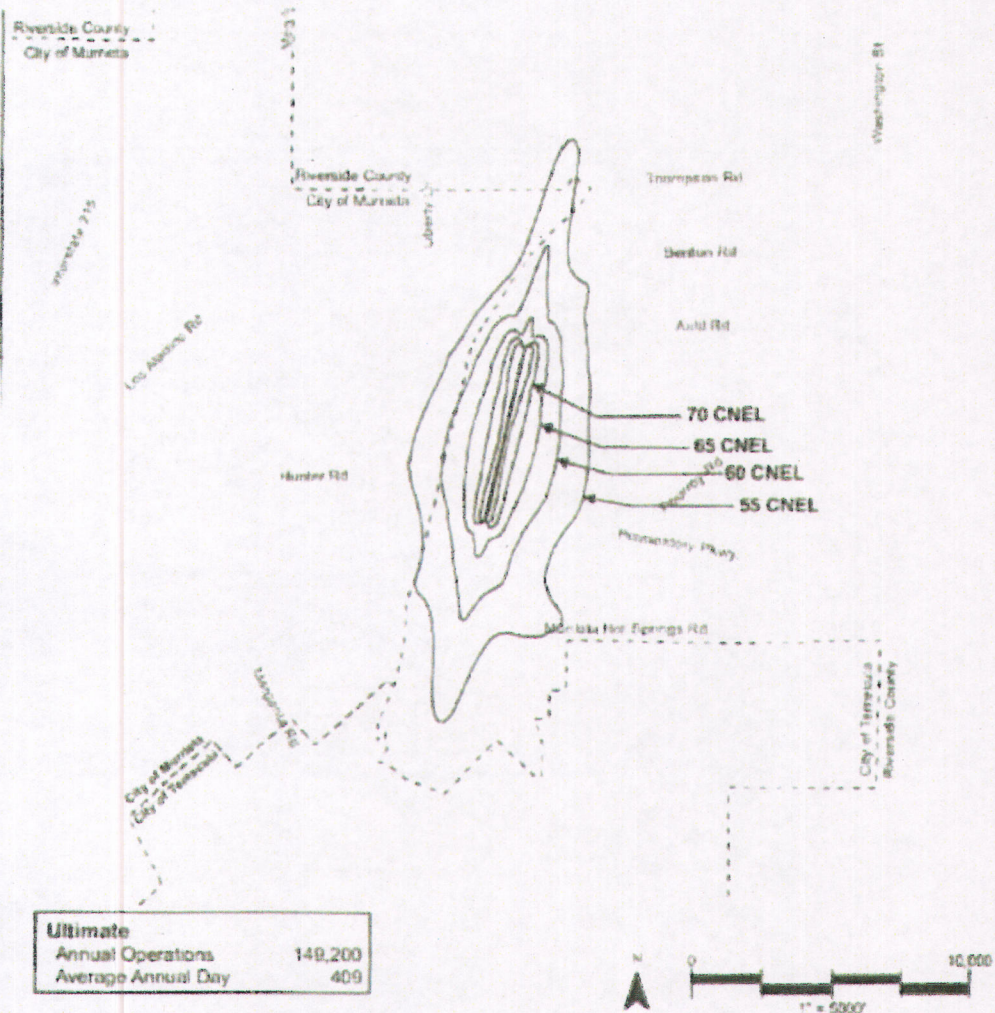


EXHIBIT 8-A: FRENCH VALLEY AIRPORT FUTURE NOISE IMPACTS



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for

PLOT PLAN NO. 25183 proposes the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles. Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles.

10. EVERY. 1 SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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 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. 2 SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

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. 25183 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25183, Exhibit A, dated 5/10/2012.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 265A1 shall include the following:

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

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.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions (cont.) INEFFECT

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended
by Environmental Assessment No. 42617.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding or above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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 SPECIFIC 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 SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

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 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

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10. GENERAL CONDITIONS

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. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8

USE - DUST CONTROL

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 9 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. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#25183 is proposing to receive Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the facility to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 1 SP265A1-EMWD WATER AND SEWER INEFFECT

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the Project, no acoustical study will be required. However, Plot Plan 25183 shall comply with the following:

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library,

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE (cont.)

RECOMMND

or nursing home", must not exceed the following worst-case noise levels; 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

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 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. 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. 1 SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol

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10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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

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

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code, 2013 Edition.

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

Minimum required fire flow shall be 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

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10. GENERAL CONDITIONS

10.FIRE. 5

SP-#85-FINAL FIRE REQUIRE

INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25183 is a proposal to construct a light industrial business park in the French Valley area. This project was previously conditioned as PP 21163 which has expired. PP 21163 proposed to develop parcels 4 through 8 while PP 25183 only proposes to develop parcels 2, 4 and 5. The site is located west side of Leon Road, approximately 1500 feet south of Auld Road. The Sheriff Station bounds the site to the north. Parcel Map 33691R1, which is a proposal to subdivide the 82-acre site into 11 parcels and is being processed concurrently.

Our review indicates the site is traversed by three watercourses. Two watercourses enter the site from the east. The southeastern watercourse has a tributary drainage area of approximately 80 acres and traverses the southeast corner of the site before exiting to the south. The other eastern watercourse, which has a tributary drainage area of approximately 150 acres, enters the site at the northeastern corner and traverses the middle of the site. This watercourse converges with the third watercourse, which bisects the site as it enters from the north and has tributary drainage area of approximately 30 acres. Both watercourses leave the site to the south. The southeastern watercourse merges with the two aforementioned watercourses just downstream of the site. The western portion of the site drains to the French Valley Airport.

The developer is proposing to leave the southeastern and northern-bisecting watercourses as natural, well-defined channels. The engineer has performed a HEC-RAS analysis to determine the existing 100-year floodplain limits for the natural watercourses in order to delineate the appropriate floodplain limits on the tentative map exhibit. The floodplain limits are to remain natural with the exception of one proposed road culvert for the interior Street 'B'. No alterations or improvements are proposed within the determined floodplain limits. All proposed grading for the development shall be outside the delineated floodplain

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

limits - this includes all manufactured fill slopes. A storm drain is proposed within the road right-of-way for the internal Street 'B' to collect the tributary offsite flows of the northeastern watercourse and convey them to the natural channel bisecting the site near the existing confluence point for the streams. The exhibit shows one common maintenance access point located at the downstream end of both facilities - the proposed culvert and storm drain within Street 'B'. The Riverside County Transportation Department has accepted the proposed culvert design as shown on the exhibit with maintenance access only to the downstream side of the culvert provided the height difference is less than 10 feet between the road surface and flowline for the culvert.

The proposed drainage plan for the development indicates that onsite stormwater runoff would be collected in interior streets and conveyed to the proposed storm drains, which convey the runoff to temporary sediment/desilting basins on the graded, unimproved parcels. Some of the basins are situated adjacent to the slopes of the natural channel for the bisecting watercourse. These basins shall be setback a minimum of 20 feet from the hinge point for the natural slopes. The side slopes for all basins shall be 4 to 1. The onsite drainage plan for the parcels that are to be improved with the proposed development (Plot Plan 25183) shows the onsite stormwater runoff is collected in Porous Landscaped Detention area (PLDs) for mitigation of the water quality impacts this development would cause. The developer's engineer has submitted calculations to support the design of the proposed PLD facilities along with the intended locations within the preliminary water quality management plan. The PLDs are for treatment of water quality impacts only. The proposed PLD locations are near the proposed buildings and embankments for the natural watercourse channel. While PLDs should not be located adjacent to building foundations or in areas where expansive soils are present, an underdrain and impermeable liner can ameliorate some of this concern. The engineer shall specifically address this with a geotechnical report to be included with the final WQMP or revise the site plan. From a previous meeting, the applicant and project engineer proposed to install Krystar filters in the street catch basins to mitigate the impacts to water quality for the proposed internal streets only. The District has agreed to this concept provided that a public agency agrees

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10. GENERAL CONDITIONS

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

to maintain the filters.

The engineer proposed to mitigate the incremental increased runoff this development would generate with underground detention facilities located in the proposed parking areas for the development after it is treated in the PLDs. The onsite flows are then released into the two natural watercourse channels with respect to the existing tributary drainage and without concentrating runoff onto the downstream property owner. Vehicular access to the flowline of all outlets is provided for all drainage facilities (i.e. culverts, storm drains, basins, etc.) A "drive-thru" type access is provided instead of the standard turnaround outside of the nuisance flow area. The District finds this drainage proposal acceptable.

It should be noted that this site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre or per lot for lots greater than one acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tualota Creek traverses the site from the east to the southwest. The site is just outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tualota Creek about 3000 linear feet

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SP FLOOD HAZARD REPORT (cont.)

INEFFECT

downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of

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10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. 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.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both

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10.FLOOD RI. 9 USE MAJOR FACILITIES (cont.) RECOMMND

inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

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USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

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10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the issuance of grading or building permits.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16

MAP GREENBELT CH DGN CRITERIA

RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following