

Fast Track Authorization

Care No. DD25102 HD3 (G22)	
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, O	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, Temeco	ula, CA 92591
Phone: (951) 676-1018 Fax: (951) 676-2	294 Email: stan.heaton@verizon.net
Land Use Application(s): General Plan Amendment	E Control III Book E E Co
	☐ Conditional Use Permit ☐ Change of Zone
☑ Plot Plan ☑ Parcel Map ☐ Other	
Assessor's Parcel Number(s) 963-080-002	
Cross Streets/Address West of Leon Road & South of Auld	Road in Franch Valley Cit A co
and Use Designation Specific Plan 265	Road in French Valley Site Acreage 82 Zoning Light Industrial
Redevelopment Project Area/Sub-Area: N/A	Zoning Digit industrial
Jnincorporated Community French Valley	
Project Information (Estimate Amounts):	
☐ Workforce Housing ☐ Other	☐ Annual Taxable Sales ☐ Board of Supervisors ☐ Child Care
Participant Participant I I I I I I I I I I I I I I I I I I I	
Capital Investment \$91,000,000 Taxable Sal	es <u>\$0</u> Bldg Size: <u>754,000</u>
roject Type	ce Residential Other Mixed-Use Industrial Park
ndustrial Classification Mixed-Used Industrial Park	Other
ommercial Classification N/A	Other
roject Description:	
usiness Park for manufacturing and warehouse distribution c	onsisting of 66 buildings totaling 754,000 S.F.
ne Economic Development Agency (EDA) hereby acknowleges that the above required by the County of Riverside, and encourages the affected County agencies	eferenced development warrants special consideration relative to the permit processing as

The Economic Development Agency (EDA) hereby acknowleges 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, Managing Director of EDA

Date

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anager D

Agenda Item No.:

Area Plan: Southwest Area Plan Zoning Area: Rancho California Supervisorial 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:

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

<u>ADOPT</u> 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,

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

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

<u>FINDINGS</u>: 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.

PLOT PLAN NO. 25183
TENTIVE PARCEL MAP NO. 33691R1
ENVIRONMENTAL IMPACT REPORT NO. 539
Board of Supervisors Staff Report: November 3, 2015
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- 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).

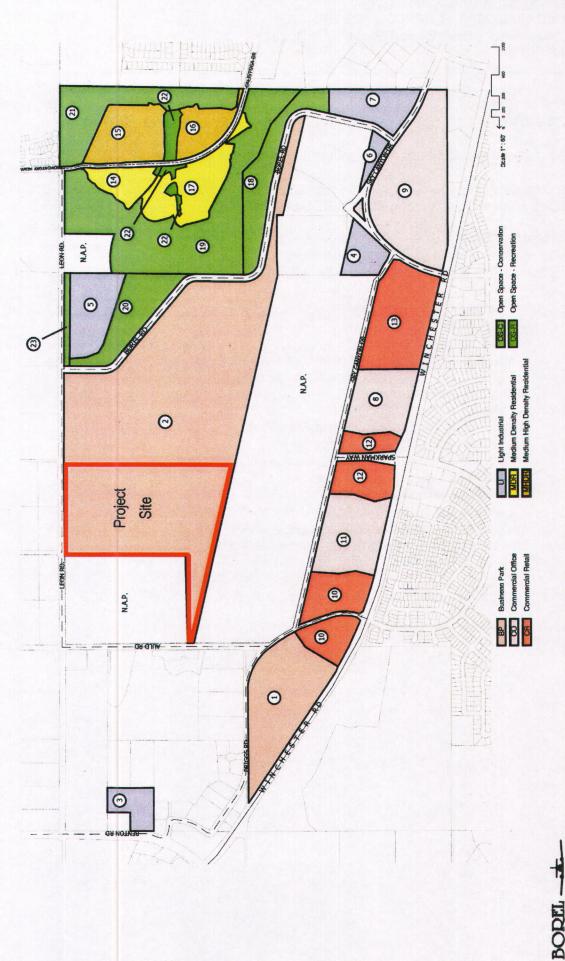
INFORMATIONAL ITEMS:

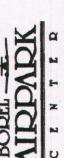
- As of this writing, no letters, in support or opposition have been received.
- 2. The project site is not located within:
 - a. County Service Area;
 - b. A Fault zone;
 - c. State responsibility or high fire hazard severity zone;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation 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.

Y:\Planning Case Files-Riverside office\PP25183\DH-PC-BOS Hearings\DH-PC

Date Prepared: 01/01/01 Date Revised: 09/15/15

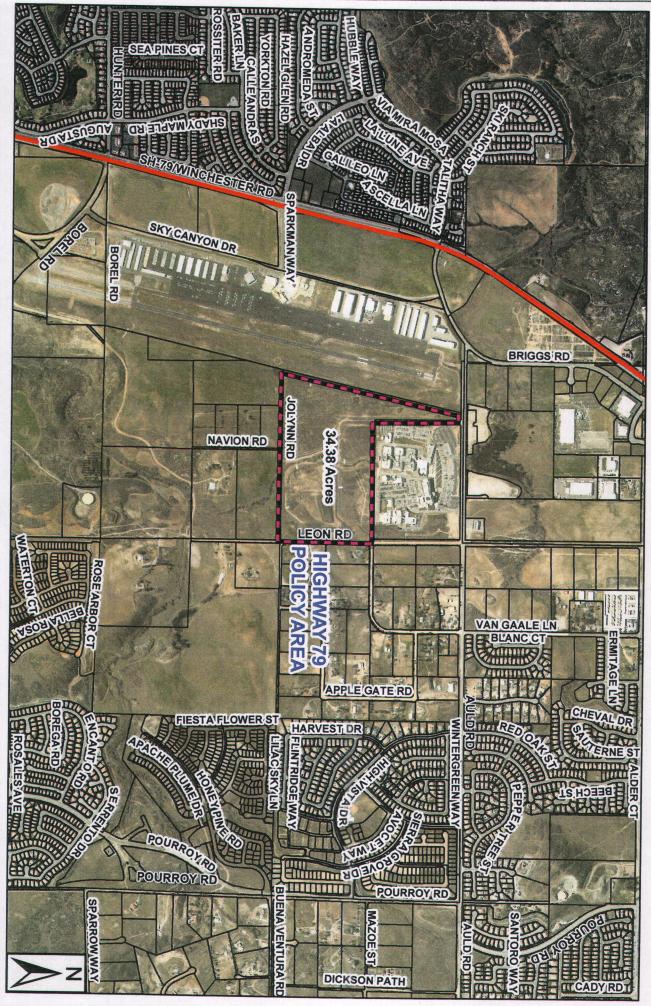




LAND USE PLAN, SPA265, A1 - FIGURE I-1
Page I-4

Supervisor Stone District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT VICINIT PP25183 / PM33691R1 **POLICY AREAS**



inch = 1,417 feet 700

> Feet Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe) Printed by mstraite on 3/10/2015

RIVERSIDE COUNTY PLANNING DEPARTMENT PP25183 / PM33691R1 LANDUSE



Supervisor Stone District 3

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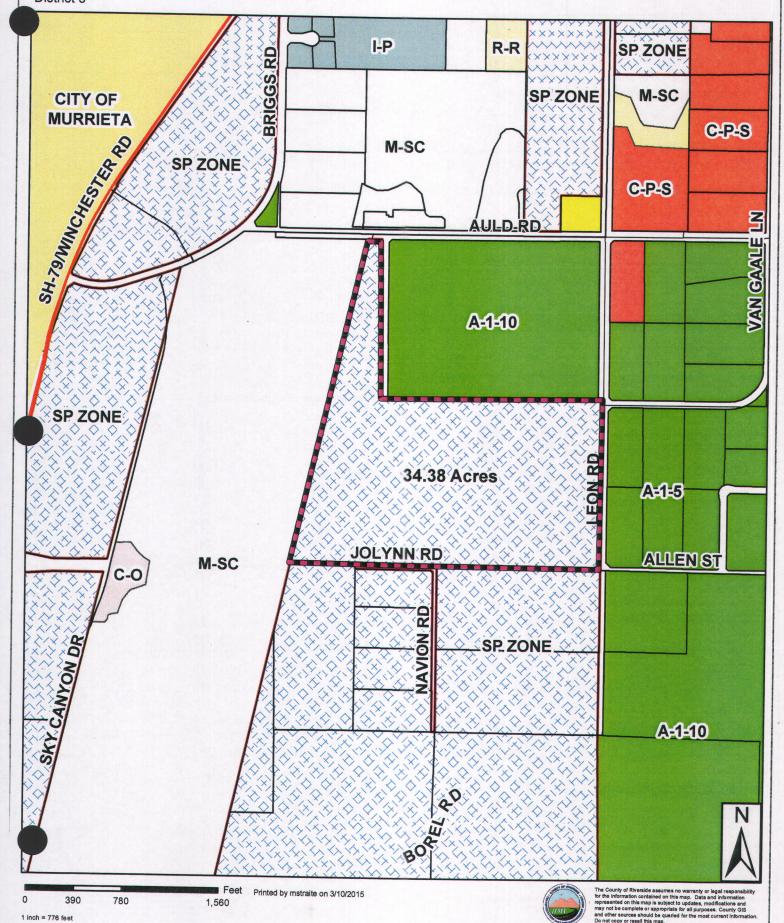
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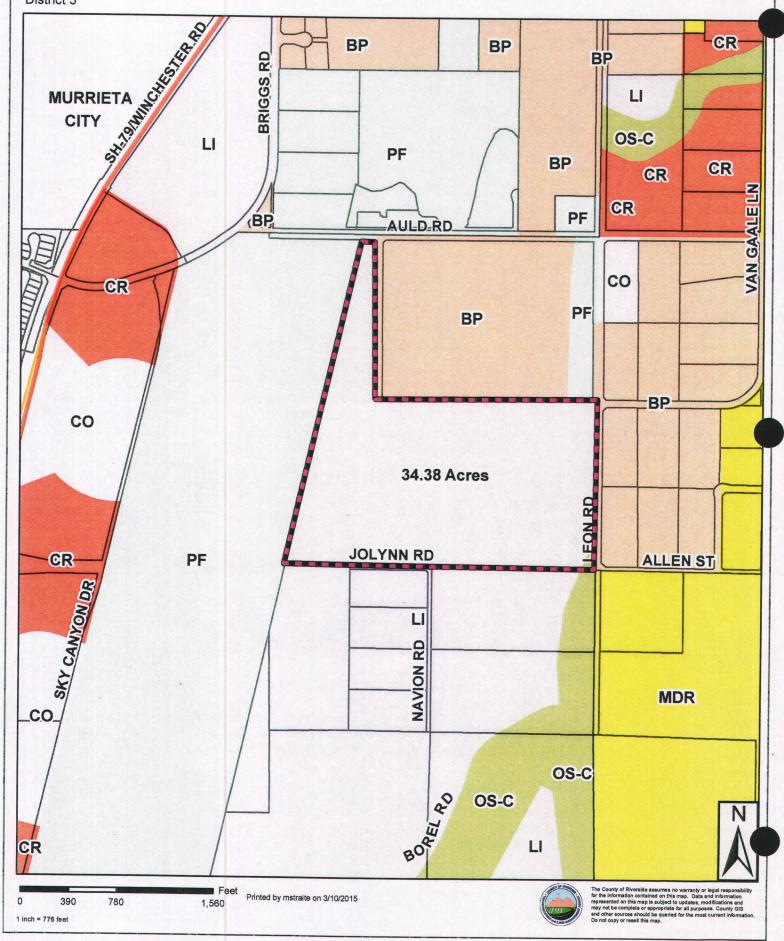
Supervisor Stone District 3

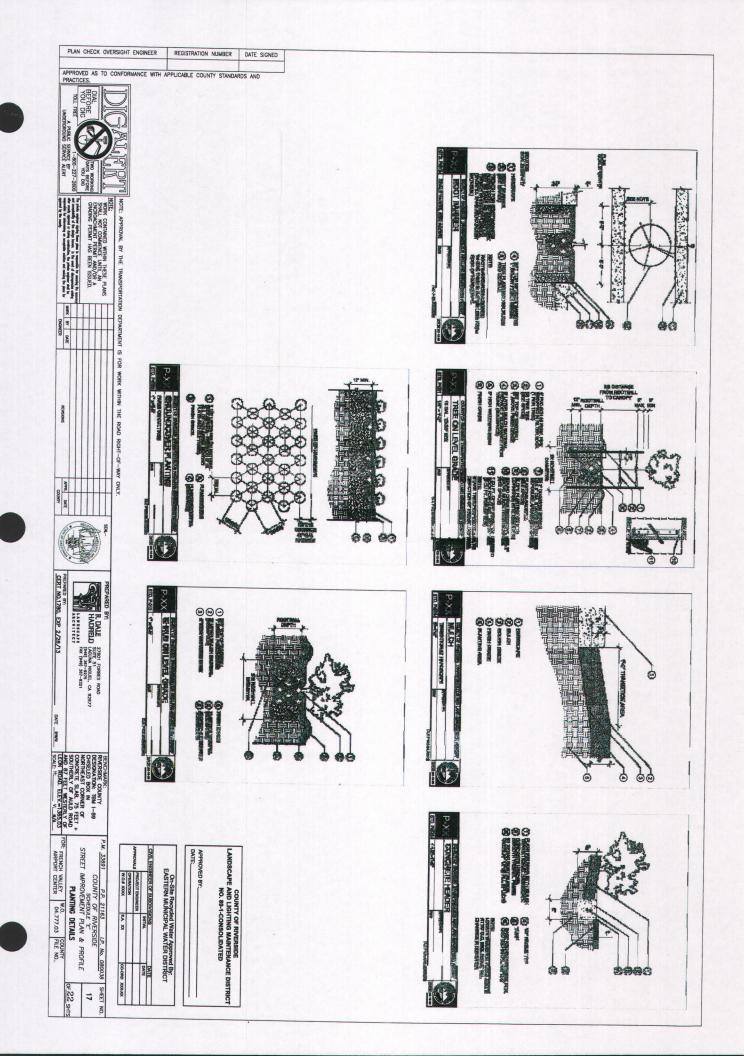
EXISTING ZONING

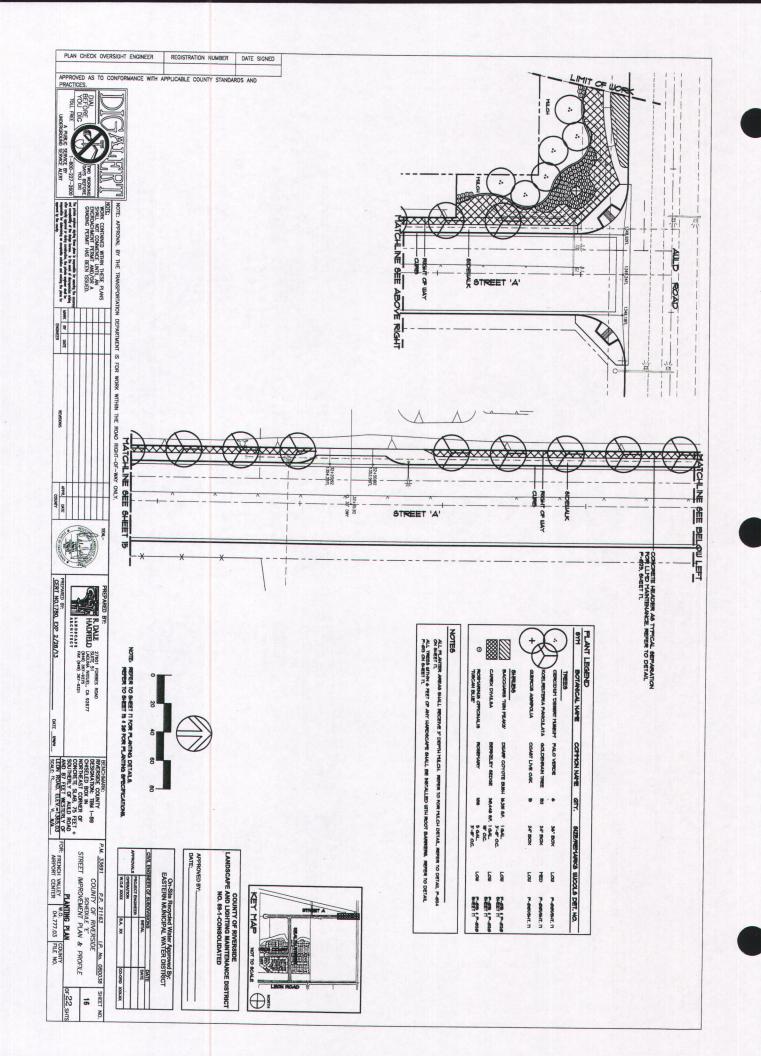


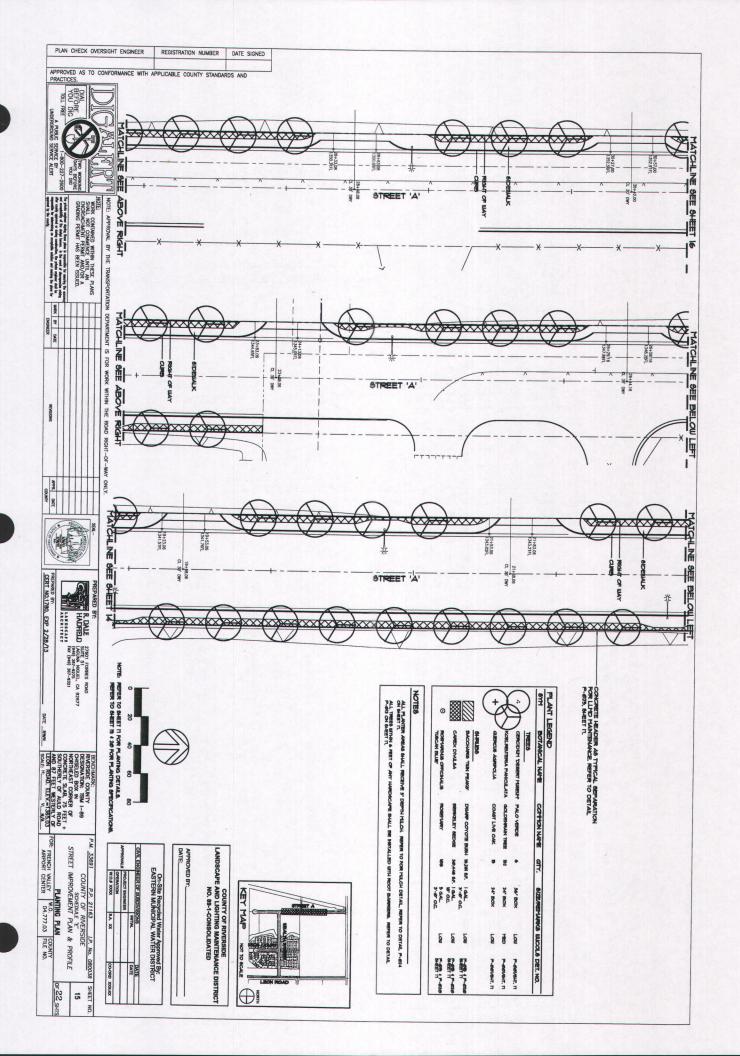
RIVERSIDE COUNTY PLANNING DEPARTMENT PP25183 / PM33691R1

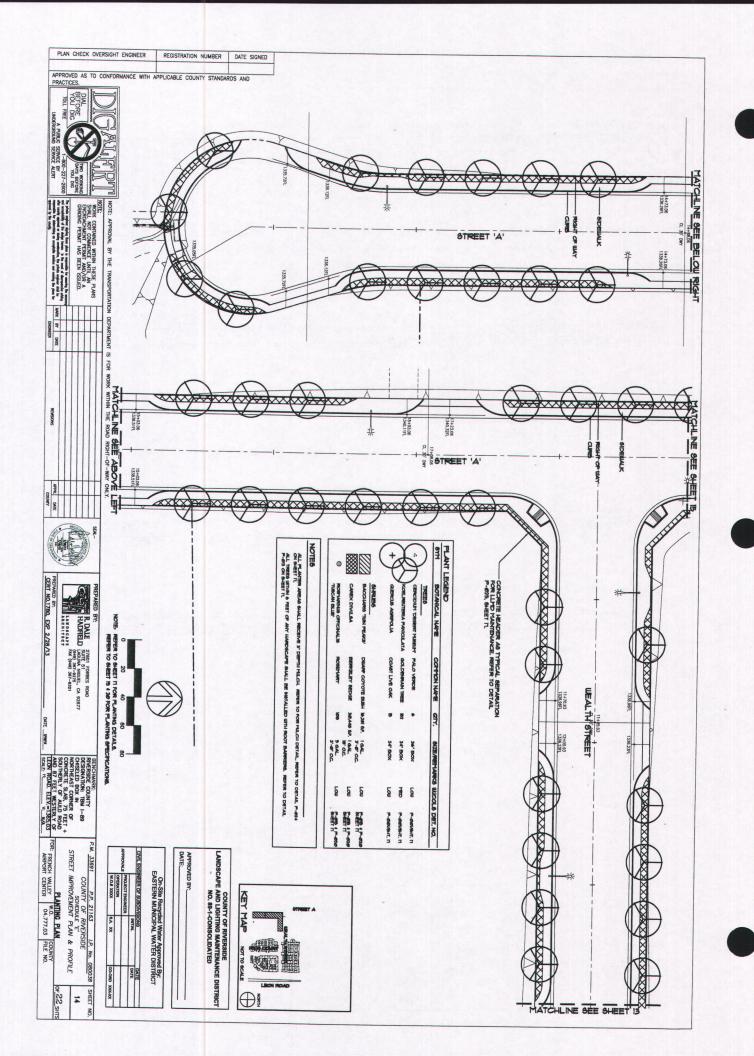
Supervisor Stone District 3 **EXISTING GENERAL PLAN**

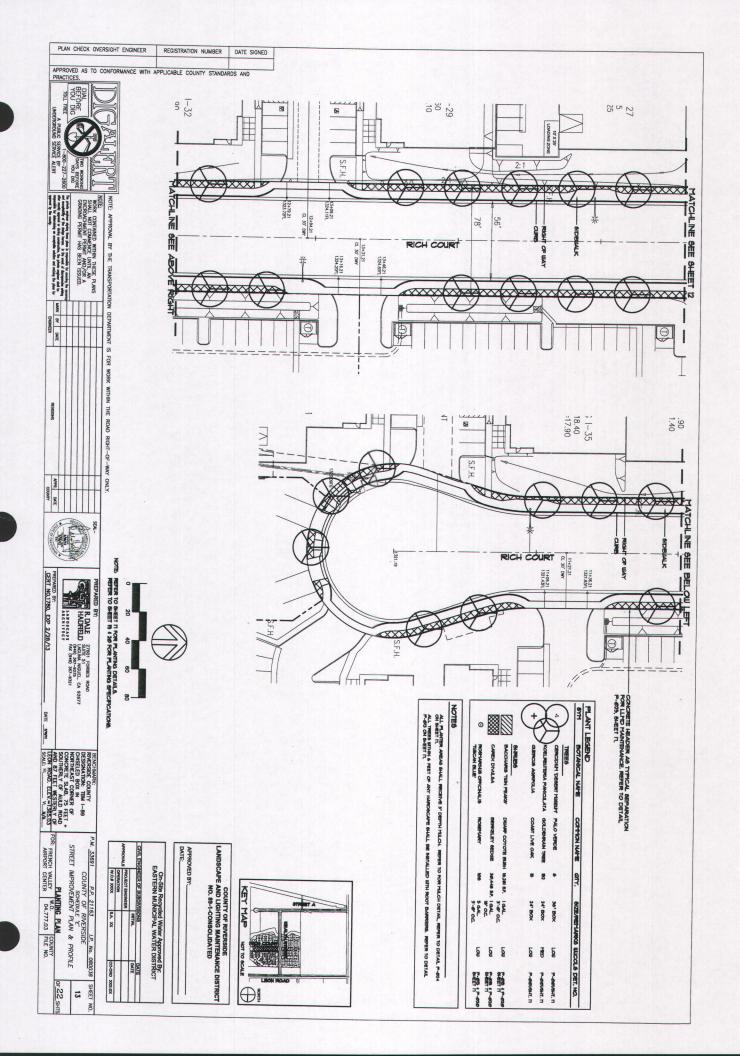


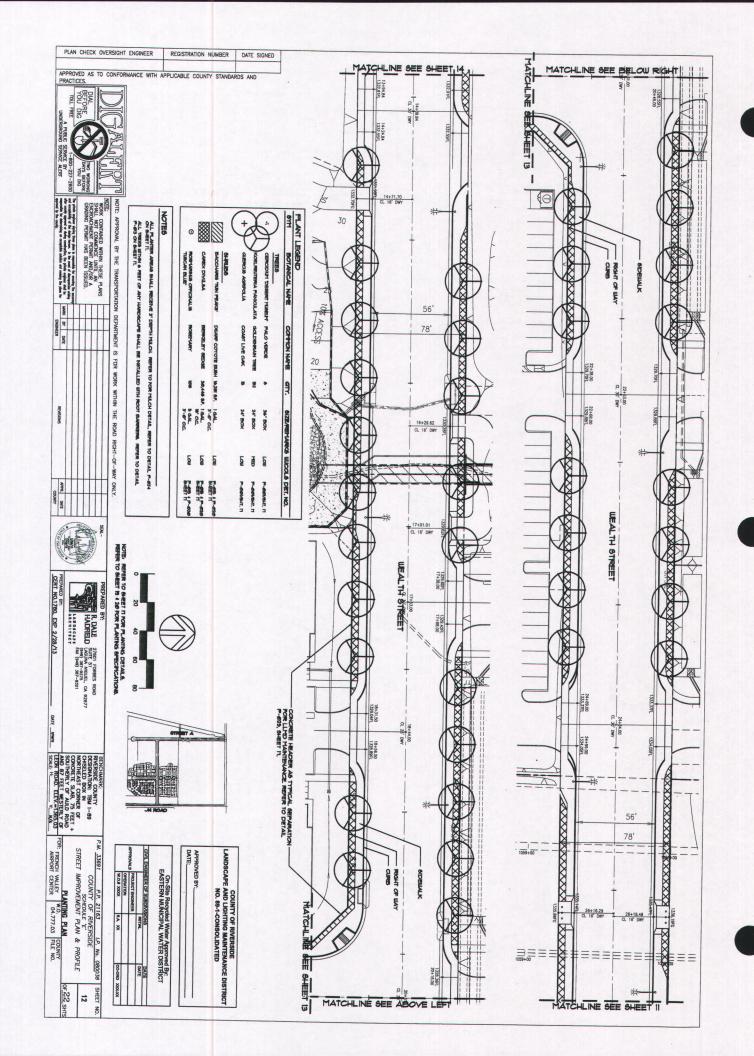


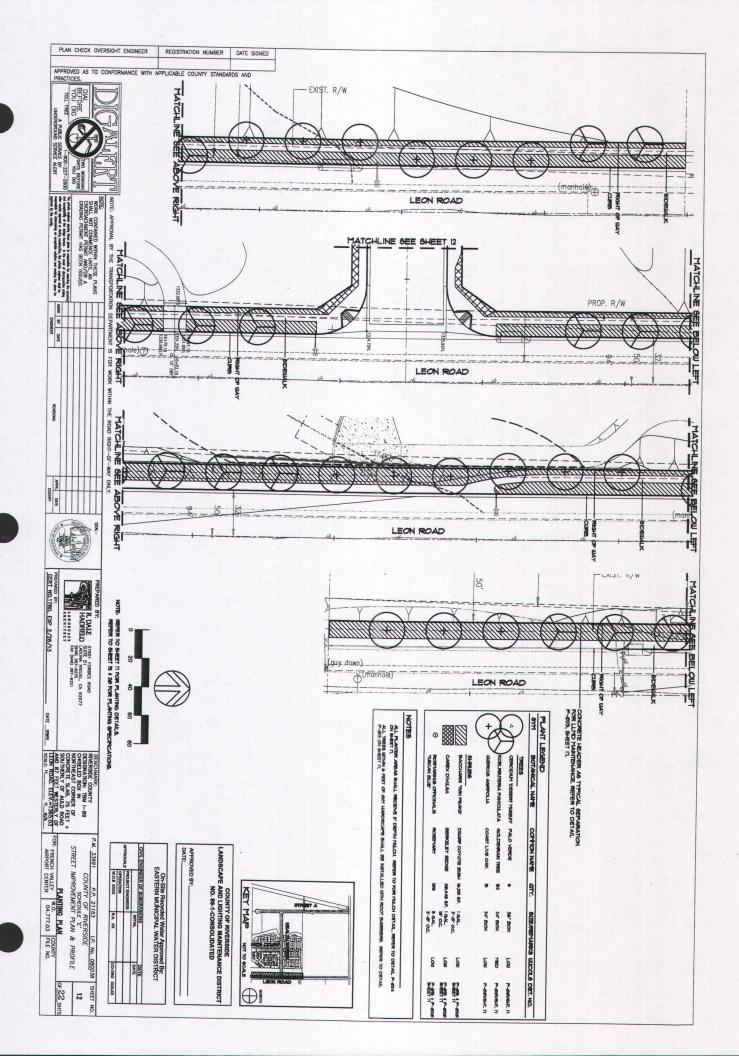


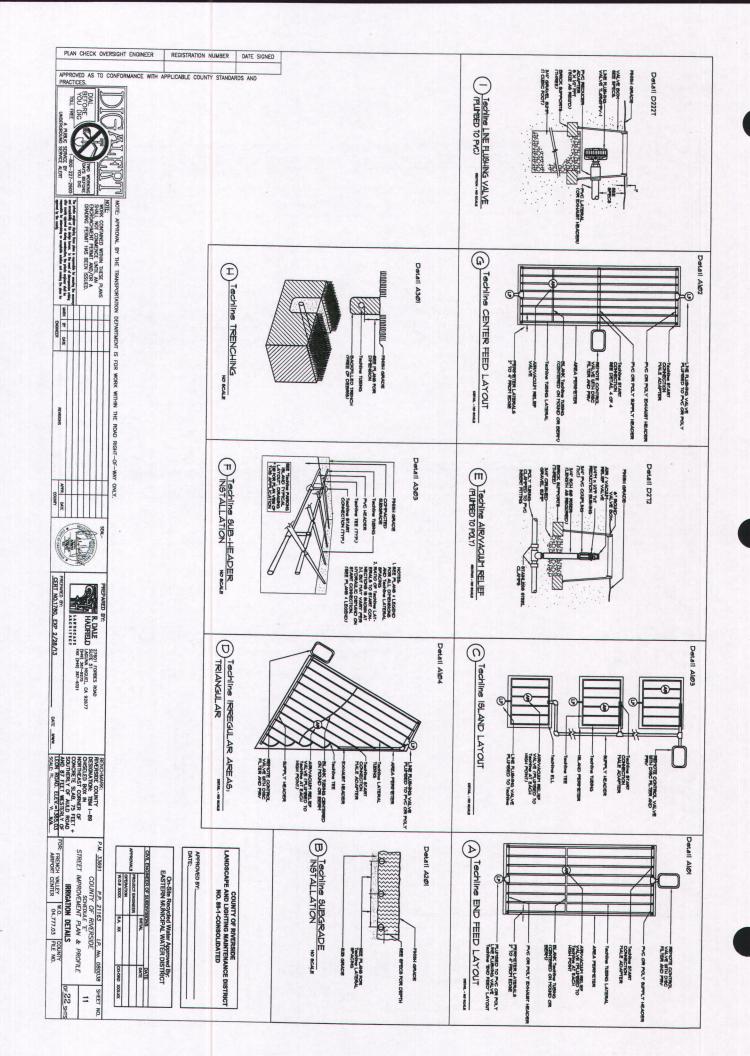


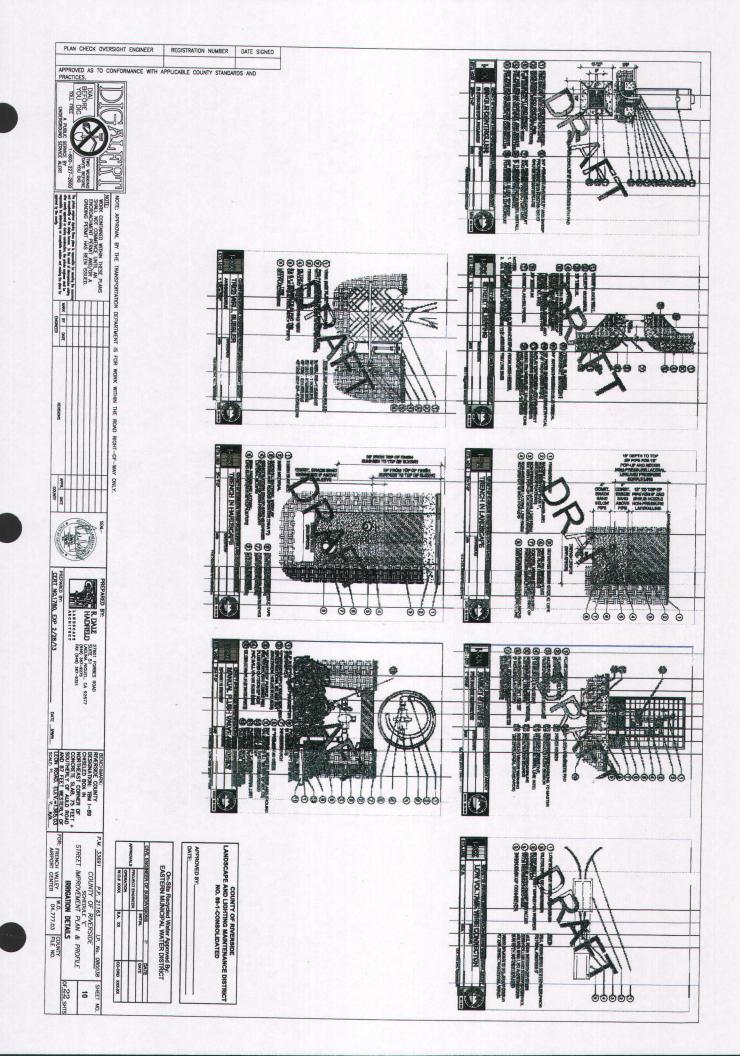


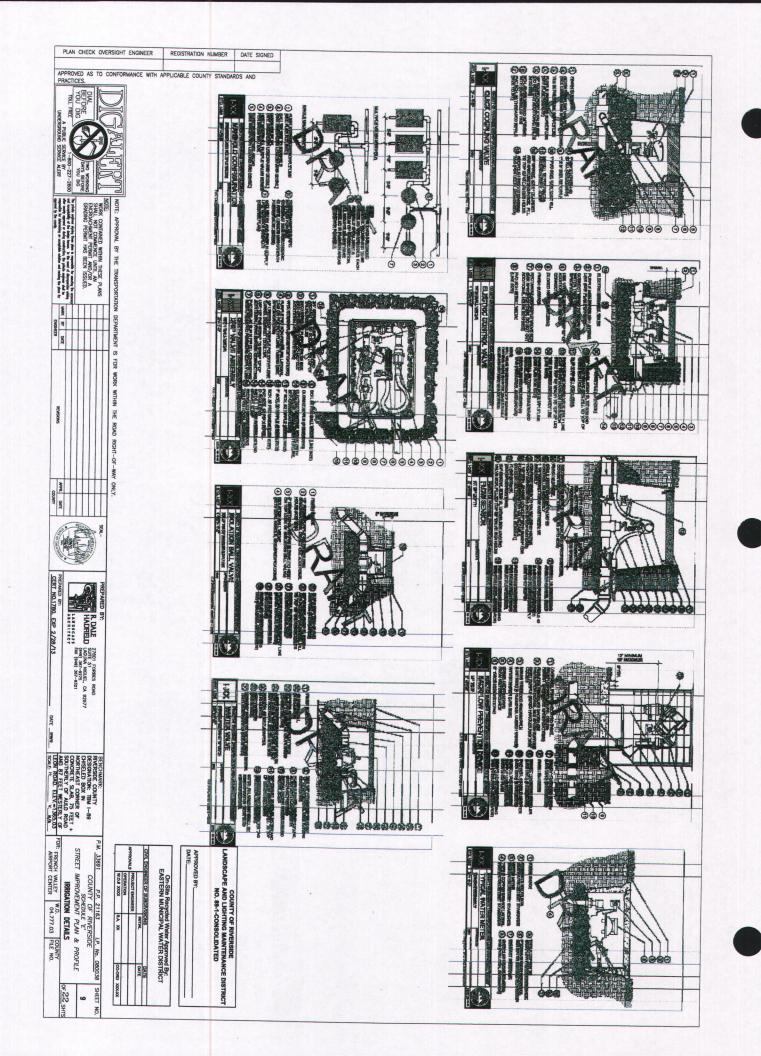


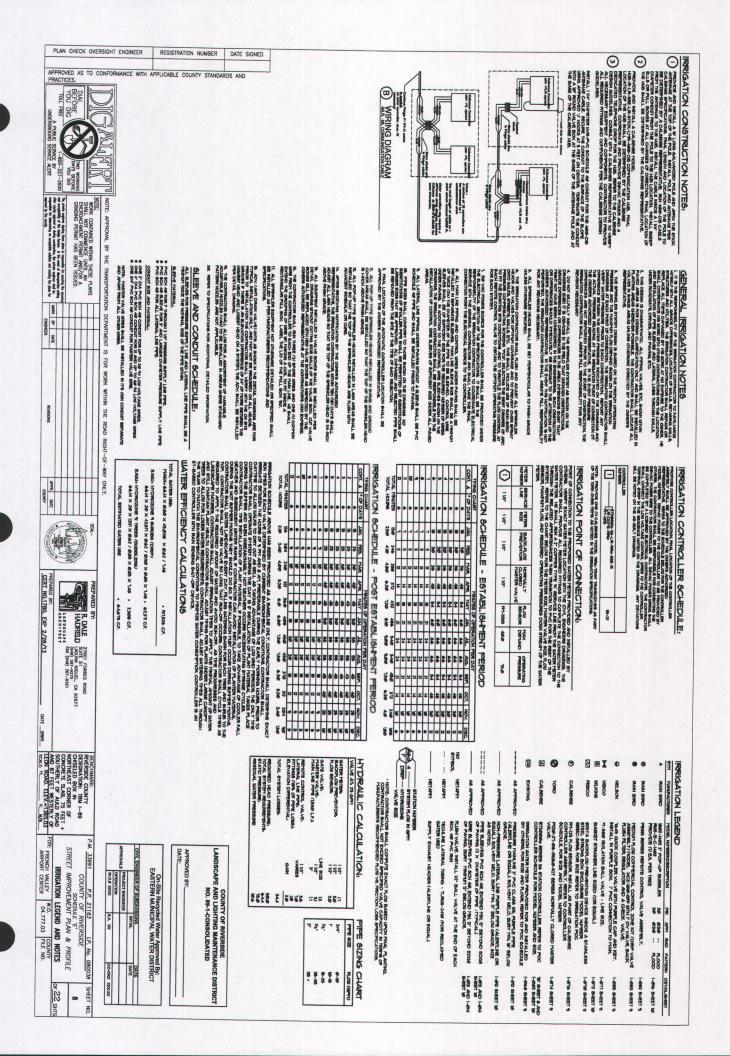


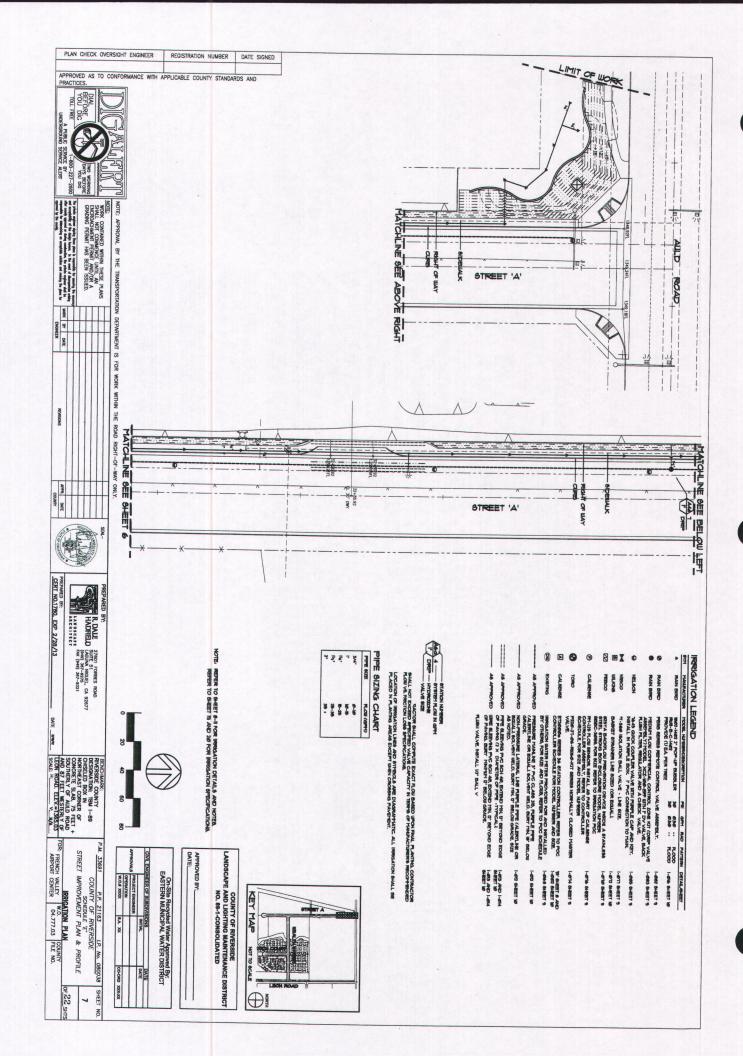


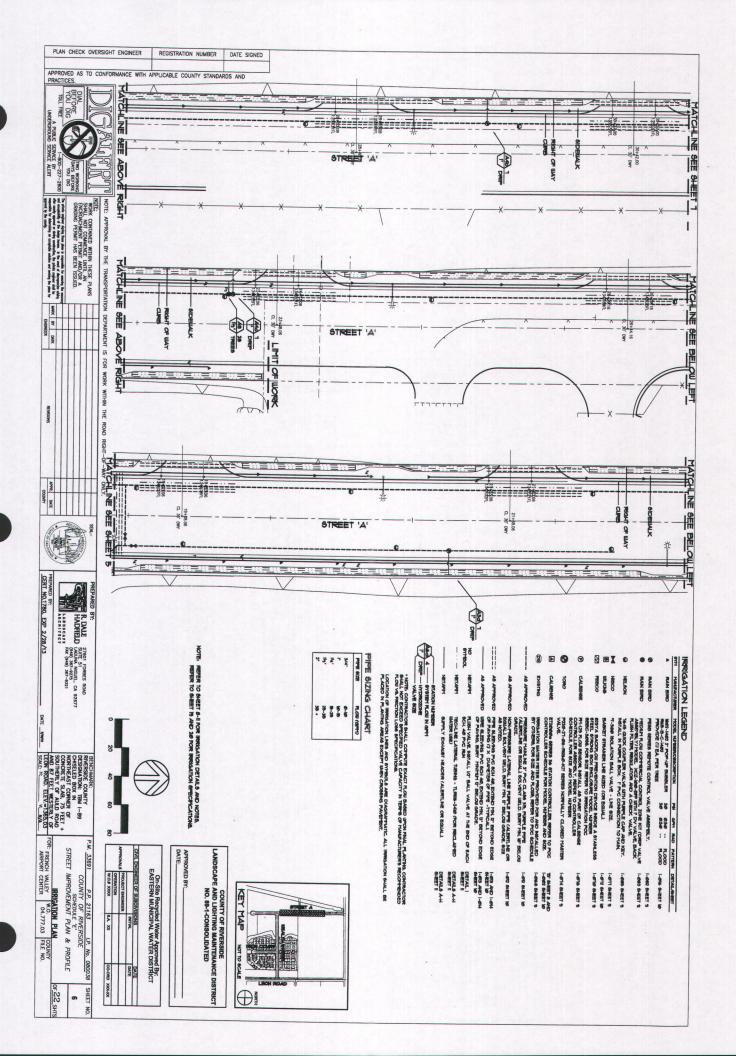


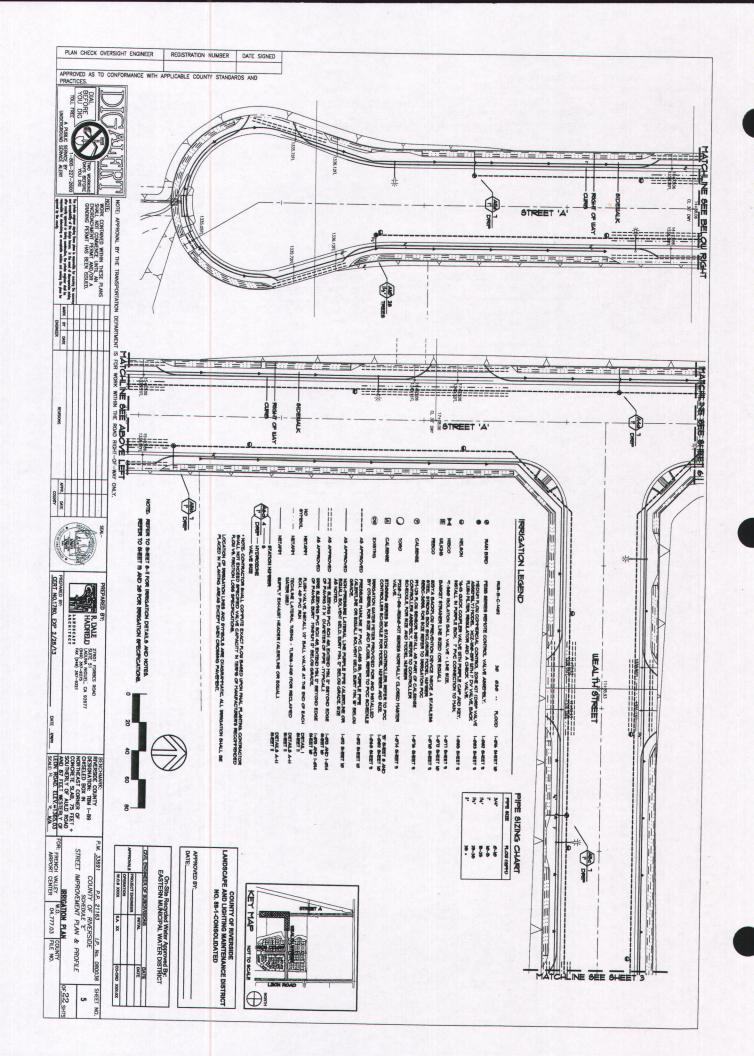


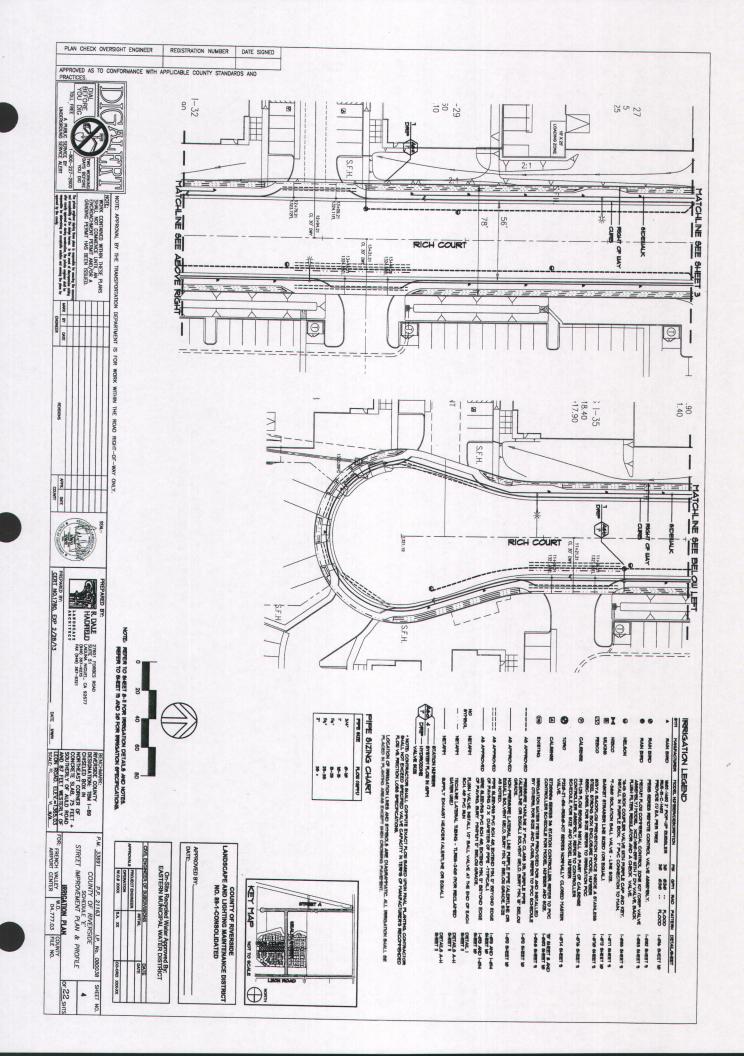


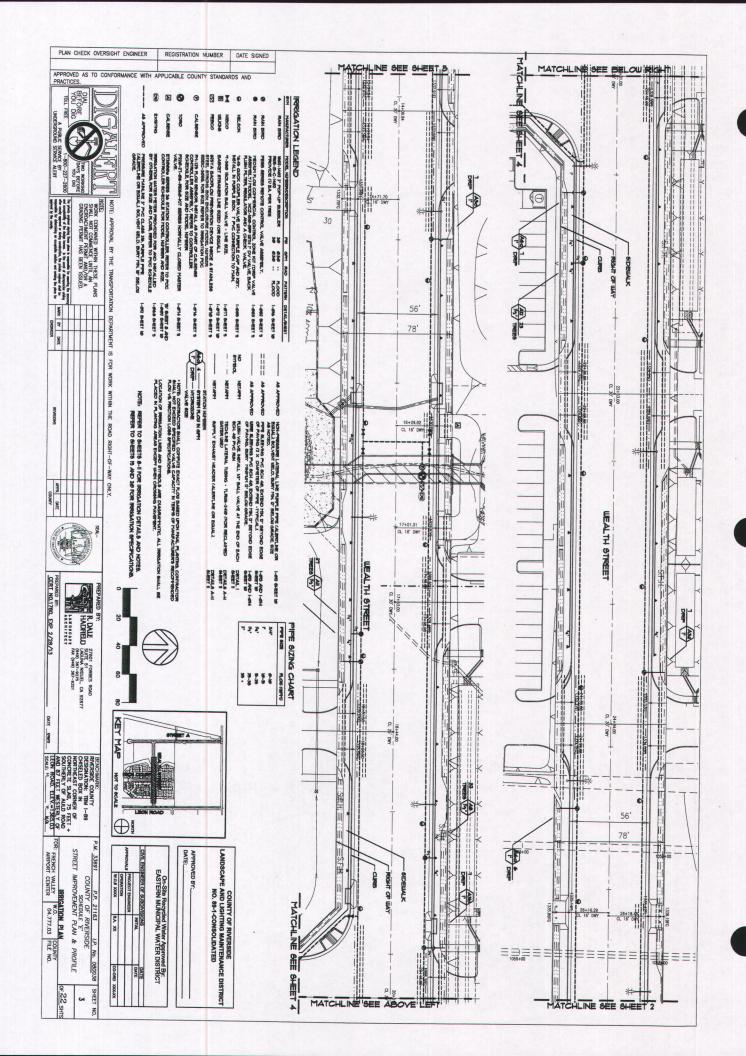


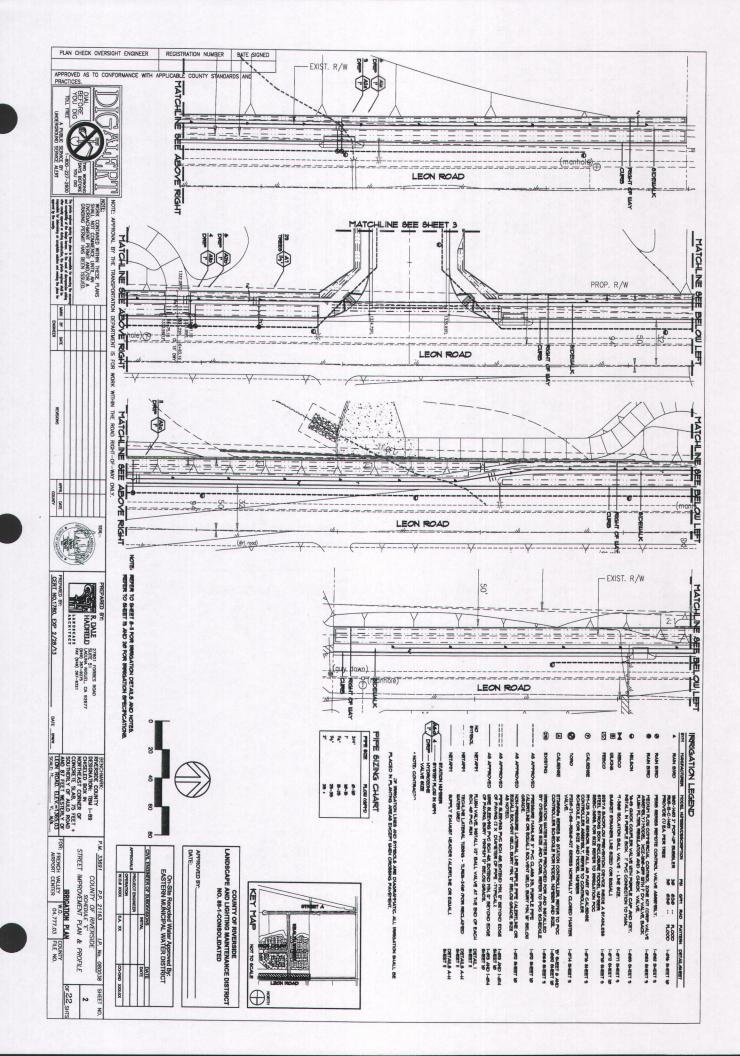












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TEL: (951) 676–1018
FAX: (951) 676–2294 R. DALE HADFELD, LANDSCAPE ARCHITECT 27601 FORBES ROAD, SUITE 50 LAGUNA NIGUEL, CA 92677 TEL: (949) 367–9275 FAX: (949) 367–9321 COUNTY OF RIVERSIDE

LANDSCAPE AND LIGHTING MAINTENANCE DISTRICT

NO. 89-1-CONSOLIDATED MAINTENANCE QUANTITIES NDEX OF SHEETS LANDSCAPED FLAT AREAS: TOTAL NUMBER OF TREES: CONCRETE HEADER: IL ENGINEER OF SUBDIVISIONS On-Site Recycled Water Approved By: EASTERN MUNICIPAL WATER DISTRICT AND NOTES 8A XX

FRENCH VALLEY AIRPORT CENTER - PARCEL MAP 33691 COUNTY OF RIVERSIDE LEON ROAD / INTERIOR STREETS LANDSCAPE PLANS

The record do uniter system shown on these fland shall be constructed in accordance untit in From recent edition of the slatten tractiful uniter district standards and specifications for districtions fromcts. USE OF RECYCLED MATER SHALL ADHERE TO TITLE 23, DIVISION A, CHAPTER 3 OF THE CALFORNIA CODE O REGILATIONS AND THE CHRISTIT RILES, OFFINIANCES, REGILATIONS AND SPECIFICATIONS OF THE DISTRICT

RECYCLED WATER NOTE - EASTERN MINICIPAL WATER DISTRICT

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Connections between recycled water lines and potable water lines are strictly sited. Finas hay be levied.

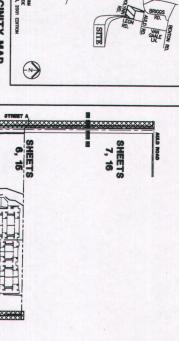
en farcifal, untre deitect régales haft a fre construction confrence de schedled To ant confrence et calaba he elatien hindef al uniter deitects freid deserbes Rither at the sent deserbes

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HATER REGISATION CANNOT BE USED IN THE VICINITY OF WATER MADE MADE AND CONTARCT WATER RECREATION AREAS.

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FRENCH VALLEY AIRPORT CENTER, LLC.
515 SOUTH FIGUEROA STREET, SUITE 1028
LOS ANGELES, CAUFORNA 90071
TEL: (213) 891—1928
FAX: (213) 891—9029

PROJECT DIRECTORY

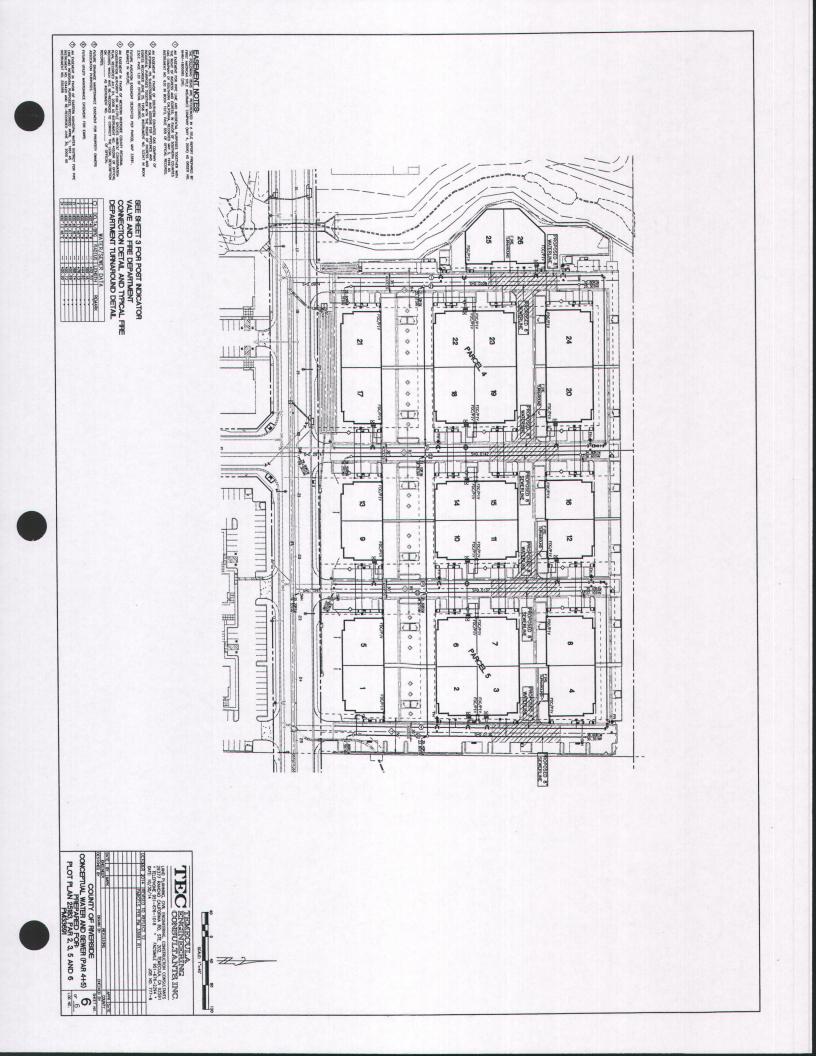
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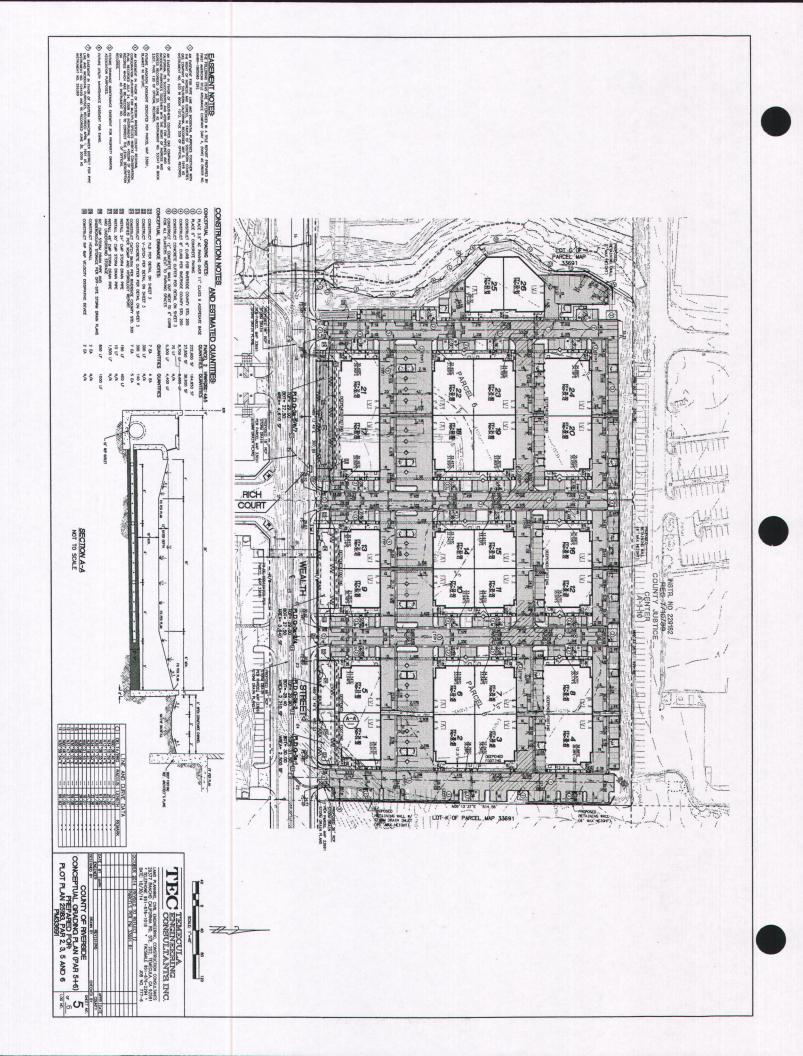
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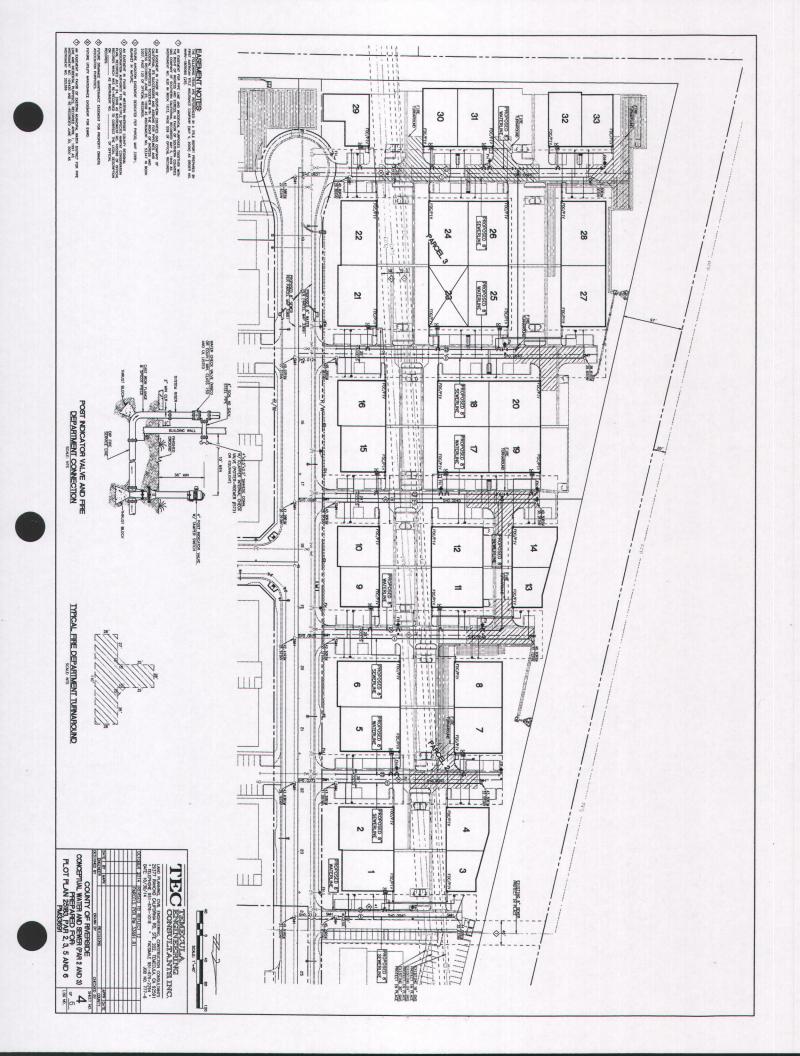
N. 33891 P.P. 21163 I.P. No. 080038
COUNTY OF RIVERSIDE
SCHEDULE E'
STREET IMPROVEMENT PLAN & PROFILE

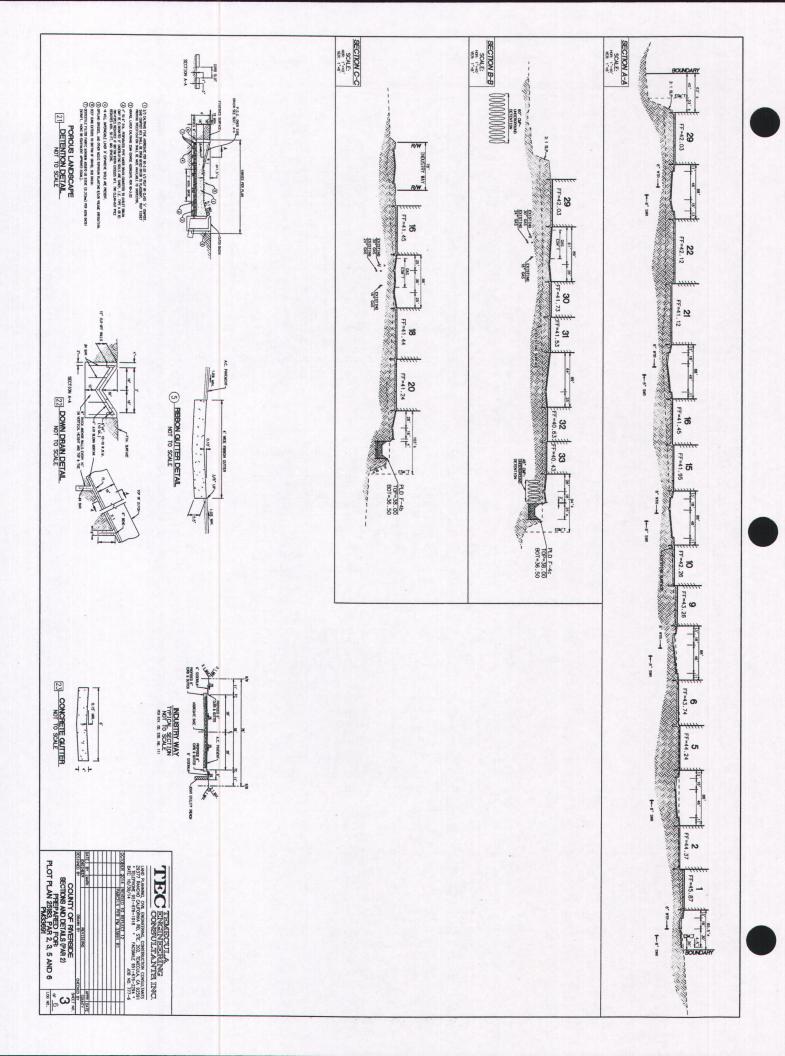
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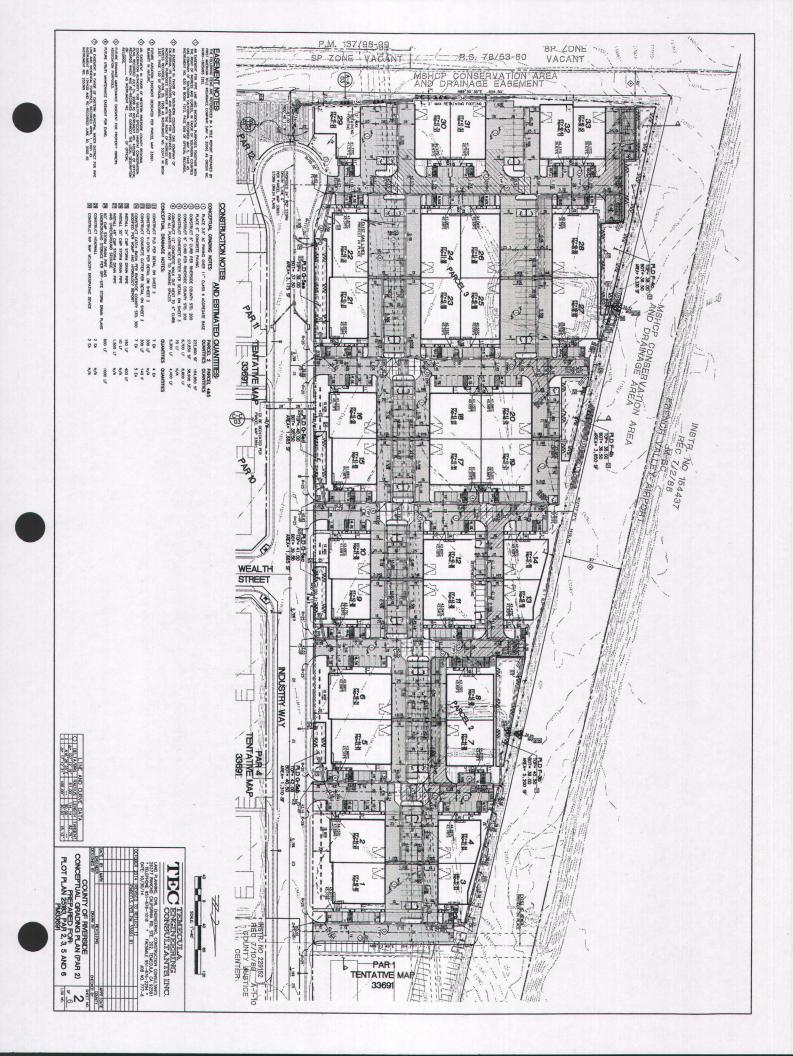
FOR: FRENCH VALLEY W.O. COUNTY AIRPORT CENTER 04.7777.03 FILE NO. of 22 SH











APPLICANT + OWNER:

TROCKI WILLEY AREPORT CORTE, LIC.

515 SOUTH FIGUREAN STREET, SUITE 1028

UCS. MAGILIS, CALIFORNIA SOOTI

ATIK: 2013 801-1928 e4.101

FAX: (213) 801-1928 e4.101

FAX: (213) 801-1928 REPRESENTATIVE + PREPARER
TRUCKLA DOMERSHO CONSULATE, NC.
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TRUCKLA STR. 1000 \$2291
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SOURCE OF TOPOGRAPHY

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TO VERIZOR

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INSTRUMENT NO. 225,069 ♦ AH DESIDET IN FANCE OF SIGHT-SIN COLUMNS CAS COMMANY OF ULFORMA, ITS SUCCESSOR AND ASSENCE OF SIGHLANG, AND HACDISTAL PROPOSES TOCKTHER WITH THE SEAT OF MARCES AND DEPERSS RECORDED JAME ZA. 1998 AS INSTRUMENT NO. 33347 M BOOK 2307, PAGE 120 OF OFFICIAL RECORDS. ® FUTURE UTILITY MAINTENANCE EASEMENT FOR EMMO. BLANKET IN NATURE. DE BEHEFFE PUTURE DRAINAGE MAINTENANCE EXSENDIT FOR PROPERTY OWNERS ASSOCIATION PURPOSES. INDUSTRY WAY PARCEL P.M. 137/98-98 SP ZONE VACANT PÁRCEL® THE THE THE THE PARTY OF THE PA 0 = THE SALE CONCEPTUAL GRADING PLAN PARCE PARCEL WEALTH STREET SCALE: 1"-100" | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 ESTIMATED EARTHWORK:
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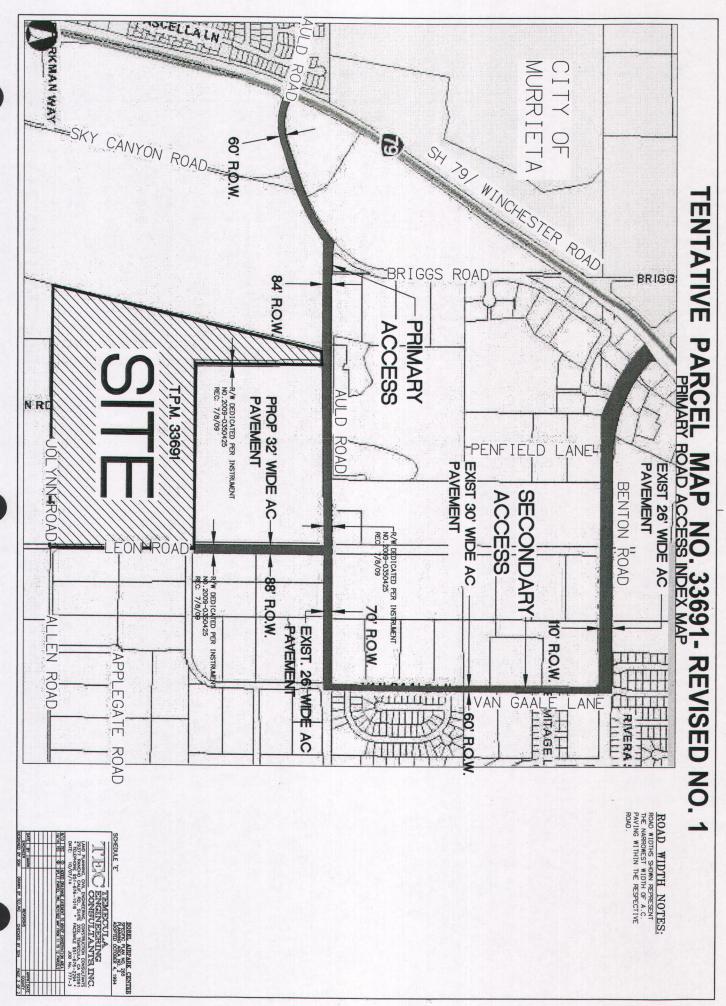
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27.000 PLOT PLAN 25183 EXPORT TO PARCEL 2 OF TENTATIVE MAP 33891-SME PARCEL MAP 33691 A-1-10 COUNTY JUSTICE CENTER OUT FILL 12,700 14,100 2 RET 17,100 17,000 38 ------ 1,700 24,000 33,000 CONSERVATION AREA PARCEL 9 O PARCEL 5 2 The contract has previously the contract of security to the contract construct construct contract per security to the contract property of the contract per security to the contract per secur R.S. 78/53-80 8P ZONE VACANT-DRY FARMING CONSTRUCT 12" COMPORTE MUX OUT NEXT TO 6" CURB CONCEPTUAL DRAININGE NOTES: CONSTRUCTION NOTES AND ESTIMATED QUANTITIES: SHEETS 5-6----CONCEPTUAL GRADING NOTES: PLACE 3.5" AC PANNO OVER 11" CLASS II ACGREGATE BASE PLACE & COMPRIETE PANNO CONSTRUCT & CLASS PER RAVERSIDE COUNTY STD. 200 CONSTRUCT B" CLASS PER RAVERSIDE COUNTY STD. 200 CONSTRUCT B" CLASS PER RAVERSIDE COUNTY STD. 200 THE STORM DRAIN PIPE AND REPORTE STORM DRAIN # PARCEL 611 150 5 LOT "J" LOT "K" PARCEL SAGO
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8,800 IF
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NOT TO SCALE
1.75.. R.ZH.. SEC. 7, SEEM
THOMAS BROTHERS AUTOR
HP PAGE 929, 62-63, 2001 EDITION COS NO.



PREPARED BY:

R DALE STORY FORES ROW

HADRED JOHN WOLES, CA 22577

ALTERISTIC IN (Web) 357-3231

ALTERISTIC REPARED BY: CERT NO.1780, EXP 2/28/13 rity all eleave locations prior to beginning sont, in this section. Ring all lift glownes and condition business lay other vades. Report any conflicts from the advances to the authlices immediately. Decter. Nga Wanghi copper, solidar John Ispa. Na Boider shill be nade up of 486 silver, BA copper, 166 zhe and solina ani solite at 10h F ani Injate at 1646 F. a hald condition prior to beginning non-described in the sesti exertions shall be completed and Approved prior to beginning C. brigation applies shall be constructed to the abos and grades at the locations shown on the drawing. Coupling Valves. Brass two pleas body ath looking rubber of for sorking pressure of Big patt operable ath quick coup ion Ball valvos, Push valvo Assembles, Pico Bessors, Grouds Commission Cable Spitess, and Wes Spitess. Carson 196-8 Spring Orest, Velves-King Brethers KC-XOX-8, PVC, 88p x 88p and velves, as specified on drawings. re supply live (from point of cemedition strough Bad on devices) Type K. Copper hard tespered, in accor Allb IF IL approved No. 14 othest burtel capper whe for all opinion when. Plos seroing cable and asster valve whos shall be he much separate and apert from all other stres.) Plantactured of fleeble very characte compaint D28981, D269 and D398, Inte Control Valves, Drip Valve Assessell Valves - Cerson 1419-155. utted river units in accordance with a river opening in sprivibler boody. Oriver Rotors, As specified on div utte Controller unt as specifi NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY. office the sea of controlled desiration for each construct or the heads and by the controlled desiration for each controlled or the controlled desiration for controlled desiration for the controlled desiration for th instator will peruanesta, fix (1) one convolter drawing to the his controller set of controller drawings leaf before and subset to come or centre in representative prior in a fix freshes and subset to cente or center's representative prior in a fivel set, through. contractor is responsible for delivering the that set of as-built gp to the ower or owner's representative prior to initiating the wince period. to exhaulting a suit through for adexanticl completion, providing the completion of Contractor shall uarrant natertals against defects and guarantes natigo for the period opecified under the astronance agreement, mirkator delli be responsible for occordinating servenig frem atturendistributor and enere. ettlement of brenches which may occur outing the methoevince poorle or repolited by the contractor at no expense to the conter. concern safety devasted requirements, the G2 seas of the respicated looks for excessing offsessessing and glossy devasted representatives are described and glossy for excessing and glossy control and the G2 seasons are made, hylociton moleded type (ahure respirest) and Elbs-side ; added Hyppias, ABTT 02444, Bohesbie 80 mbh nodest Shread N. Cassert, and Phisson. Type as recommended by sandacture o Kittess. nativipations period for brigation shall begin after a certification to provided by the architect to the cener. Repath regahed due to vendeltes before the end of the nativitied will be performed at the contractor's expense. intured from virgin polyving chloride (PVC) eceparad in mee with Adith Ch244 and Adith D1941 cell cleenfication Type I, drade I, Prior to a release of nasponsibility at the end of the satelow riod, the centractor shall edeadals a salt through sith the owner's representative and alteciess and provide the following: . Threads- Injection solded uppe (share required) Tess and Ells- side gated Threaded Hippies. ABTH D2464, Bcheddle 88 with solder 'Illinge Blanderd weight , Bcheckle 40, hjectlen notd n ASIM DI164 and D2466, cell classification B494-B. shows Bisid Preseure Esppiy Line. (downtress of Bisica) PVC Class SEEE (F - 3 V7.) Graduine Pabelli HAS BERN ISSUED.

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WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
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GRADING PERMIT HAS BEEN ISSUED. and depths of preserve supply, lives, laterals and pitch of pipes as sisted in are settlem. Bettlemen of varioties learn than grades specified in grading plane to chase for resoval of Tolch grade vestions, natility exceptability and repating of their grade vestions, natility to the negatements of the reference Morsailen listed before except extrigent negatements are shown or apsoiffed in the nost current. extraction documents. correct printed newfacture's opecifications and obsetings for items or and opecified or graphcally indicated in the next current set of insertion are approaches and at them it is not possible to include by the control behavior depositions of performing in the construction. The control behavior of the control behavior of the control o is adjacent to or under entiting trees shall be closed within 24 ho. Whis is not possible, the side of treesh alosest to the trees or trees shall be covered with notstared buries. booley, for Testing Meterial (A8TH), for test nesh referenced in this section. In Leboratories (ILL) for IL, whee and cables.

Transh exerveston shall se such se possible follow the legical drom on the fings, hardened settle be straight in digerant and export type sonthous believe of trench Remove rode and olders greater ban P in danasa, or avoid set required for besideling asterds. hy every cloub to all pipes ends and sipes with clean cloth price to "softing place and to filtring, display all evers lights of this clong area conferenced and apply coder uniformy, encored jobst, and the cook. Area (8 fightly apply exercy cloth stong societies area until seconts. esposed piphy under structural slabs shall be standlad with "trigats or "trigation Latest" as required; at ten foot (197) travels in black ing. 3/4 extract high. wirte neducing fillings shall be used ahere any change in pipe size Bashings shell not be used unless specifically authorized by the Boomin's reducing Muhips shall be used share any change in pipes size bething shall not be used where specifically substrated by the others. i. Pipe ends and fittings shall be about with riffs, or approved equal, be saiding solvent is applied. Usided johis shall be given a wheat of its includes to set battors solving or hending. ter load pipe with snall enount of back, till to prevent arching are g under presente. Leave Johns exposed for hypection during ses pipping shall be out by a pomer hackeas, a chrolder outling sacht g as effectives whete, or by mains of a hard hackeas. All pippe shall shared and nough edges or burns removed so that a secosith and wheusted fires is obtained. Mt. of correction shall be approximately as shown on cheating. C Inderground piping and valves and provide all flanges, adapter necessary fittings. idding. Bed preserve apply he with construction grade and b' befor pips. Renating back. I'll may be so described above e-to-plastic solvent said joins shall use only the solves and by the pipes saintisetum. Do not hatall solvent said reture is before 40-P. eurs Bupply Lines Br from top of pipe to finish grade, trol Birtigs directly at side and botton of pressure app opth of hereh funder asphalt paving or coronsals mane Bupply Line 24' from top of pipe to aggregate bes m-Preseure Line 24' from top of pipe to aggregate besen all electrical control are and committeeton cable site, in the from preseure supply fire, with construction grade sand to before sines. becoth transfes to fish grads prior to requesting a selt, the solutific completion with the provinces. Polyving obseride pipe shall be cut with an approved PVC pip solgned only for that purpose. the globated used spaces priving or concrete shall be a be appropriate shall share be fit if it is not been proposed by the shall share be the shall be a cape of the shall be shall be shall be a cape of the shall be shall be shall be a well tempt device. hotell pressure supply the locating tupe slong the extre terescent supply the. ater shell be peratised in the pipe until hapsestion stad and a period of at least 24 hours has elapsed and ourse. Frigation Trench to Irrigation Trench & steeun, Irrigation Trench and other Trade Trenchas, U'ssieu han pipe laying is not in progress at the and of each s ends eith tight plug or cap. ings of direction over B degrees shall be s LLATION OF COPPER PIPE Greater then 3's H" steleum, a Less then 3's T' steleum,

esposed piphig under structural slabs shall be standinal ath "hrigation or "hrighten Lideral" as required, at Las Poot (197) Marvala is bifed. htg. M.f. strings. so gravel susp before and around each velve box prior to lessafing box as apportung or the deterings, these mealining portion of grav-velve box ellowing full access in and around all filtings, velve box or Mily exported by gravel susp. No brick or mood exports are I velve boxes with each type of Intgation equipment so that top box is above Trish grade as apostified on the detail dressing. V stensions are not acceptable except for salate valves and serval p electric control valves taggether as apacified on the draws g a expension of If betaseen each valve boot lestill valve boot are direction and paralliel with one amitter and perpenditods handscape, states has end paste. And the residence design estate in our an incident of one hand to head estate distribute. Adjust a great great of the proving investigate distribute. Adjust a great and les a proving investigate, dissensit, and politic. No core great and les a proving investigate, dissensit, and politic. Adjustment and politic estate in the proving a proving a distribute of each great proving an entire explanation and additional could be be seen. raid valve bon lid of associated explanate as follows:
Butten behavior:
Bu Il check velves as required to ensure no los head ngled ripples on selng Johts before spring heads and end 48-nor be less then 18. UBB. Urough for substantial complexion will not be i all branding is complete.



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CIVIL ENG	CIVIL ENGINEER OF SUBDIVISION	IONS	DATE
		INITIAL	DATE
APPROVA S	PROJECT ENGINEER		
	OPERATION		
	W.O.# XXXX	8A XX	CO-ORD XXX-X

DATE 1/14/19

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OF 22 SHT STREET IMPROVEMENT PLAN & PROFILE
LANDSCAPE SPECIFICATIONS
FOR FRENCH WALLEY
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P.M. 33691	P.P. 21163	I.P. No. 08	
RESERVING COUNTY	P.M. 33691	P.P. 21163	I.P. No. 08
DESIGNATIONE TRA I - 89	COUNTY OF RIVERSIDE		
CONCRETE DAR NO. NO. 1995	P.E. 1		
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CONCRETE SAL 3. P. ET +			
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CONCRETE SAL 3. P. EET +	Trench encavetton shall so much so possible follow the layout shown on the single. Therefore shall be savight to alignment and appear type continually called of trench Remove rouse and delaware and expects the first shallow the savighment for backdage saturable. Back fills Beck fill of transhes say not be done until all required testing for a inigation system has been competed. Sadding. Bod presure supply he ath contruction grade send 6' abov 16' befor pipe. Resaining bed. All may be as described above esposed piping under structural slabs shall be standled with "Intgalia or "Intgallon Lateral" as required, of ten fook (III?) fusivels in beliefs. ing 344 setsua High. ly examy clour to all pipes ends and sipes with clean cloth partor to classified pipes and to firthing, dapply an event layer of that clong area cleaned and apply colour selfermy executed pines and last cool. Also it is apply arising cloth along coloured area until second. Also he piping shell be sat by a posse hadean, a chouler authing sacies an activative bread, or high same of a read hadean. No piping shell suft a sacialite sheet deliver of my description. All pipe shell be a fact may describ uris reducing fittings shall be used share any drange in place stare. Bushings shall not be used unless specifically autocrized by the t of correction shall be approximately as shown on cheshigs. Consenge and valves and provide all flanges, adepters, a occasing fittings. and the control of his property of the property of the control of Scoon's reducing Mithgs shall be used where any change in pipe size that. Bushings shall not be used urless epocifically authorized by the detect. 8. Center load pipe with easil ensure of back fill to prevent arothing and hyping under preserve. Leave johts exposed for hopestien during Mester-to-plasts solves, used jotts shall use only the solvest sended by the pipe send-dotter. Do not hatell solvest said pipe repersites is bates 40-7. as piping that be out by a porer haddeau, a obculor authing aadhe g an alterable shale, or by pains of a hard haddeau. All pipes shall alread and rough adigs or bare reserved so that a seconds and witnessed from is substreet. seve Bupply Live. Withoutup of pipe to finish grade.		
stol Wings divestly at state and bottom of preserve supply live
poli of Trench (under suphlik parking or concrete). 87allatick of ecl.vbif usilo Poltvert Caloeog PVC pipe od lyng deforte pipe dall be at milh an approved PVC pipe od gred only for bit pupose. b. Uten pipe laying is not is progress at the end of each sorting delaips ends with light plug or cap. also shall be persitted in the pipe until repeation have been stad and a period of at lasts 24 hours has disposed for solvent) and curing. increment depth is the control of th all electrical control are and commutcation cable aris, trensite from pressure apply live, eth construction grade sand 6* before arises. I Polaria Bronvisal natural la generali considend le be a delle gentico. Before belleving the beat fill specialis, in starial is has host deter and roda general iber it delesara starial is has host deter and roda general iber it delesara. In posed, free and satisfia fill en sepressed from bock III, shell imposed of at contrader's expensa.). Shooth transless to fishin grade prior to requesting a self, throughtest completton with the architect. . hetall preserve supply has locating tape along the extre lang DATE 1/14/12 arges of direction over B degress shall be nade Intestion french to intestion french & stellus. Intestion french and other fracts frenches: If stell - NOTALLATION OF COPPER PIPE Pipe director than 31, 14' shinus. Pipe Less than 31, 1' shinus. PREPARED BY: CERT NO.1780, EXP 2/28/13 Verity all steave locations prior to beginning sork in this section. Flag all string issues and concluts heutilised by other urdes. Report any comities a decreasements to the anotherst basedistribly. a fisks conditions prior to beginning sort, described in this section, operations shall be completed and approved prior to beginning sort ger Novight copper, solder john types. Se dotder shill be made up of 48% silver, 8% copper, 16% zha and dann and solde st 12% F and Ingalds at 14% F. k Coupting Valves. Bress two piece body with looking rubber asp and for earling pressure of BØ pail operable with quick coupier. uve supply his them political connection through Bestilton than devical Type K Copper hard tempered, in accordance atthe sted to the stees and grades at the kedation Boll Vahvas, Plush vahve Aseasoltas, Pice Barsons, Grounding Ibds, Comunication Cable Spitess, and Wee Spitess. Carson 1989-12. Spring Chest, Valvas-King Brothers KC-300K-8, PvC, 8tip x 8tip York-valves, as specified on drashga. pe required by local codes and orcherces, of proper size to precide made of equipment serviced. Bahg Check Velvasking Brothers KBC-100K-6, PvC, Bitp : sives, as specified on drashigs. 885 UP UL, approved No. Id dheat burisl capper whe for No. Id dheat burisl capper whe for all conson sheet. . At Release Valves. Agrachuel Products vBK-1 for pr. L. BLECTRC CONTROL VALVES I lifectric Remote Control Valves. As epecified on ches. C. IBCLATION BALL VALVE. I Bell Valve. PvC blocked true wich, as epecified on d . Electric Control Vithes, Drip Valve Assembles, Haster Anth Valves. Cerson 44th-195. is pipe shall be regalar unight, 864 ned bress, ad pipe. hgs: Mesha bress, screed 41 Ob pound cles r Valvas- drissold 2290 Bolanoid/Pressure Failon Valva, sizad as specified on drienigs. . BLECTRIC CONTROL VALVE MINE APPR. DATE C. Intgetten agatom ahali be const locations abom on the drashgs. COUPLING VALVES NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY. emion from Leo pendaval, potals of reference fluididing connex, fluid daps connex, rede favorestions, pendamit edicing utilities) the on of the following lums: ide use sets of controller chemiqs for each controller wit bustles project. 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Heatten solded PVC, complyings ABM DTB4 and D2466, cell alsosification 2484-8. -Preserve Liven (downstrate of electric remote control velve) PVC. 2006, confronting to ABIT DITIBS—83. Wage blanderd seight, deheaded 48, hijestson solded PVC, coapplying INT DITIS and DIMAR, ont clessification DMR4-83. ontotice will persently the (1) one controller drestig to the het controller wit and blind one complete set of controller cheshings that theire and about to come or comm's representative prioring a fivel set, through. nativenimos period for trigation shall bagh after a certificate of Klon le provided by the architect to the cener. ded Nipples. ABTH D2464, Bahedule 89 with molded Urnsels. Comer. and Prizer. Type as recommended by nawleddurer of pips. Centrator shall sarrar, autertals agates, defects and guerantes why for the parted epselfted uder the satisfactors agreemen, utracted the maporable for coordinating servaing has ath tractifiationer and owns. ment of transfess which may occur cluring the saintenence pertor spatred by the contractor at no expense to the cener. or attemp solution represents, and are the according and the control of the request to those for resorving oftenessing and the control of the representation inside, and electric control (2) and the project.

(4) and the couple is the control of the control o Threads - Injection solded type (share regulad)
 Tees and filts - stde gates
 Tees and filts - stde gates
 Threaded Hippies - ABTI D7464, Schedule 80 with noised threads. A Repairs required dus Lo vaneline before be and of the native and affects of the native and affects of the sequence.

Proc Lo a release of responsibility is the end of the automotive and affects of the sequence of the seq 1. Havdacured from virgh polyving extends (PVC) compound in accordance with A8TH D724 and A8TH D1944 cell absolitication 1484-8. Hape I, drade I. Provide the cener with the following here at the and of the statement periods Bohven Baid Presure Bappig Live. (downtress of Bedrifo evice) PVC Class SBBE (F - 3 Igr) Unite section of the sec The prints appliest signification that the second in the control is externed or controlled for controlled and controlled or controlled or the controlled in the controlled or controlled and controlled or the prints or controlled and controlled MORK CONTANED WITHIN THESE PLANS SHALL NOT COMMENCE UNIT, AN ENCROACHENT AND/OR A GRADING PERMIT HAS BEEN ISSUED. ultined depute of preserve supply lives, lusavile and plush of pripse as subsections are subsectives are subsectively because the specified that grading place is cause for reasonal of thisis grade subsective, retilling a, recompacting and repaining of their grade treatment, retilling conditions of the Contract and Division I apply to the section as Mily as I of break. n covers the fundables of all saterials and performing all operation describes the describes induced to the second second to the second second to the second interpretation of protected and proceedings of the processing of t volving albetantal phabbig for installation of copper piping, backfor in devices and other related sock shill be executed by a licensed are shallong convector. Any recessing permits shill be obtained prior to and printed abudature's specifications and deceips for trans or in our specified or graphically indicated in the next current set of in observige. distraction are appropriated and at these it is not possible to include it. The force of the control of the con is to the requirements of the retirence information listed before exec to strugged requirements are shown or specified in the next current retruction decarated. If is make after once character seconds 2 horses shall be done by he once is the case with the bettering the second in the bestery appoint also because the training to the case with a dipty. There is treating accessed by the second of the factor is treating accessed to the second of the factor is the second of the factor of the treating the left is the case of the factor of the treating that he can be treating to the second of the treating that he can be treated to the second of the treating that he can be treated to the second of the treating that the case of the second of the secon adjacent to or under enfolking trees shall be closed within 34 hours to is not possible, the side of uneach closest to the tree or trees hall be covered with solutioned burley. Justion eleme trenches and pipping cross esteting roadsays, sidessibs, pps, paths or carbs, in the sivest that desage does occur, the contra sir such desage at the contractor's expense. According exactivities alterate and refilling revolves.

special components including text on limited to special constraints and the state of the special confers, artisting and final adjacements as determined by the state of the adjacement as adjacement by the state of the adjacement as a state of the adjacement and baseline pro-Society for Testing Petertal (ABTH), for test methods y informacial in this sestion. Inn's Laboraturies (NL,) for IL, when and cabben. DIAL BEFORE YOU DIG KACIICES.

esposed piphig uder structural slabs shall be standled with "trigation" vingstoch Lidarell as required, at Len 1004 (187) tstands in blidch, "My santus high." John ampound shall be savelully and exceptly placed on the sale thread shilling of explored John such be tightened with longs or evention. shilling of explored lines be permitted. p electric control valves together as specified on the drawl g a wateriam of 0' besteen each valve box, hatell valve box, when diversion and parallel with one another and perpenditional. I handscipe, sidebulls and paste. hatall asch electric control valve is a separate valve box so the Anglad ripple relative to preseure apply the stell be no great. of no less than its. hatall teolation ball valves in separate valve bones festall master velve site in a expersite vip at controller. I BOLATION BALL VALVES

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I valve bones with each type of brigation equipment so that top o bon is above firthingsade as apecifical on the detail dressings. Va Aersions are not acceptable secapt for saster valves and simuli

I dreck velves as required to ensure no loss head run-of

s. Architest way request recirie changes and/or adjustments without additional cost to the camer. Adjust adjacent plent saturial so that it does not interfere stribution of each spray hasd or notor.

COUNTY OF RIVERSIDE LANDSCAPE AND LIGHTING MAINTENA NO. 89-1-CONSOLIDATED APPROVED BY:

П	CIVIL ENGI		ADDOUVALE		
On-Site Recyc	CIVIL ENGINEER OF SUBDIVIS		PROJECT ENGINEER	OPERATION	W.O.# XXXX
On-Site Recycled Water Approved By: EASTERN MUNICIPAL WATER DISTRICT	HONS	INITIAL			SA XX
d By: STRICT	DATE	DATE			CO-ORD XXX-XX

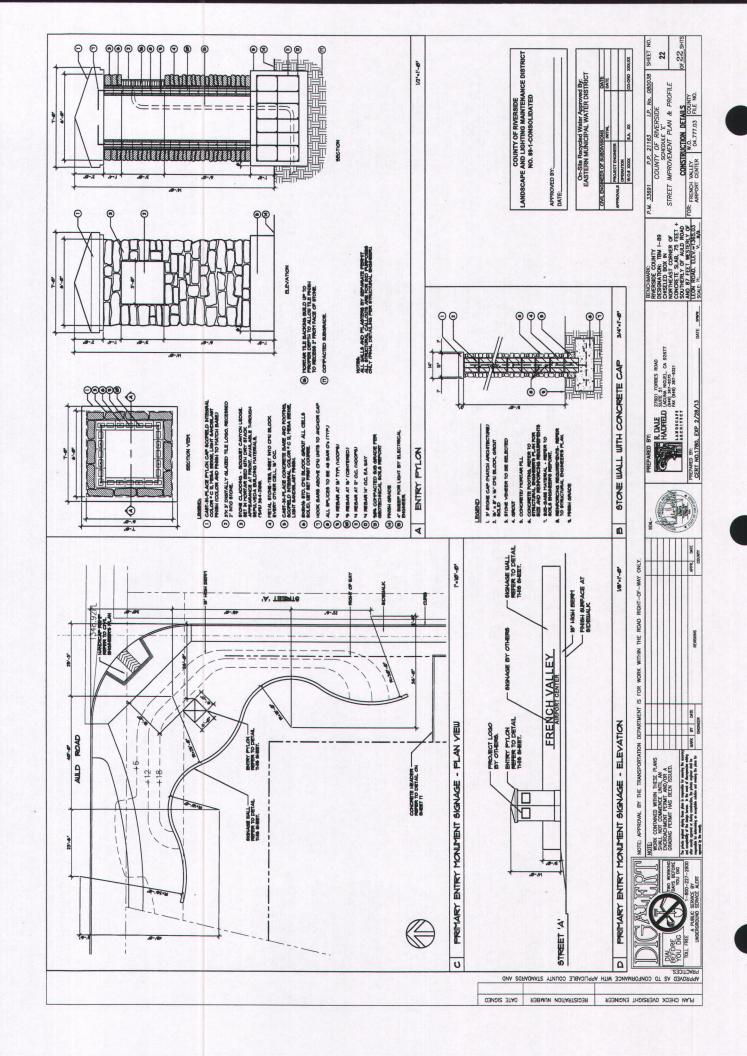
P.M. 33891 P.P. 21163 I.P. No. 080038 SHEET NO.
COUNTY OF PRESSIDE
STREET IMPROVEMENT PLAN & PROFILE
LANDSCAPE SPECIFICATIONS
or 22. SHT

COUNTY OF RIVERSIDE
NDSCAPE AND LIGHTING MAINTENANCE DISTRI
NO. 89-1-CONSOLIDATED Contraction on the contraction of the contraction o On-Site Recycled Water Approved By: EASTERN MUNICIPAL WATER DISTRICT M. 33691 P.P. 21163 I.P. No. 08003 COUNTY OF RWERSIDE SCHEDULE VERSIDE STREET IMPROVEMENT PLAN & PROFILE CIVIL ENGINEER OF SUBDIVISIONS when the second control of the second contro earlier ward designed to the property that the designed as designed and control of contr 4. The properties of the design of the properties of the propertie FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY A character continuous production to the analysis of the analy will be a second and the second and And the second control to the second control which consider the project make a provided with process which the construction of the properties of the control of the contro e such extensits controller unit oth the latter or subjer desing strange, Letter or subject while he botted in a visible local/ the predictor with 1 high virgl latters. Lateralise controller unit well be completely operable prior is big a sulk brough for selecterful completion. tal poser at location of automatic controller unit pri adoletic controller unit, Notify architect benedictally in not available. ve ground centuit shell be rigid galverteed pipe with the . Below ground centuit, shell be PVC 8CH 46 pipe with app

LANDSCAPE SPECIFICATIONS
FRENCH VALLEY
ARPORT CENTER
O4.777.03 FILE NO

R DALE STROIT FORRES ROAD
SUIF STATE CA 92677
HADRELD LOGINA MIGHEL, CA 92677
(949) 397-8278
IMI AREOGAN TACHTEGT

REPARED BY: CERT NO.1780, EXP 2/28/13



Landscape Architecture Plot Plans

FRENCH VALLEY AIRPORT CENTER

COUNTY OF RIVERSIDE, CA

FRENCH VALLEY
AIRPORT CENTER
WEATH STREET
TEMECULA CA

INDUSTRIAL BUSINESS PARK H17 THROUGH 1-26

PROJECT DIRECTORY:

-EGAL DESCRIPTION

WENTERST CARRER OF SECTION TO TOWNER TO THE WIND WENTERST CARRED OF THE WENTER CARRED OF

WEERENCE TO CENTIFICATE OF COMPLIANCE NO. 4395 RECORDED APRIL. 15, 1995 AS NOTRAPIENT NO. 126251 OFFICIAL RECORDS.

BASIS OF BEARINGS

BASIS OF BEARING CENTER, INE LEON RD. - SEC. 1 EASTLINE BETWEED ELVA AND SECTION CORNER 6, 1 4 8.

APN# 963-080-002

.P. No. 080038

CONTRACTOR AND CONTRA ADJACENT PROPERTY

DATA

cidated Properties, inc.
data fractive Miscon Center, LLC
familite Plaza
ib South Riguered Street, Ste 1676
on Agglese, CA Seoril-3371
13), 961-1873 5.86 ACRES (255,418 SF.) APPROX. DIMENSION: 560° x 514°

5.4 ACRES (235,610 9,F.) APPROX, DIMENSION: 489' x 520'

A 1987 AN

PHASE II

RCHITECT

R DALE HADRELD

COVER SHEET 27601 FORBES ROAD SUITE 50 LAGURA MOUEL, CALIFORBIA 92877 (948) 387-9275 FRK (948) 387-6287

64ADINS 18 BABED ON 15 YEAR GROUTH OF TREES. 50. PAIRCINS SPACES - 50% MINITIM REQUIREMENT

TOTAL PAINTING STALL AREAS SHADING RECUIRED (SON)

PARKING LOT SHADING REQUIREMENT

PRESENT AT

1 AGREE TO COTPLY WITH THE CRITERIA OF OPPONANCE OF THE CRITERIA FOR EFFICIENT USE OF WATER IN THE INPREMATION DESIGN PLAY:

R DALE HADPIELD, LANDSCAPE ARCHITECT

GENERAL NOTES:

GENERAL MAINTENANCE:

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- DAYAGETON ON THE AREA SHALL DE REFAMED PHEDATELY. DEPRESSION OF CAMED BY CHALL SO THANKS TO WANTED ANY PLANTED ANY PLANTED ANY PLANTED ANY PROPERTY OF CAMED BY CHALLES ON FOOTHER OF PERSON, FALES AND REPAIR DAY MAR.

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KEY MAP:

VICINITY MAP.

SHEET INDEX:

REFER TO SHEETS L-3 AND L-8 T.75, R.2M., SEC. 7, SBBBBB THOMAS BROTHERS CAIDE MAP PACE 929, B2—B3, 2001 EDITION

REFER TO SHEETS L-2 AND L-1

PLANTING / PILASTER DETAILS AND SPECIFICATIONS

SUBMITTAL DATES:

Second Submittal Date First Submittel Date

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APNE 903-000-002

1.P. No. 000008

© 2010 Architects Chrisgs
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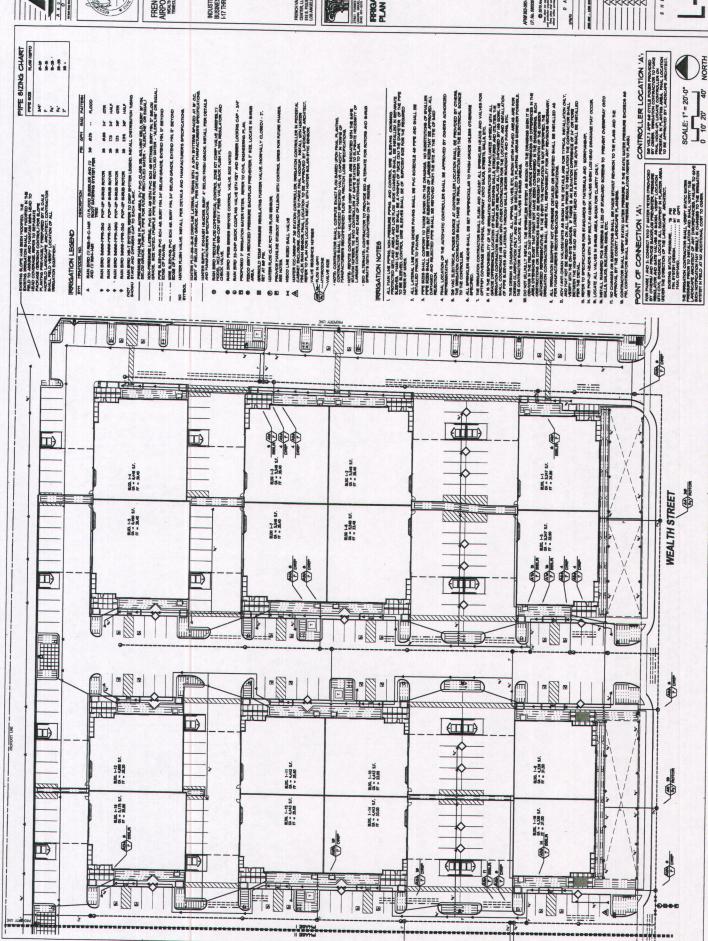
LANDSCAPE MAINTENANCE ENTITY:

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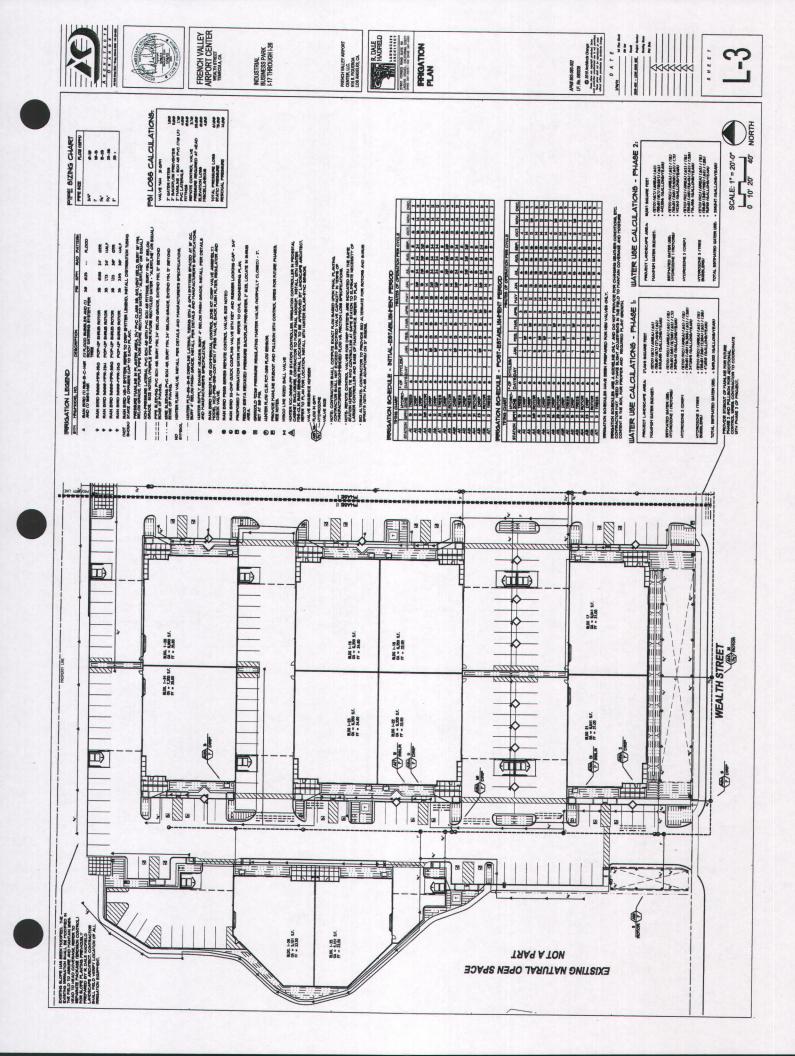
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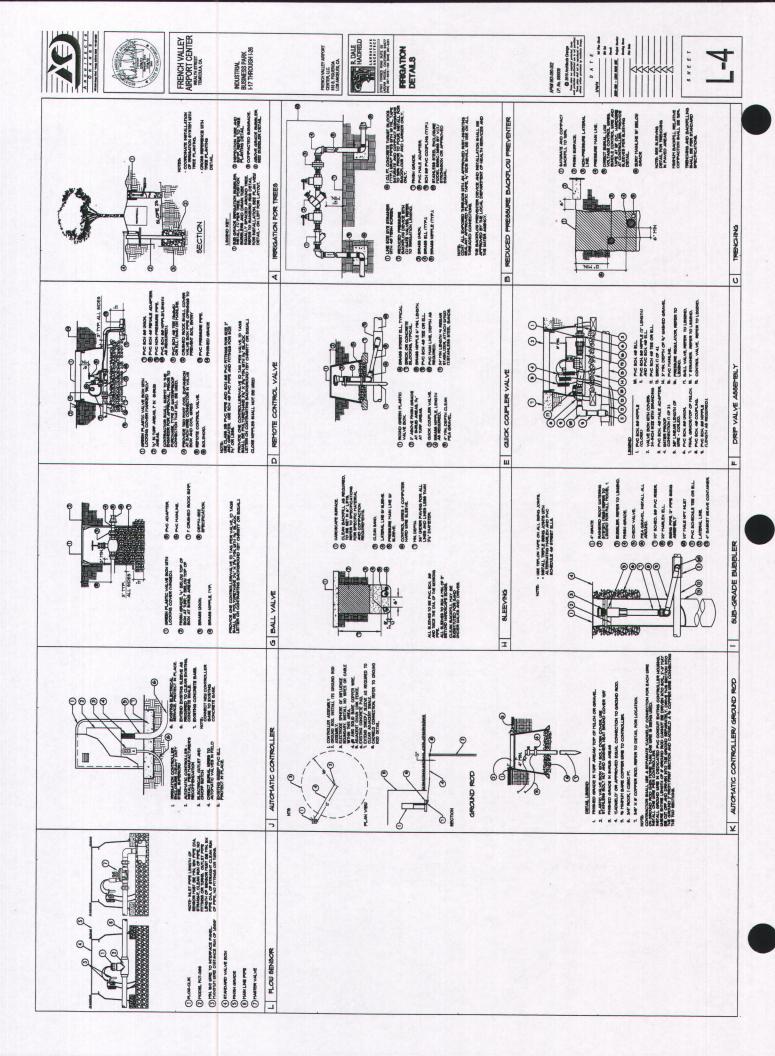
INDUSTRIAL BUSINESS PARK 1-17 THROUGH 1-26

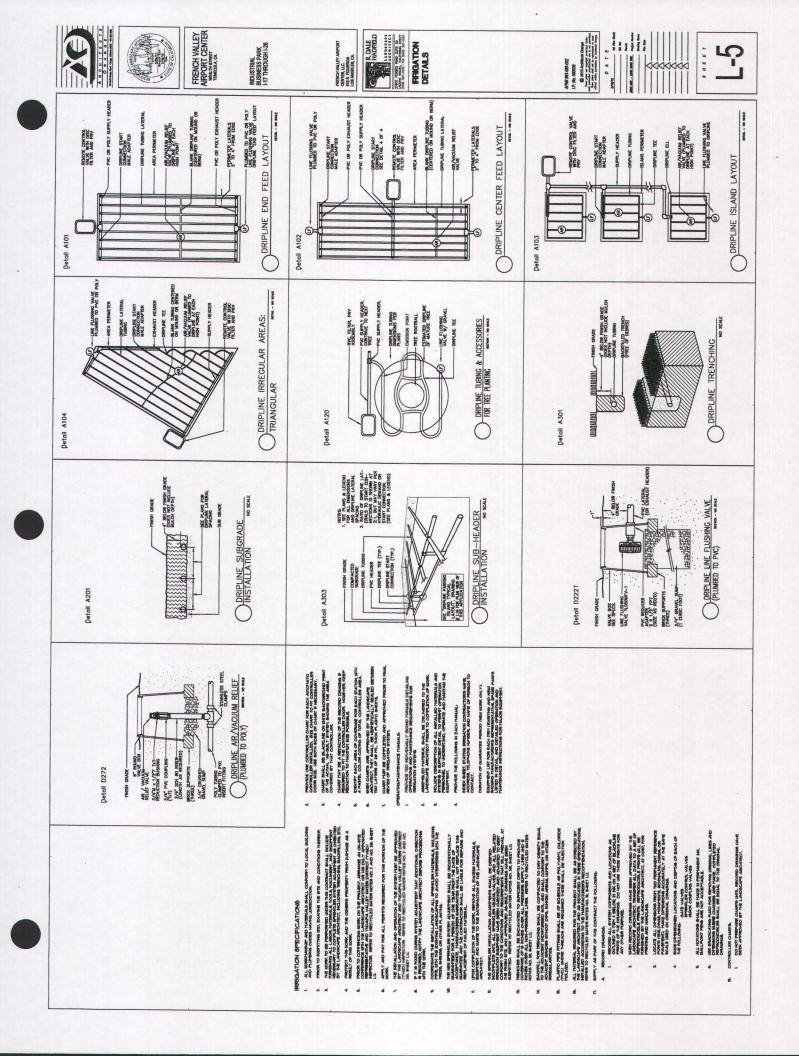
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- tenfacturer's Directions and detailed cheatings shall be followed in all cases shern in standacturer of stitcles used furnishes directions covering points not shoen in intractor shall obtain and pay for any and all building persits as required obtains.

And the state of t

- Control of the state of the sta

- The Contractor shall funtal the articles, eguippeent, saterials or processes specified by what is the desiring each order. No substitution will be allosed without the entits approved by Johans of Landscape Architect.
 - Eculoment, or naturals hetallied or humbhed without prior approval of the Cener or Labelscape Androtes may be najested and the Combastor hetalred to remove such naturals from the site of his own exposes.
 - Hantecture's samentes shall not relieve the Contractor of He liability under the gurentes. Buch samentes shall only applement the gurentes.

The Convestor will provide and leap up-to-clate complete as-bulk of setings belocked to the complete as-bulk. If the provide a set set as a set of editioner is healthet. This to the purpose table be of bulk or the size and while bulk on the size and while bulk on the size and while bulk of the purpose to be propored by the Convestor only as a record set. As-bulk dreshige their

- These detected will be provided the condition of the cond
 - The party of the p
- Routing of aprinties preserve lines (diseasion sex. 1900 feet, slong routing).
- 6 dicht cooping valves.

 On the related exploreers as described by Cheer.

 On the blood by the class of the relationship of th

- Whitelf opening that he proposed by the Consistence and desiring that he proposed.

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- The control of the co

Development of the completed and approved prior to that field observation to the programment of the complete and telescopes (but an advance of the complete of

- lodes shoes stalling Contractory's address and Indeptons nutser, list of equi-sitiv news and addresses of local sandscuren's representatives. Galding and parts sheets of every tipps of exterial and equipment instilled Governmen statement.
 - d. Complete operating and wathdraines instruction on all suitor equipment, in addition to the above existential astronomes seems, provide the approximativeness presonnel with instructions for suitor equipment.
- A trace was of graphical provisions are necessarily and personal sits the following code.

 A trace was of graphical provisions of Cognitive for graphical for graphical properties of Cognitive and Adjusting and Adjusting and Adjusting for any advantage convolution.

 In the large for each advantage convolution for several for every fine (3) quick coupling to the properties of Cognitive and and establing forces served for every fine (3) quick coupling.

The above sentioned egaborant, shell be turned over to the Cener at the co-the project before that also observation can occur.

- The Contractor is applicated to exercise care in heroting, loading, unloading and storm for the Thirty is all in the contraction in the contraction of the subject to under benefing contracting and and application in the contraction of the
- The gardings for the sprikler frigation spices shall be each in accordance with the Auggre of the gardiness form shall be haladed in the operation and nationance. The gardiness form shall be religied onto the Contractor's laterhand and sust cents. The gardiness form shall be religied onto the Contractor's laterhand and sust cents.

- C Pressure Han Live Pipe and Pittings Bothest saided type gressure sets live piping for sizes 2" and large shall be PrC Calls 38. denmal. Use only new materials of brands and types noted on dress specified herein, or approved equals.
- The shall be made from NE approved Tape I, deads I PvC cooper conforming to 48Th resh specification DTIB4. All pipe mail melt requirements as and trith if federal iboundination Pub. 32 6, with an appropriate abundant diseases (50.0), solven; uniquiple pipe. appropriate standard comments to the sealer shall be PVC school and sealer shall be PVC school of the chief of the contraction of the chief sealer shall be the chief the chief sealer shall be the chief shall be the chief sealer shall be the chief sealer shall be the chief seale
 - Pipe shall be sade from NIP approved Tipe I, deads I PVC cospous conforming to ASTI ness specification TIBs. All pipe shall nest nest profit catton PBs. All pipe shall nest be pipe.
 - PVC selvent-seld fittings shall be Schedule 48, i-2, ii-1 hits approved conforming to seast ASIT test procedure D-2466 as satufactured by Dvs hatsbream. Belvent cases and privar for PAC solvent-said page and musical boar upge and self-liken safe-of precedured by the self-below.
 All PAC pipe must been the following serkings.
 Penuliseturer's sens.

- et. Pressors rating in Phil.

 e. Mei Chalcusti Bendation Forndation) approval.

 (C. Date of Estration.

 g. UP.C. Breisel Logo (Adribo Approval).

 gl. UP.C. Breisel Logo (Adribo Approval).

 gl. UP.C. Weisel Logo (Adribo Approval).

 gl. UP.C. Weisel Logo (Adribo Approval).
- C Non-Pressure Lateral Line Piping Ven-pressure buried lateral line piping shall be PVC Class 2668 attr solveni-weld johns.
- Pipe shall be wade from NIF approved, upp) drade II PVC compound recomming to A TEPT was specification CFFA. All pipe mass man made the recomming to A TEPT was specified to the recomming to th
- Boogst as roted in paragraphy I and 2 and part B of the section all resolvents for non-problems leaved the pipe and Tillings shall be the sam part B of the section.
- Non-preseure lateral hes piphig hatallad on alone surface shall be UMF-Preseured and perseure shall be UMF-Preseured and perseured surfacements with ABT designation D-TIB. Pripe shall be sendedured by Broanties Pripe Company or Squal.
 - Pillings and be UNR-PVC (BB) Type I, drade I, nemitectured in accordant by 150 The designation D-2144, Hittige and be Bch. 46, and namizeture by Bounha Pipe Company or equal.
- Chicket areas and like place to the control of the
- bress Phys Pittings

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 Lower schoolsed on the detailed, use red bress screened phys conf.

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 Note: USP-schools.
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- Threat blocks for ring-tile pipes shall be of size and type required by the west-density with the state of th
- Oddic coupling virtue abili how a goe or two phose body designed for control granding of the Bill Aspectable and additionable of the Bill Aspectable of the Bill A
- Use Business at backflow prevention unto shall have a browned screeded bodg for plans 2 the described 40 the 10 the stone 100 the plans 100 th Backfow preventers anction yearus breakers shall be of size and types in Cardisact on the debugs, it is perfect in registion systems that we diskip size how the political laker system and it registe obstation prevention; set forth by possition and the law land by a board and it accordance alth respirate set forth by local codes and Coray, Health Department requirements.
- being oben, who are I and see that I a year is that the being home of the see of the see

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Provide a sinke cover of 34' between the top of the pipe and the botton of the appreciate base for all pressure and on pressure pipel as Nethland under signific Shorest priving. All sleaves under priving will be bossule to fine.

Gewen'll, playing under seising selbs in done by Jacking, borting or hydraulic 1 million and the construction of the light of the light of the construction of the light of t

freeding located under signs are proving papellity counties or counties.

The straighted their bedeetlines into heard (5 lights it indices the pipes and 3 lights are lights of their pipes and supposed and the straight the contiested of the sensitive of the sens

- Cate valves 3' and essiler stell be 108 Br. Sure brouge gate valves sith some bonner, non-radio stell see solid seedpe dies, and shell conform to Rederal Specification UDIV-28, 1ges I, Class A
- Gate Valves 3' and sweller shell bave Unsaded ends and shell be equippe a bronza hand sheet. Gate viewe 3' and shaller shall be similar to those sanufactured by Niboo Bertas) or approved equal.
- Pr.C. for walk commentions, the Contraction shall work the sould commenters. Pr.C. can can life the contraction of cases, the life to used on all threatest Pr.C. to the contraction of the contraction of the cases of the cases of the cases of the cases of all the deliptors has when the paper any beautiful and required, we breaked Pr.C. deliptors has when the paper any beautiful. PVC pipe and fillings shall be thoroughly classed of dirt, chait and motetur before healitude, "setalitude and other sadding sethods shall be as recommended by the pipe and filling samilecture;

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- N. Live clearance All lines shall have a strikus clearance of \$\theta\$' from each other and from lines of other trades. Parallel lines shall not be tratalled directly over one another.
 - to side for a mandatal of parameter of the side of the side of the sourcestand of the side of the side

A expension our should be provided within 3 heat of each are connection and each change in direction. Expension aris shall be formed by sixporting at least. The (3) turn of site around a F disease pipe, the situationaling the pipe.

consider the Definition of the Constitution of

Avoi taring
The electrical spaces shall be healised in accordance with the National Electric
Code most resulting adopted by the City, Commercion between the automatic
Code most resulting debugs baries or

Profit spikes betasen the automatic centroline and electrical central valves at the third spikes all come autofor from central control valves at an electrical and all controls are spikes and all the acts and the facility facility. The Third spike connector or approved equal. Use one corrector setting pack for each spike.

The automatic controller shall have the saletus nurber of stations as footicated on the detailed and half be completely attendant in appreciator. It shall electronically start we sprike spice and electronically then the adhibition stations. Controller and valve shall be as stated in the trightlen legency.

All automatic spriviter controllers healthen consider of a building shall be suit-sourced strike a vendal resistant automatic controller exclosure.

The automatic controller exclosure shall be as specified in the deserter. Exclosure shall be exclosed with an order seaton for Bid-volt power supply to controller.

bendie Control Valves
volginger and details, then grouped together alone at
total gives about on the drainings and details, then grouped together alone at
total states without the sound of the second of the secon

FRENCH VALLEY
AIRPORT CENTER
WEALTH STREET
TEMEGIAL CA.

- In compared the second control of the second
- issuil the aprieter heads as designated on the desirge. Sprietier heads to be heating shill be equivalent in all respects to those identical on plans and in adeatile.
- Spectral of heads shall not exceed the natural indicated on the drawing. In received the spectral associated the natural editors.

INDUSTRIAL BUSINESS PARK F17 THROUGH 1-26

Usanen of the system The Contractor still flush and adjust all epithder heads for optimal poliforga. If it is determined that adjustants to the trigation equipment will provide proper and more adequate accepting, the Chiracter's Well rates such adjustments prior to plenting. Adjatement any also include others in no size and degrees of any af required.

All spritting heads shall be of the same size, juge and shall deliver the same rate of prediction with the dismater (or radius) of throw, preseure and discharge a submer of the plans.

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There view and the profession in the polyteme for the season in the polyteme for all specials haddo shall be the sens size as the rine open.

There view is possible haddo shall be the sens size as the rine open.

The opening haddo of the sens upper dell be of the sens neutralization.

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Control Valve Boxes L the 5' \times 34' round box for all gata valves, Broaks for approved

- c. Loseting rated sprieder has by the Contractor shall be accomplished with the days nith ministration by Cown.

 All sprieder has do shall be as perpendicular to thehad grades unless otherwise designated on the pulsa.
- A. The Consequence of the control of the control of the Consequence of
 - - All piping under paread mass and has tested under high-outsits pressure i.

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Controllers his regional for the configuration because the collection.

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Commercione hall be subserved as appropriate fractions are about on changes.

Conventions which served as appropriate fractions are about on changes.

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- h Upon completion of each prese of sort, the entre system shall be lested and adjusted to seat also requirements.
- Continuent (Authorities for exciting force in advance for the A. Physics continuence 1 day prior value b. Pressure supply the resultation and estably -1 days prior notice b. Pressure supply the resultation and estably -1 days prior notice c. Coverage seas -1 days prior value.

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Provide for a shikus cover of I? for all non-pressure lines. Provide for a shikus cover of IP for all wing.

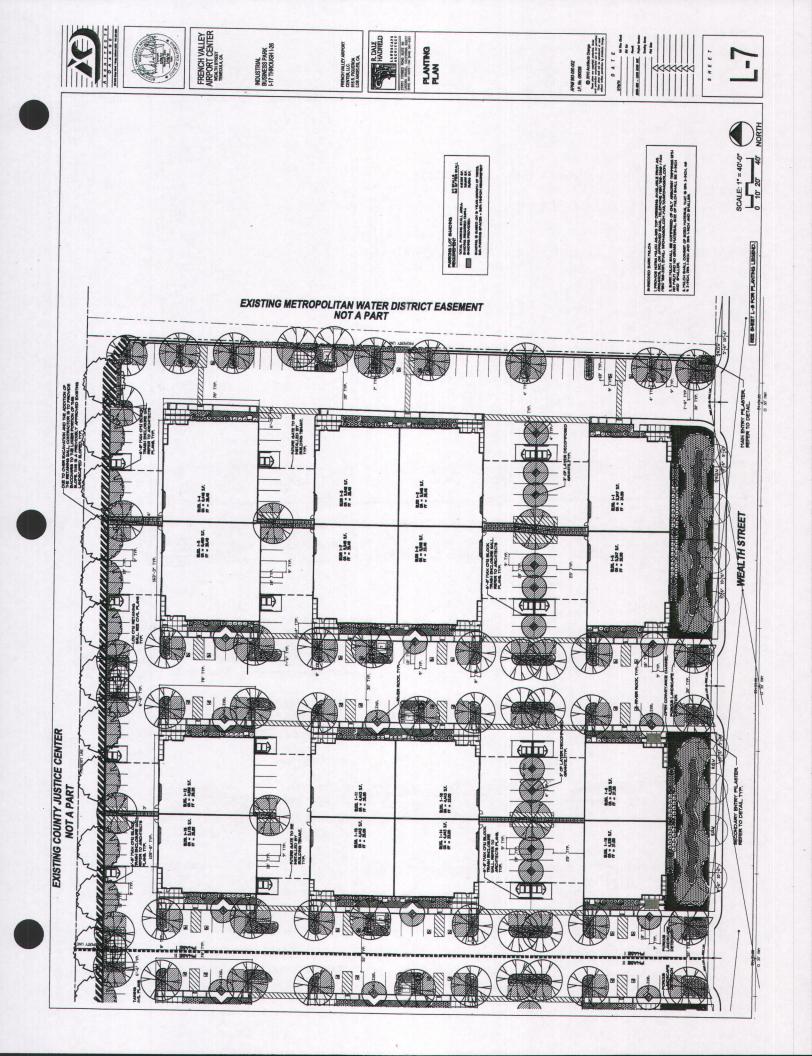
- The extre sprikter intation estem shall be under full operation for period of 1 days prior to fing planting.
- The Cener reserves the right to solve or efection the operation per X. Lendscape trigation eater shall be fully setuated by the Centre for its principle.
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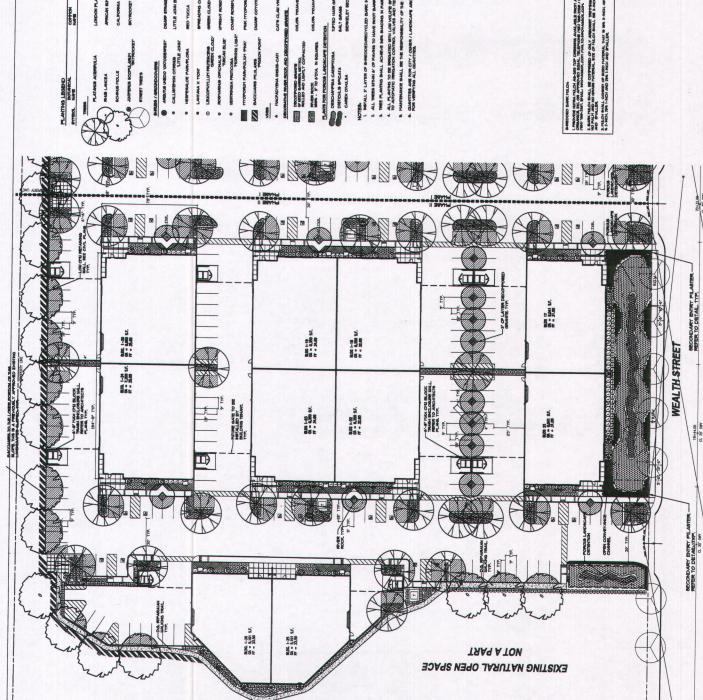
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- Clean-up shill be nade so each portion of earl, progresses. Rehas and processed for sail or come an idease a rice in also and polying sail be processed for sail or may be of come an idease a rice and a sail polying sail be to be a pail for mapticed to graphic conflictions on the sails of other
- The Contractor shall operate each satter in a enthay for the Cherry of Authoritant Representative at the of that find Reporter. Any sees of the Contract of the Company of the Company of the Company of the Company of the Company.
 - 2. The Conseque shall show evidence that the Ower has received all because the thirty would designed and equipment as required before that hald observation air focus.

 If not of assurance shall occur only on the written acceptance by the Ower.
- 20471 14 7to date | 14 7to date | 15 7to dat TANTE D A T E
- SHEET







. 5 . PLANTING LEGEND BOTANCAL BOTANCAL

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AIRPORT CENTER
WEALTH STREET
TEMECULA CA

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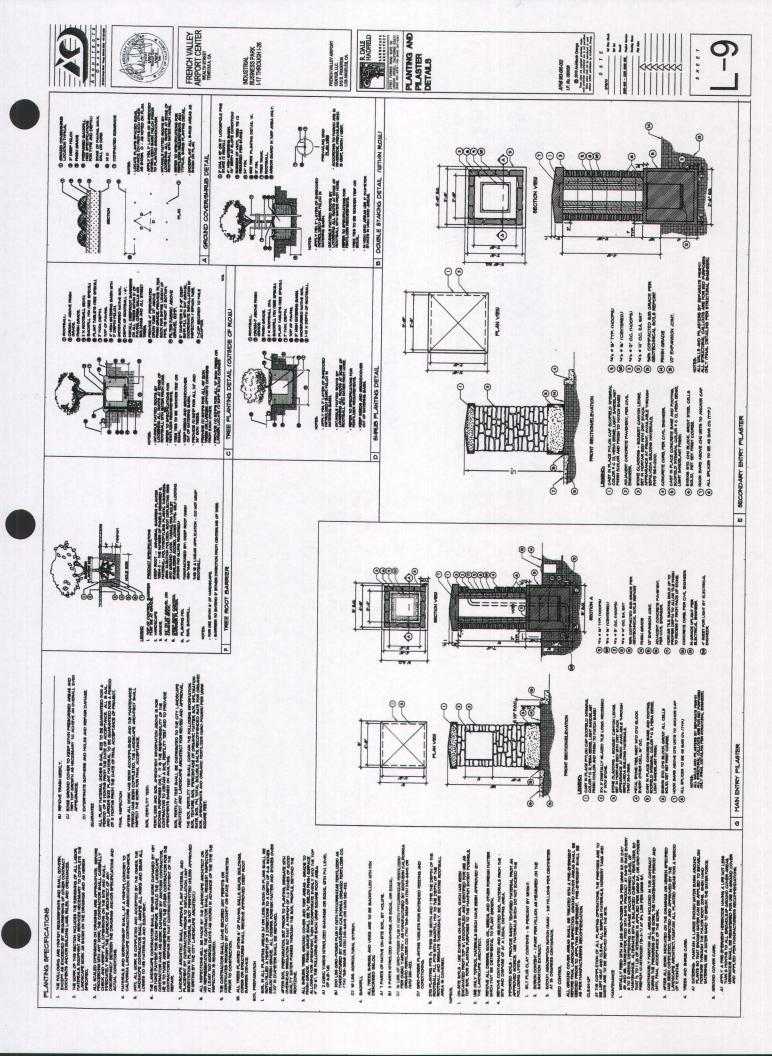
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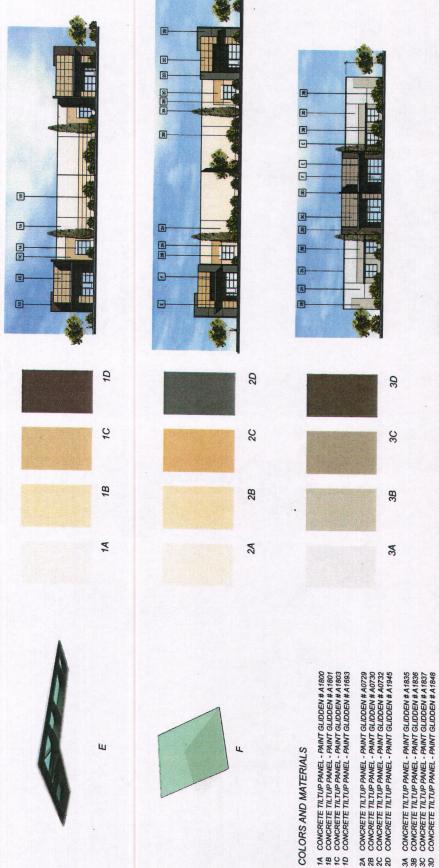
PLANTING

DATE

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SCALE: 1" = 20'-0" 0 10' 20' 40' NORTH





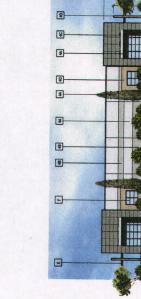
14 CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2010
18 CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2011
1C CONCRETE TILTUP PANEL - PAINT GLIDDEN # A2012
1D CONCRETE TILTUP PANEL - PAINT GLIDDEN # A1823

F ALUMINUM STOREFRONT AND GLAZING - PPG ATLANTICA, ARCADIA CLEAR

French Valley Airport Center

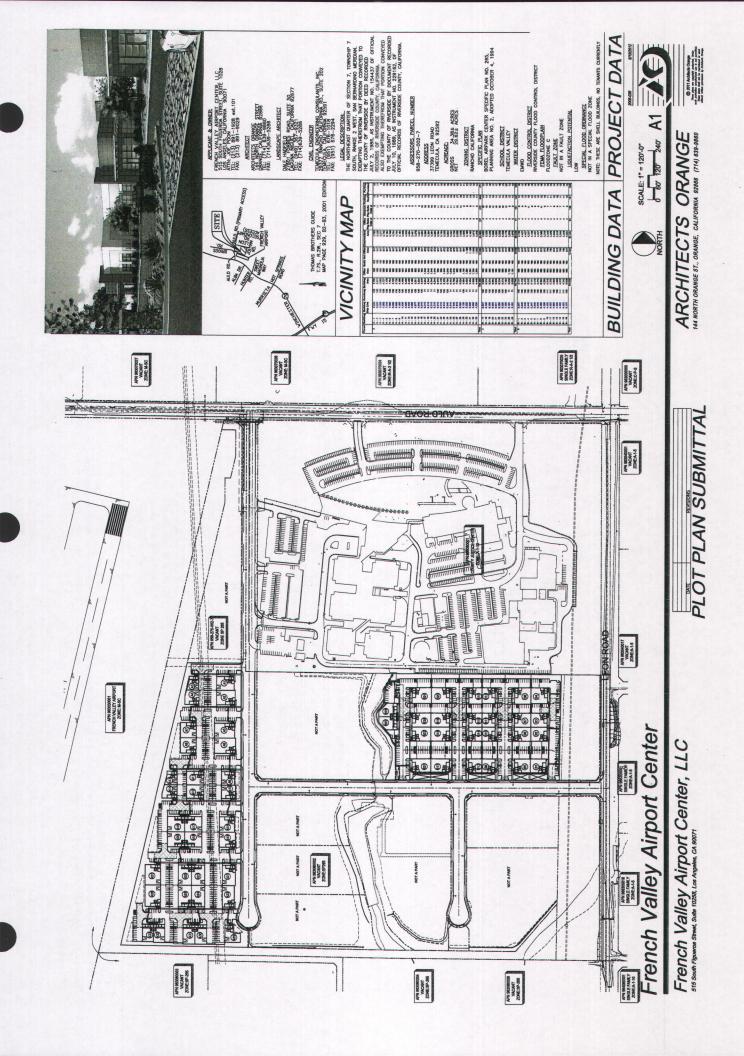
French Valley Airport Center, LLC 515 South Figueres Street, Suite 10258, Los Angeles, CA 90071

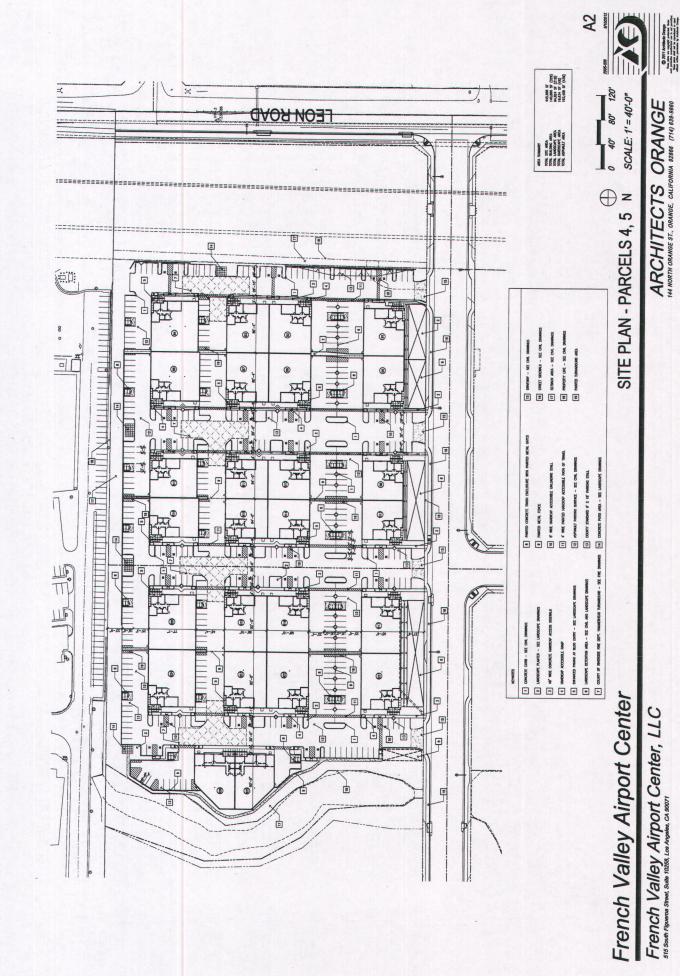


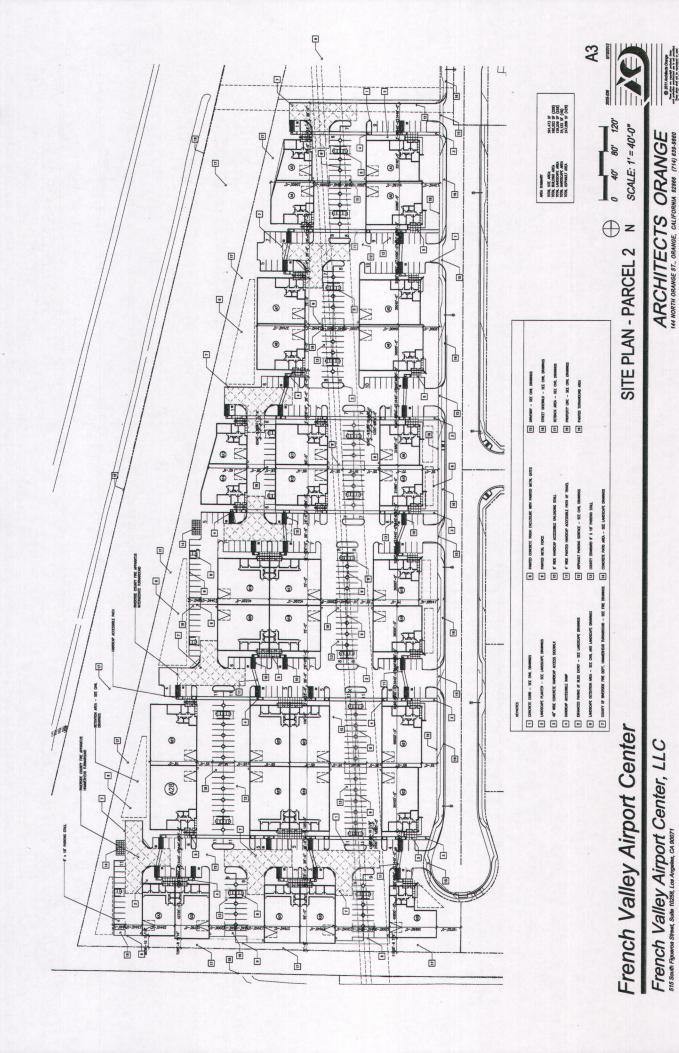


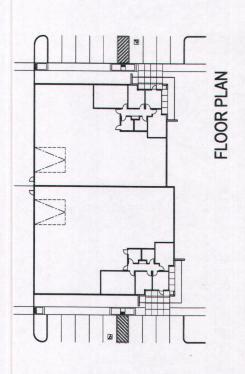
ARCHITECTS ORANGE (14) 639-9868



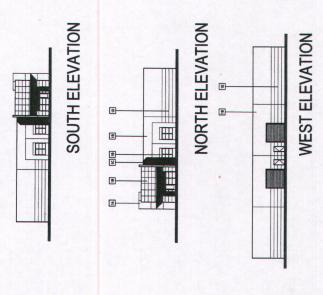


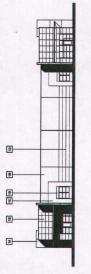












EAST ELEVATION

French Valley Airport Center

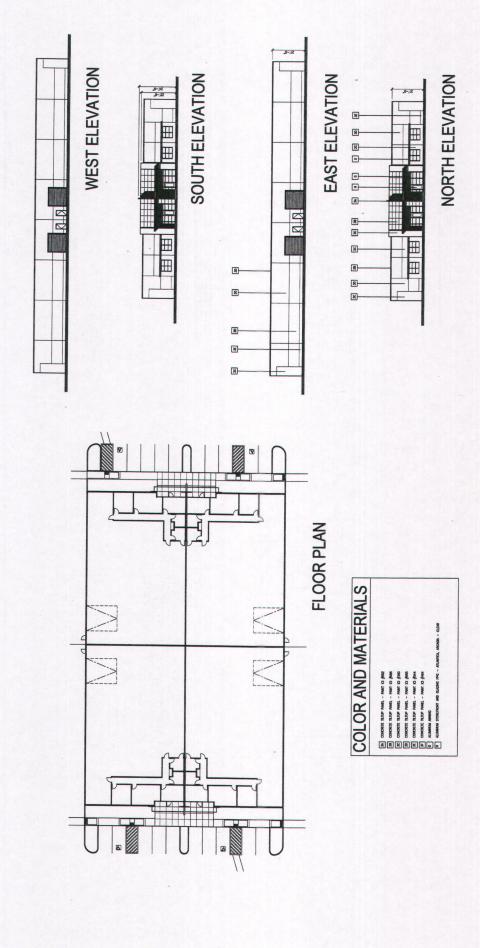
French Valley Airport Center, LLC 115 Scut Renes Steet Steet (1258, Los Argeles, CA 2007)

BUILDING ELEVATIONS



ARCHITECTS ORANGE 144 NORTH ORANGE (1/4) 839-886





French Valley Airport Center

French Valley Airport Center, LLC 515 South Figurers Street, sales 1258, Los Angeles, CA 90071

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

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

ARCHITECTS ORANGE

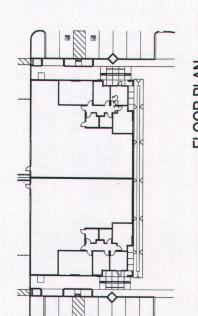
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 32886 (714) 858-5889



O 16' 32' 48'

N SCALE: 1/16" = 1'=0"

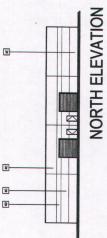


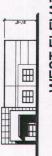


FLOOR PLAN

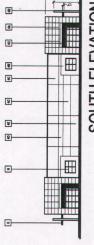


EAST ELEVATION





WEST ELEVATION



SOUTH ELEVATION



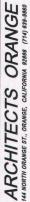


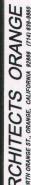
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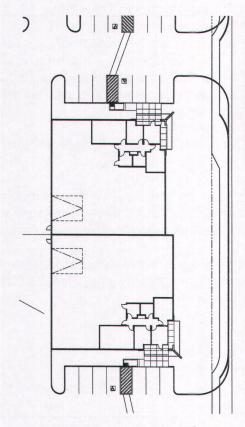
French Valley Airport Center

French Valley Airport Center, LLC 815 South Figures Street, suite 10258, Los Angeles, CA 90071









FLOOR PLAN

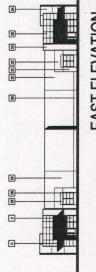


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NORTH ELEVATION



EAST ELEVATION



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French Valley Airport Center

French Valley Airport Center, LLC 515 South Figures Street, siles 10258, Los Angeles, CA 50071

ARCHITECTS ORANGE 144 NORTH ORANGE 17.10 S93-9880



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.

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COMMENTS:

DATE:	SIGNATURE: _	-	
PLEASE PRINT NAME AND TITLE:			
TELEPHONE:			

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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

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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

March 4, 2015

Vice President
David J. Slawson

Directors

Riverside County Planning Department

Joseph J. Kuebler, CPA Philip E. Paule Ronald W. Sullivan P.O. Box 1409

Riverside, Ca 92502-1409

General Manager
Paul D. Jones II, P.E.

Attention: Matt Straite

Paul D. Jones II, P.E

Gentlemen:

Treasurer
Joseph J. Kuebler, CPA

Chairman of the Board.

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

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

331,083 square feet.

Legal Counsel
Lemicux & O'Neill

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

NOTE TO APPLICANT: To fill out the form, clears ensure that you are utilizing the latest destine audelines, noted below: - EMWD's "Water System Planning & Design" guidelines, Updated Feb 1995, and revised Sep 14, 2006 - EMWD's "Sanitary Severy System Planning & Design" guidelines, Updated Feb 1995, and revised Sep 1, 2006	Applicant to complete Gray sections. EMWD to complete Yellow/White sections	POS - Work Order: 11279 Project Name: Project Name: PP P	II. WATER DEMAND AND SEWER FLOW ASSESSMENT		AREA LAND USE AREA 6/2E DEMAND ASSMT. PEAK FACTOR Landscape Landscape AC DV (GAL/AC) (GAL/EDU) ADD PRAR Landscape (AC DV (GAL/AC) (GAL/EDU) ADD PRAR TOTAL (GPL) 47,200 2 TOTAL (GPL) 47,200 TOTAL (GPL) 33		Source: Capacity: Capacity
**************************************		Plan Check - Work Order: Plan Check - Work Order: Ord Partition: ID (WIS): Thomas Guide: (a) Include TTM, TR, PM	II. WATER DEMAND AND SEW	8	ANEA DESCRIPTION Landscape	AI. WATER SUPPLY	Source: Capacity: AAP SUBMITTED TO N. WATER PRESSURE 10 Pressure Zone: Notes: (d) Include attachments (a.

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VI. WATER FACILITY REQUIREMENTS (*)

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Stay Unit Location	*			
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- (e) include attachments (such as hydrautic calculations, maps, etc.) when necessary (f) Approximate lengths for planning purposes only

VII. SEWER TREATMENT

Temecula Valley Regional Water Rectameten Facility Location: Capacity:

VIR. SEWER COLLECTION

Nearest Pipeline Facility w/Capacity: Editing 38" in Auld Road.

IX. SEWER FACILITY REQUIREMENTS ¹⁴

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- (g) Include attachments (auch as hydrautic calculations, maps, etc.) when necessary (h) Approximate lengths for plenning purposes only (i) if inharim, describe method of abendonment.

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XI. RECYCLED WATER FACILITY REQUIREMENTS [®]

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XII. FRONTAGE ()

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⁽i) Estimated for budgetary purposes only

XIII. Fire Flow Demand

Has applicant received a fine flow letter or fine flow test by EMMD: Did it meet the fire flow demand: Did it meet the fire flow demand: Fire flow demand (GPM): Fire flow duration (HRS): Note: -Estimated for planning purposes (at a 20 pst residuel pressure). Actual fire flow and duration will be established it	

XIV. COMMUNITY FACILITIES DISTRICT (CFD)

is this project developer funded:	is this project in a GFD:	if yea, who is the lead agency: EMWD Other:

XV. FINANCIAL PARTICIPATION CHARGES (***)

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XVI. ESTIMATE CONNECT FEES FOR APPLICANT BENEFIT

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		6/8"x 3/4"	+		2,	EMS 4	Unit PPC	SPC FPC
Connection	Water (Domestic)			3.43	- 4 11	0	23,000	8
Summery	Water (fr/gation)	T. 1980		1 G. 4	A STATE OF THE PARTY	0	\$2,611	8
	Sewer						\$4,166	8
	Recycled						000\$	8
							-Y-1	

(m) Estimeted for budgetary purposes only. Based on schedute effective 1/1/05 (n) Besed upon EMS factors effective February 1, 2007

MISCELLANEOUS FEESIDEPOSITS (**)

200	3
97.3e	묘
83,800	\$7,600
6230	2
\$296	8
\$380	2
\$480	8
Total	\$7,600
경기	008

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

XVN. THE LIMITATION

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

XVIII. ADDITIONAL NOTES

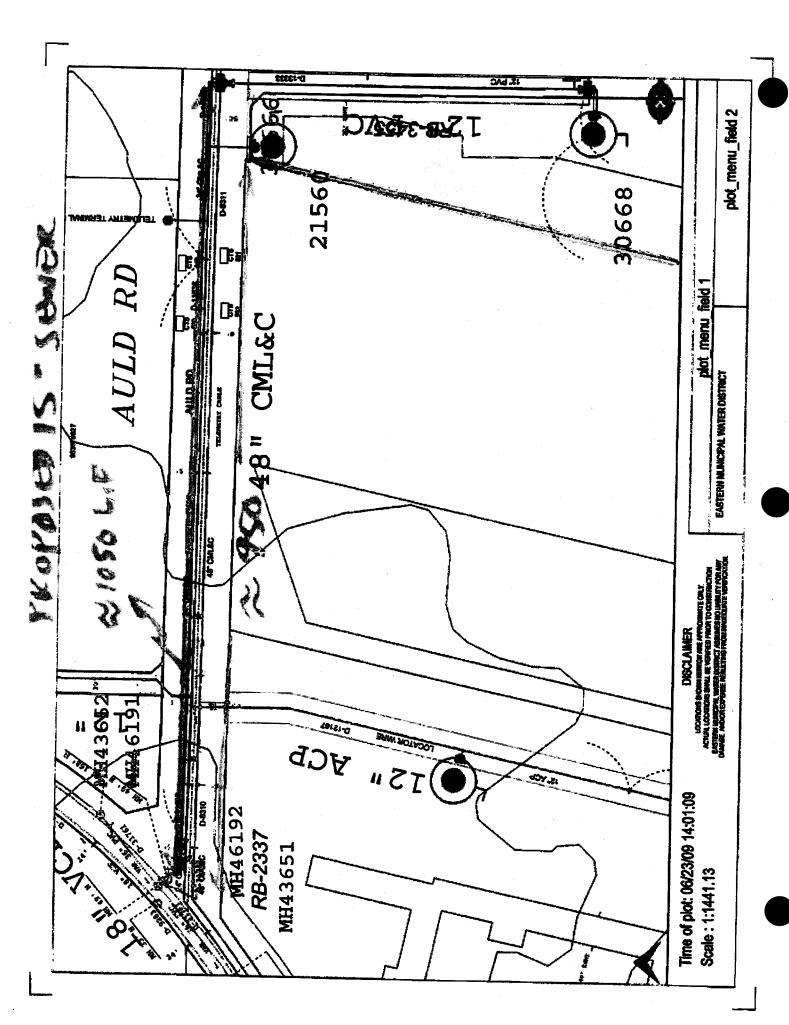
- Please check leverts for the correction gainst in Aulai Road per Alf CASC plans.
- 2) Impermenting to differ that out in Amel (all INTERIOR IN Street TOT: Force little: Extension of 10° cover phodies in Ameli Road contents, to project bounding.

XIX. ENWO's POS Staff Disposition

Lift station and Force make and extension of 15-and) sewer line are invamenting Fechilies for this propod. Also per Bevento we have not received or plan chacked the force mains design yet

This project is conditioned to construct the offiche server eyelem in Auld nact and EMMO will over star to 16-tuch server and may for the difference in cost. Please note the construction of 16-tuch server must be per privating wape and comply with EMMO re-inturcement policy.

Date



APR 30 20%

NOTICE OF SCOPING SESSION

MUDGALLAN DWMS

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 <u>not</u> 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 Auid, 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

President and Treasurer Joseph J. Kuebler, CPA Riverside County Planning Department P.O.Box 1409 Riverside, CA 92502-1409

Vice President Philip E. Paule

Re. Plot Plan No. 25183, EA42533 APN 963-080-002

Applicant: Joe Poon, French Valley Airport Center, LLC

Ronald W. Sullivan Randy A. Record David J. Slawson

Attn. Matt Straite, Project Planner

General Manager
Paul D. Jones II, P.E.

Dear Mr. Straite:

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

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

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.

Legal Counsel
Lemieux & O'Neill

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

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

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

5to Hind

From:

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.
- 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 continues 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:

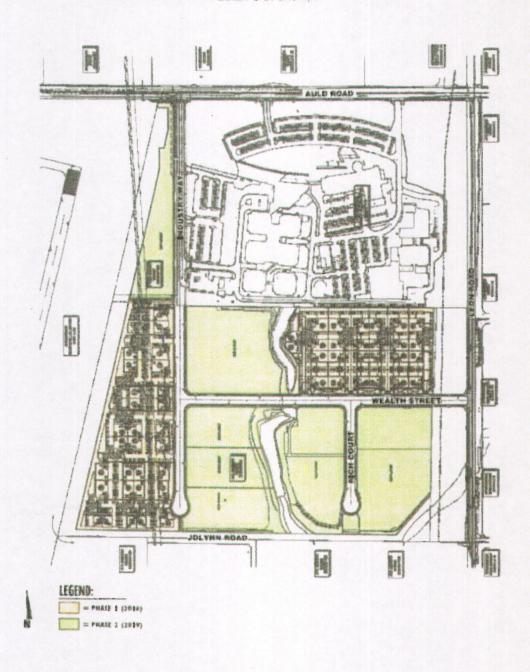
- 1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) 10 minute noise equivalent level ("leq"), between the hours 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 <u>STC rating of 10</u> 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 office, 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 Hall Route Exhibit shall be noted on all grading and building plans and also shall be specified In bid documents issued to perspective construction contractors.

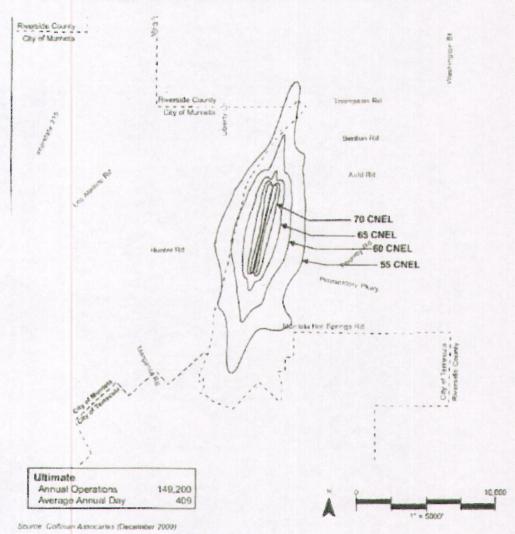
EXHIBIT 1-B: SITE PLAN



08915-04 Noise Report docs



EXHIBIT 8-A: FRENCH VALLEY AIRPORT FUTURE NOISE IMPACTS



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T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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

Riverside County LMS CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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:

Page: 3

T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

INEFFECT

- Specific Plan Document, which shall include:
 - Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 - Conditions of Approval.
 - Specific Plan Zoning Ordinance.
 - 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:

- 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.
- 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:

Riverside County LMS CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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

INEFFE

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. Not withstanding 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

Page: 5

T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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.

Riverside County LMS CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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.

T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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. 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.

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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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T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

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:

 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 oderly 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/develoers 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. Tucalota 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 Tucalota Creek about 3000 linear feet

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 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. drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tucalota 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. GENERAL CONDITIONS

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. GENERAL CONDITIONS

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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10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

- 1. Undeveloped Condition --> LOW LOSS = 90%
- 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. GENERAL CONDITIONS

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 WOMP 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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10.FLOOD RI. 15 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