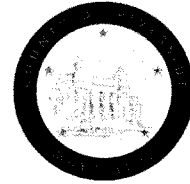


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.9
(ID # 5026)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 and consideration of an ADDENDUM to Environmental Assessment No. 42759 - Engineer/Representative: Albert A. Webb and Associates - First Supervisorial District - Glen Ivy Zoning District - Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio), as reflected in SP No. 176 Land Use Plan - Zoning: Specific Plan (SP No. 176, Planning Area III-3) - Location: north of Pulsar Court, south of Leroy Road, and east of Temescal Canyon Road - REQUEST: Receive and File the Planning Commission's approval of Tentative Parcel Map No. 37277 and Plot Plan No. 25719R1. The tentative parcel map is a schedule "E" subdivision of two parcels comprised of 5.06 acres into five (5) parcels. Parcels 1-4 range in size from 1.03 acres to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin. The revision to Plot Plan No. 37277 allows the construction of four industrial buildings totaling approximately 86,646 square feet. - APN's: 283-440-030 and 283-440-032. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above-referenced case acted on by the Planning Commission on June 21, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Applicant Fees			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Parcel Map is for a Schedule E subdivision of two parcels comprised of 5.06 acres into five (5) parcels. Parcels 1-4 range in size from 1.03 acres to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin. The revision to Plot Plan No. 37277 allows the construction of four industrial buildings totaling approximately 86,646 square feet. On June 21, 2017, an Addendum to Environmental Assessment No. 42759 was considered for the proposed project pursuant to Sections 15162 and 15164 of the State CEQA Guidelines, and approved at the Planning Commission Meeting.

Appeal Information

The Planning Commission's decision is final unless the decision is appealed by the land divider or any interested party. Such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision appears on the Board's agenda. The appeal shall be filed in writing with the fee set forth in Ordinance No. 671.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission's hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Planning Commission Minutes
- B. Planning Commission Staff Report

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



Tina Grande, Principal Management Analyst 8/18/2017



**PLANNING COMMISSION
MINUTE ORDER
JUNE 21, 2017**

I. AGENDA ITEM 4.2

TENTATIVE PARCEL MAP NO. 37277 AND PLOT PLAN NO. 25719R1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Pulsar Investment, LLC, c/o Luo Brince – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial (CD-LI) and Open Space: Mineral Resources (OS-MIN) – Zoning: Specific Plan (SP176A4) – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres.

II. PROJECT DESCRIPTION:

The Tentative Parcel Map is a Schedule "E" Subdivision of two (2) parcels into five (5) industrial parcels. The Plot Plan proposes to construct four (4) industrial buildings totaling 86,768 sq. ft. (Building 1 - 21,422 sq. ft., Building 2 - 21,007 sq. ft., Building 3 - 23,857 sq. ft. and Building 4 - 20,360 sq. ft.) and a Water Quality Basin (12,891 sq. ft.).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Robert Berndt, Applicant's Representative, 3788 McCray Street, Riverside, 92506, (951) 688-1070

No one spoke in opposition or neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Shaffer, 2nd by Commissioner Sanchez

A vote of 5-0

CONSIDERED an Addendum for Environmental Assessment No. 42759; and,

APPROVED Plot Plan No. 25719R1; and,

APPROVED Tentative Parcel Map No. 37277, subject to conditions of approval.

Agenda Item No.: **4.2**
 Area Plan: Temescal Canyon
 Zoning District: Glen Ivy
 Supervisorial District: First
 Project Planner: Deborah Bradford
 Planning Commission: June 21, 2017

PLOT PLAN NO. 25719R1 and TENTATIVE
 PARCEL MAP NO. 37277
 ADDENDUM to Mitigated Negative Declaration
 for Environmental Assessment No. 42759
 Applicant: Pulsar Investment, LLC
 Engineer/Representative: Albert A Webb and
 Associates



Charissa Leach
 Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
 STAFF REPORT**

PROJECT DESCRIPTION:

The proposed project consists of Plot Plan No. 25719R1 and Tentative Parcel Map No. 37277.

PLOT PLAN NO. 25719R1 is a revision to PP25719 which was approved at the May 23, 2016 Director's Hearing. The original Plot Plan was for the construction of two (2) industrial buildings totaling 83,924 square feet within the same project area. The revised Plot Plan is to allow for the construction of four (4) industrial buildings for a total of approximately 86,646 square feet. The proposed buildings will be concrete tilt up construction with a variation of height from thirty-six (36) feet to thirty-nine feet five inches (39'5"). No specific tenants or uses are proposed at this time. The buildings could accommodate a variety of light industrial warehouse, manufacturing, and ancillary office uses that are permitted under the Specific Plan (SP176) and base zone of Medium-Manufacturing (M-M). For comparison purposes the table below illustrates the breakdown in building square footage, parking, and water quality basin for Plot Plan No. 25719R1 and the original Plot Plan No. 25719:

SITE TABULATION:	REVISED PP BLDGS. 1-4 (PP25719R1)	ORIGINAL PP BLDGS 1&2 (PP25719)
	TOTAL AREA 220,643 sf (5.06 ac)	TOTAL AREA 220,643 sf (5.06 ac)
BUILDING AREA		
OFFICE	15,600 sf.	15,500 sf.
2 ND FLOOR MEZZANINE	7,800 sf. (not included as office space)	9,000 sf. (was included as office space)
WAREHOUSE	71,046 sf.	59,424 sf.
TOTAL BUILDING AREA	86,646 sf. (+2,722 sf.)	83,924 sf
OFFICE PARKING (REQ'D)	62 stalls	98 stalls
WAREHOUSE PARKING (REQ'D)	35 stalls	31 stalls
LOADING DOCKS	8 docks	10 docks
TOTAL PARKING (REQ'D)	97 stalls	129 stalls
WATER QUALITY BASIN	12,891 sf.	12,891 sf.

The project site is currently vacant and was previously graded under the Wild Rose Specific Plan (SP No. 176) and Tentative Parcel Map No. 28834. Access to the site would be from the terminus of Pulsar Court via an existing access easement shared with the developed property to the south. The proposed project design is consistent with the development standards of the Specific Plan. The project site is located north of Pulsar Court, south of Leroy Road, east of Temescal Canyon Road, within the Temescal Canyon Area Plan and within SP No. 176.

PROJECT DESCRIPTION, CONT'D:

TENTATIVE PARCEL MAP NO. 37277 is for a Schedule E subdivision of two parcels comprised of 5.06 acres into five (5) parcels. Parcels 1-4 range in size from 1.03 acres to 1.32 acres and will be for the development of the industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin. The proposed subdivision would allow for the construction of the proposed four industrial buildings and a water quality basin.

BACKGROUND:

AB 52 Tribal Consultation

AB 52 notification is required when a project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA) pursuant to an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND). The original project had previously gone through AB52 notification, because an Addendum will be prepared for the proposed project, new AB 52 noticing will not be required.

Sphere of Influence

This project is within the City Sphere of Influence of the City of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required under the MOU, the project was transmitted to the City, and the City was noticed of the Director's Hearing. No comments have been received as of the date of this staff report.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio), as reflected in SP No. 176 Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) as reflected in the Specific Plan No. 176 Land Use Plan (0.25-0.60 Floor Area Ratio) to the south and west, Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west
Specific Plan No.176 Land Use Plan has designated the areas to the south and west as Industrial and Business.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 176, Planning Area III-3)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, Specific Plan (SP No. 176, Planning Area III-3) to the south and west

- | | |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Single family residential to the north, vacant Land and mining to the east, vacant land and industrial to the south, industrial to the west |
| 7. Project Data: | Total Acreage: 5.06 gross and net acres
Total Building Area: 86,646 square feet
Total Landscape Area: 35,329 square feet |
| 8. Environmental Concerns: | See Attached Addendum. |

RECOMMENDATIONS:

CONSIDER an **ADDENDUM** for Environmental Assessment No. 42759, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment and that none of the conditions described in the California Code of Regulation, title 14 ("Stated CEQA Guidelines") Sections 15162 and 15164 exist; and,

APPROVE PLOT PLAN NO. 25719R1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37277, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (0.25-0.60 Floor Area Ratio) as reflected in the Specific Plan No. 176 Land Use Plan and is within the Temescal Canyon Area Plan.
2. The proposed development, an industrial warehouse building, is consistent with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and as reflected in the SP No. 176 Land Use Plan land use designation, which encourages industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed project entails industrial warehouses and therefore is consistent with this land use designation. In addition, the Floor Area Ratio for the proposed buildings range from 0.39 – 0.51 which is within the allowable floor area ratio.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) as reflected in the Specific Plan No. 176 Land Use Plan (0.25-0.60 Floor Area Ratio) to the south and west, and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west. The properties to the south and west are designated Industrial and Business as reflected in the SP. No. 176 Land Use Plan.
4. The Zoning Classification for the subject site is Specific Plan (SP No. 176, Planning Area III-3). Planning Area III-3 is defined as "planned for industrial use" and is therefore an industrial zone. Under SP No. 176, the uses permitted in Planning Area III-3 shall be the same as those uses permitted in Article XIa., Section 11.26 (the Manufacturing-Medium or M-M Zone) of Ordinance No.

348. Warehousing and distribution is a use permitted with approval of a plot plan in the M-M Zone, Ordinance No. 348 Section 11.26.B.1.n.

5. The proposed development for an industrial warehouse is consistent with the development standards set forth in the SP No. 176, Planning Area III-3 zone, which is based on the Manufacturing-Medium (M-M) zone pursuant to Ordinance No. 348. As applicable to SP No. 176 Planning Area III-3, these standards consist of:

- a) The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. Parcels 1-4 range in lot sizes from 1.03 acres to 1.32 acres. Parcel 5 is comprised of 0.29 acres (12,632 square feet) with an average width of 90 feet. Therefore, the proposed project complies with this development standard.
- b) Structures shall not exceed 40 feet at the yard setback line. The proposed buildings range in height from 36 feet to 39'5". The proposed project complies with this development standard.
- c) Prior to occupancy of any industrial use permitted, a six-foot-high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use. The northern property line of the project site is located adjacent to residentially zoned property. A six-foot-high masonry block wall currently exists and will remain on site. The proposed project complies with this development standard.
- d) Parking Areas are required to comply with Section 18.12 of Ordinance No. 348. Based on the square footage of the buildings utilized for office and warehousing uses the applicant is required to provide a total of 62 parking spaces. The applicant is providing 97 parking spaces. The proposed project complies with this development standard.
- e) Trash collection areas shall be screened by landscaping or architectural features so as not to be visible from a public street or residential area. The applicant is proposing trash enclosures for each of the 4 buildings proposed. The trash enclosures will be enclosed by concrete tilt up panels and metal gates painted to match the proposed buildings. The proposed trash enclosures will be located along the buildings northern elevation and will not be visible from the street or residential area to the north. The proposed project complies with this development standard. (COA 90. PLANNING.16)
- f) Utilities will be installed underground except for electrical lines rated at 33kV or greater. The proposed project will connect with existing utilities. The project complies with this development standard.
- g) Mechanical Equipment shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The applicant is proposing roof-mounted equipment, which will be screened by parapets incorporated into the building design and subject to Condition of Approval 80. PLANNING. 8 The project complies with this development standard.

- h) All lighting fixtures shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The applicant is proposing wall lighting that will be hooded and directed downward. Condition of approval 10. PLANNING. 6 will also be applied to the project to ensuring compliance with this development standard.
- i) SP No. 176 Planning Area III-3 has additional development standards. These consist of:
 - a. Where the front, side, or rear yard adjoins a street, the minimum setback shall be ten feet (10') from the property line. Where the front, side, or rear yard adjoins a lot zoned R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Where the front, side or rear yard adjoins a lot with a zoning classification other than those specified above, there is no minimum setback. The northern boundary of the project site is adjacent to R-A-1 (Residential Agricultural 1-acre lot minimum) zoned property. The rear setbacks for Buildings 2, 3, and 4 exceed 25 feet. When the front side or rear yard adjoins a lot with a zoning classification other than those noted above there is no minimum setback require as is the case with Building 1, which rear yard adjoins Building 2. The proposed project complies with this development standard.
 - b. A minimum 10-foot strip adjacent to street right-of-way lines shall be landscaped and irrigated. Landscaping along Pulsar Court and along the shared access way along the southern boundary of the project site will be landscaped. An existing tree buffer located adjacent to the northern boundary line adjacent to residentially zoned property will remain. With the incorporation of the Conditions of Approval, the proposed project complies with this development standard. (COA 10. TRANS. 5, COA 80. TRANS. 1 and 5 and, COA 90. TRANS. 9 and 10.)
 - c. Outside storage and service areas shall be screened from view. The project is consistent with this standard because the applicant is not proposing any outside storage or service areas.
- 6. The project site is surrounded by properties which are zoned Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan (SP No. 176, Planning Area III-3) to the south and west.
- 7. Similar industrial warehouse uses have been constructed and are operating in the project vicinity. This project is located within Criteria Cell 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to submit for Habitat Assessment and Negotiation Strategy at the time of the original Plot Plan submittal. HANS00426 submitted for the project site determined that no conservation is necessary and no further review is required because the site was previously graded and is generally void of vegetation and no sensitive species or habitat identified by the WRCMSHCP are anticipated to be impacted.
- 8. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment

- Domestic Water and Sewage Disposal – Condition of Approval 10. E. HEALTH. 1. states that PM37277 is proposing potable water service and sanitary sewer service from Lee Lake Water District (now known as Temescal Valley Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. With this condition the requirements of Ordinance No. 460 Section 10.10 B. and D. as it pertains to domestic water and sewage has been met.
 - Fire Protection – Condition of Approval 10. FIRE. 3. states blue retroreflective pavement markers shall be mounted on private streets, 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. Condition of Approval 10. FIRE. 5. States that the installation of super fire hydrants providing the required fire flow per California Fire Code and Riverside County Fire Departments standards. Hydrants shall be spaced in accordance with the California Fire Code. Conditions of Approval 50. FIRE. 1, 2, 4, 5, 6, 7, 8, 9, and 10 pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area and State Responsibility Area (SRA). With these conditions of approval the requirements of Ordinance No. 460 Section 10.10 C. has been met.
 - Fences – A six-foot high chain link galvanized wire fence must be installed along any canal, drain, expressway or other feature deemed to be hazardous. The Leroy Road Storm Drain traverses the project site; however, because this drain is underground no fencing is required. The proposed Water Quality Basin meets the Riverside County's Flood Department requirements that no fencing is required along any portion of the basin that doesn't exceed a 4:1 slope ratio. If the basin exceeded the 4:1 slope ratio the area would be deemed hazardous and fencing would be required. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. E.
 - Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
11. The proposed Tentative Parcel Map No. 37277 and its design are consistent with the County's General Plan and SP No. 176 Land Use Plan. As stated in General Plan Principle VII.C.1 - industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County and provide attractive and well landscaped work environments and fit with the character of our varied communities. In addition, General Plan Principal VII. F.1.2 encourages the location of industrial uses in proximity to existing and planned rail lines, freeways, arterial highways and utilities. Tentative Parcel Map 37277 is located within the Wildrose Business Park. The project site is located within Planning Area III-3 of SP No. 176, which is an area designated for cluster type industrial development. The project is located in an area where utilities are existing and within close proximity to Temescal Canyon Road which is designated in the General Plan as an Arterial Highway.
12. The site is physically suitable for the proposed type of development and proposed density in that the project area is suitable in size and shape to accommodate the required setbacks, parking and landscaping. While the site is located within a CAL Fire state responsibility area and within a very high fire hazard severity zone, the project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed above. The overall density and lot sizes proposed

are compatible with the existing industrial land uses surrounding the project site and is consistent with the land use designations as allowed in the Specific Plan.

13. The design of Tentative Parcel Map No. 37277 is not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat because the certified Mitigated Negative Declaration prepared for PP 25719 analyzed the potential environmental impacts of the original project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts.
14. The design of the proposed map and types of improvements are not likely to cause serious public health problems because the Map is consistent with the density and development pattern in the area. Public and private right-of way improvements are consistent with the County of Riverside's road standards ensuring that circulation on and off the site will be safe. Emergency access onto the site and specific building materials, signage and fuel modification will be provided subject to the Fire Departments conditions of approvals ensuring that the public's safety in terms of fire protection will be met. Lastly, the project site has been determined to be geologically stable for the type of industrial development that ultimately will be constructed on site.
15. The design of Tentative Parcel Map No. 37277 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Two access easements, one with the development to the south and the other with the development to the west are provided to ensure adequate circulation within the project site. Vehicles will obtain primary access via Pulsar Court.
16. Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvements of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (3) New information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental effects of the Proposed Project were fully studied in EA No. 42759. The modifications to the original Plot Plan and the inclusion of Tentative Parcel Map No. 37277 for the subdivision of the 2-parcel site into 5 parcels will not result in any new significant environmental effects not identified in EA No. 42759, nor will it substantially increase the severity of the environmental effects identified in EA No. 42759. In addition, no different mitigation measures have been identified and no mitigation measures found infeasible have become feasible.

As illustrated on the Table on page 1 of this staff report, the Revised Plot Plan will not result in a substantial change to what was originally proposed. The Revised Plot Plan proposes certain changes that will reduce environmental impacts compared to the previous approval, including a reduction in parking spaces and loading docks and the overall aesthetics of the site will be enhanced due to the reduction in the mass of a developed site with 2 large building versus a site with 4 smaller building broken up by building separation, landscaping and access ways.

Environmental Assessment No. 42759 evaluated each of the environmental factors in the Appendix G checklist and found the vast majority of potential environmental impacts of the original plot plan to have no impact or a clearly less than significant impact. All of the required Environmental Factors were reviewed to determine if any new significant impacts would result due to the revisions for the Proposed Project.

The vast majority of these Environmental Factors were found to have less than significant or no impacts as a result of the original plot plan. In regards to the revisions in the PP25719R1 and PM37227, the Proposed Project, none of these conclusions would change. Many of these conclusions remain identical between the original project and the revised project due to existing conditions on the site, such as agricultural/forest land, biology resources, geology and soils, and mineral resources. These existing conditions on site will be identical resulting from disturbance and construction of buildings onsite, whether there are two buildings or four. In addition, environmental factors due to the actual project, such as aesthetics, air quality, greenhouse gas emissions, hazards/hazardous material, land use/planning, public services, recreation, transportation/traffic, and utilities/service systems will result in a negligible change at most, and in terms of aesthetics a positive impact.

PP25719 required mitigation for three types of environmental factors to reduce impacts relating to paleontological resources, flooding, and noise to a level of less than significant. Further review in support of PP25719R1/PM37277 has determined that a mitigation for paleontological resources is no longer necessary because the site has been graded, and therefore that mitigation measure is being deleted and replaced with standard conditions of approval for paleontological resources, and impacts to paleontological resources will remain less than significant.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP No. 176, Planning Area III-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

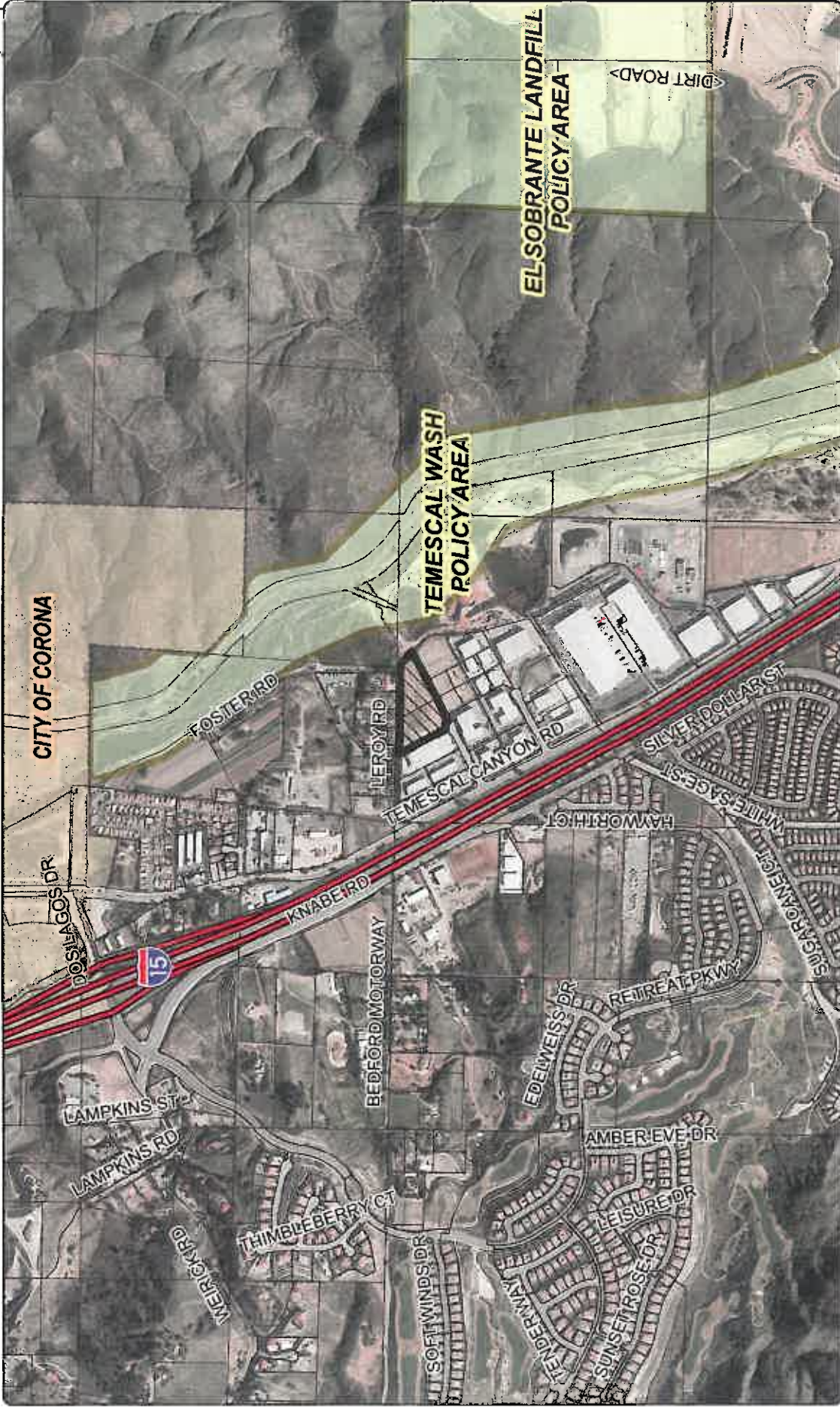
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain,
 - b. An area drainage plan;
 - c. A County Service Area;
 - d. An Agricultural Preserve; or
 - e. An Airport Influence Area .
3. The project site is located within:
 - a. The City of Corona sphere of influence;
 - b. WRMSHCP Cell Group E; and
 - c. WRMSHCP Criteria Cell Group 2827;
 - d. The boundaries of the Corona-Norco Unified School District;
 - e. A Very High and High Fire Hazard Severity Zone;
 - f. An area susceptible to subsidence;
 - g. Is within ½ mile of an unnamed fault in the Elsinore Fault Zone;
 - h. A high sensitivity area for paleontological resources;
 - i. The Lake Mathews Dam inundation area; and
 - j. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Nos. 283-440-030 and 283-440-032.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25719R1 PM37277
VICINITY/POLICY AREAS

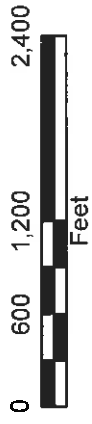
Supervisor: Jeffries
 District 1

Date Drawn: 04/07/2017
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan includes different types of land use than is provided for in the Riverside County Zoning Ordinance. The new General Plan is available at [http://www.riversidecounty.net/Planning/Community%20Development/General%20Plan%202003-2028%20Work%20on%20County%20in%20Action%20at%20030619077%20\(Riverside%20County\)%20in%20White](http://www.riversidecounty.net/Planning/Community%20Development/General%20Plan%202003-2028%20Work%20on%20County%20in%20Action%20at%20030619077%20(Riverside%20County)%20in%20White).

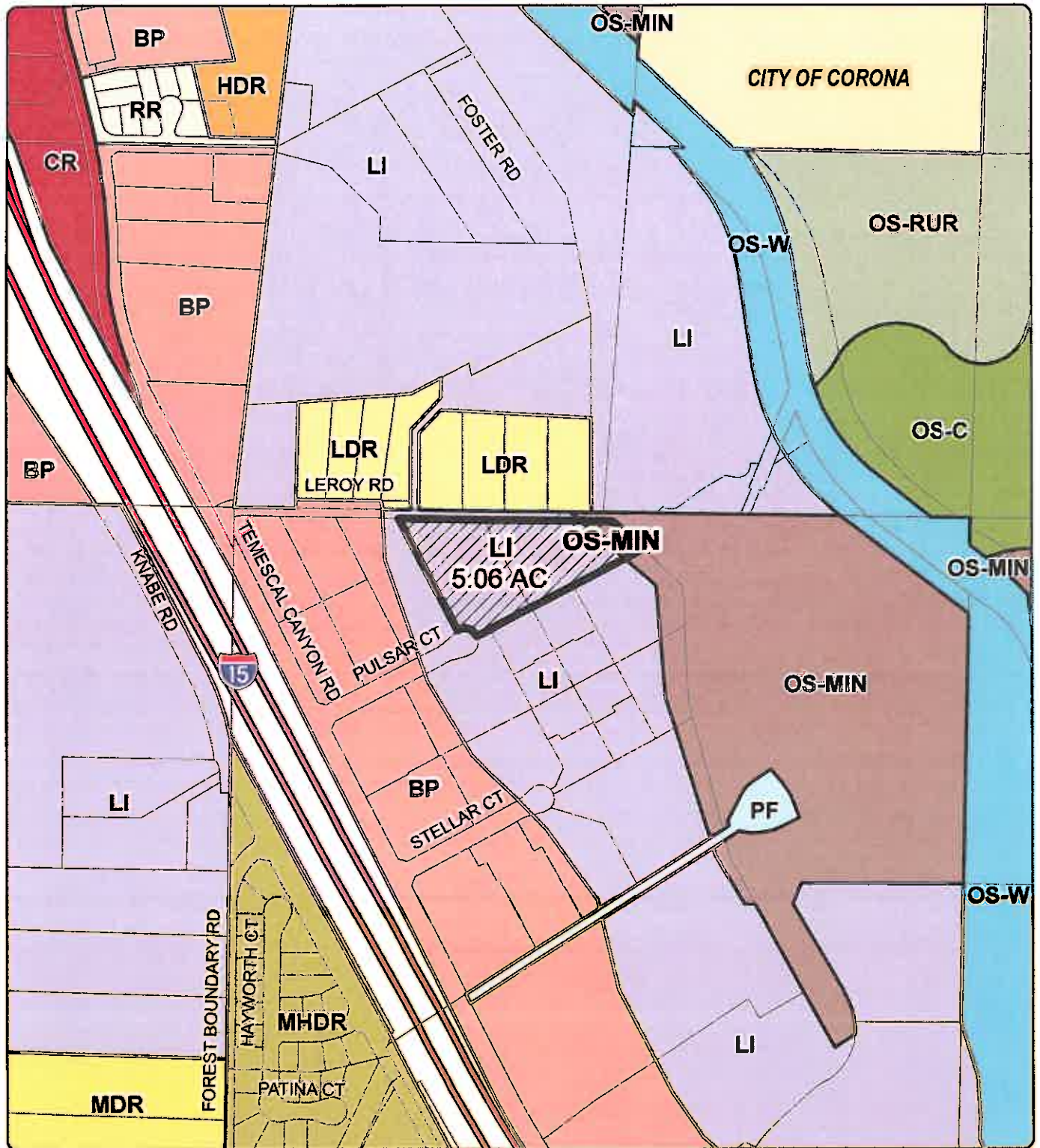
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25719R1 PM37277

EXISTING GENERAL PLAN

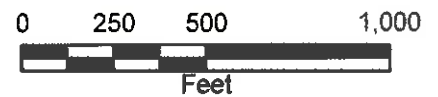
Supervisor: Jeffries
District 1

Date Drawn: 04/07/2017
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



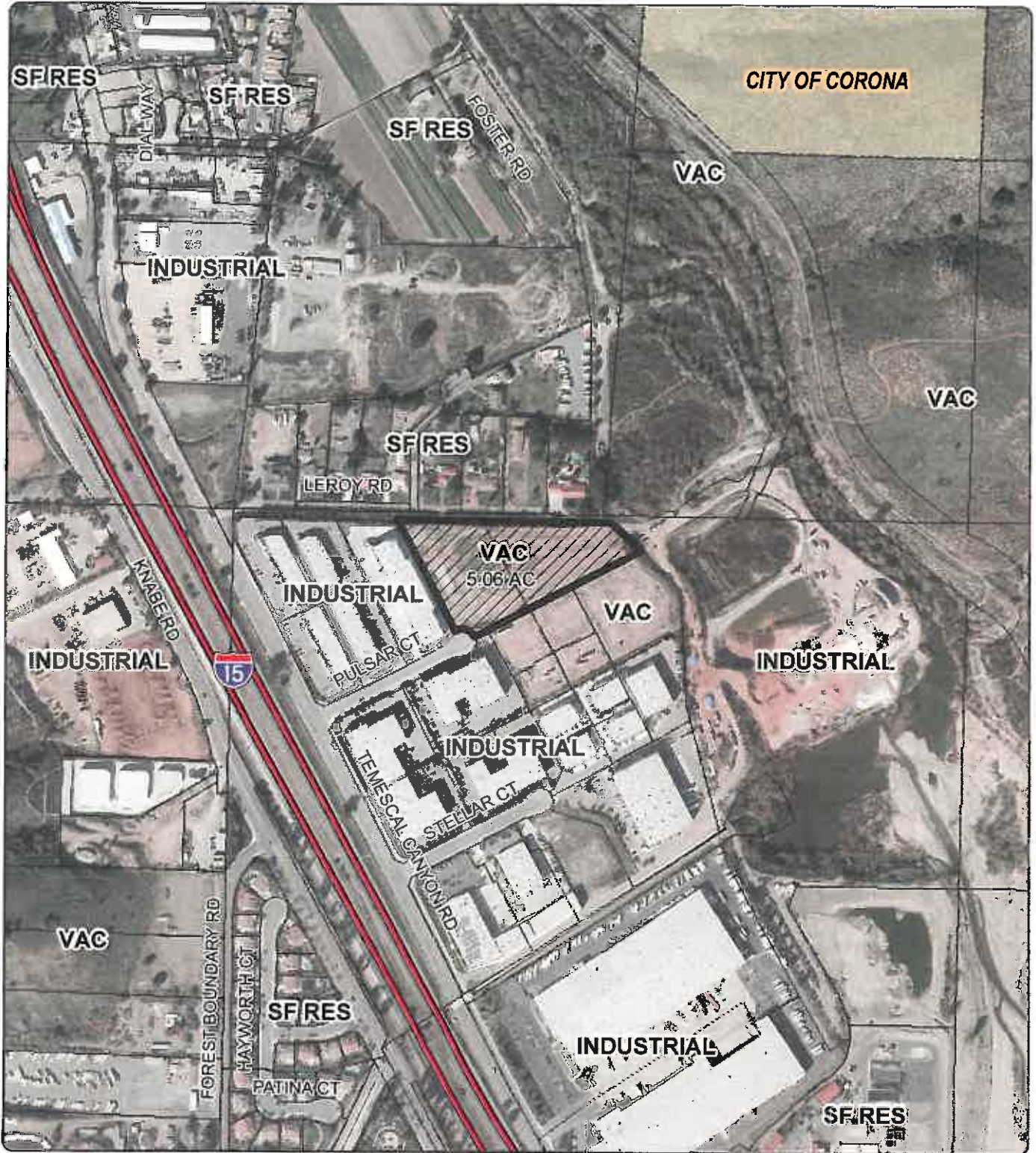
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25719R1 PM37277

Supervisor: Jeffries
District 1

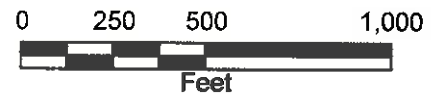
Date Drawn: 04/07/2017
Exhibit 1

LAND USE



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.wildma.org>

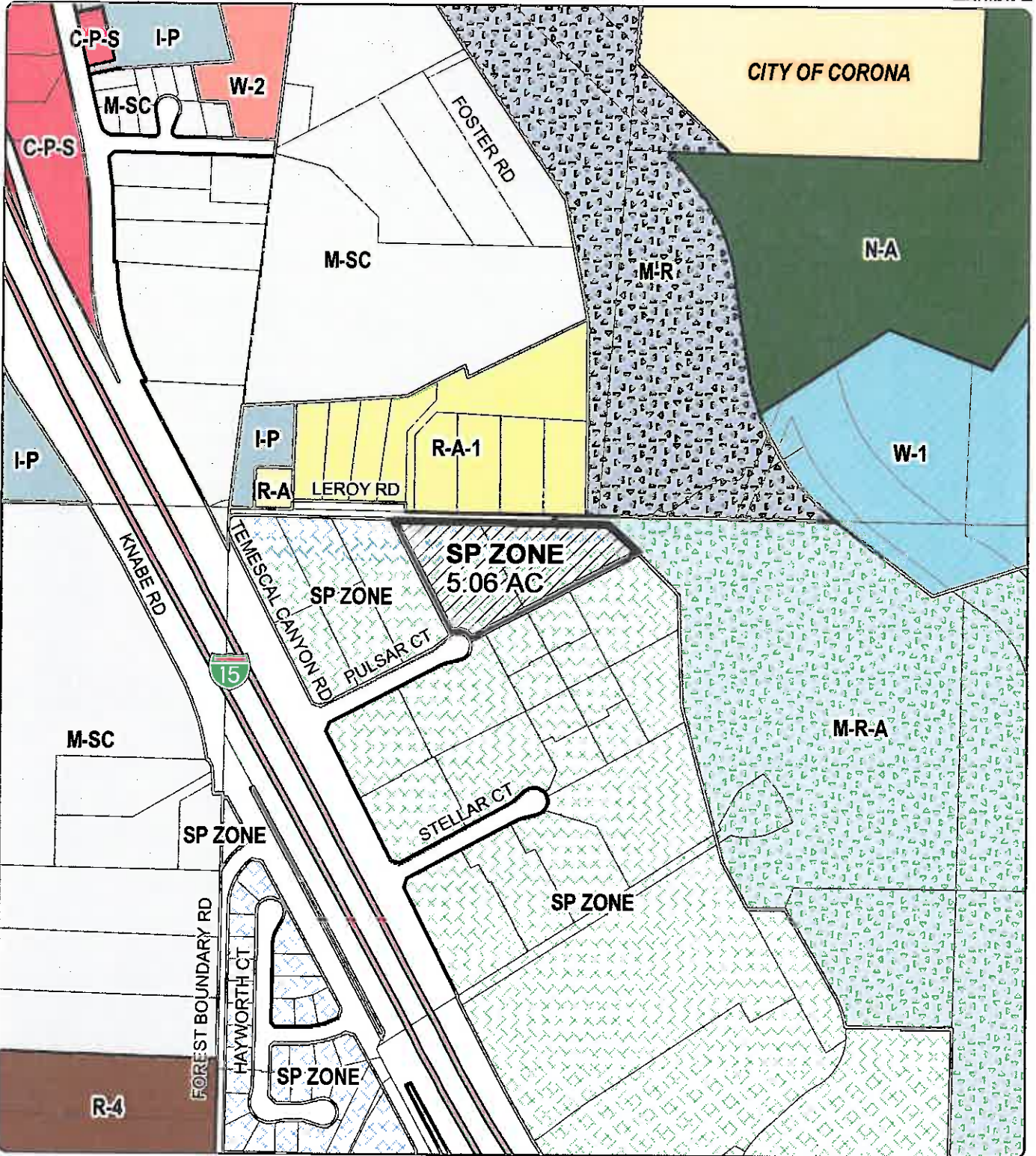
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25719R1 PM37277

Supervisor: Jeffries
District 1

Date Drawn: 04/07/2017
Exhibit 2

EXISTING ZONING



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planinfo.rctdma.org>

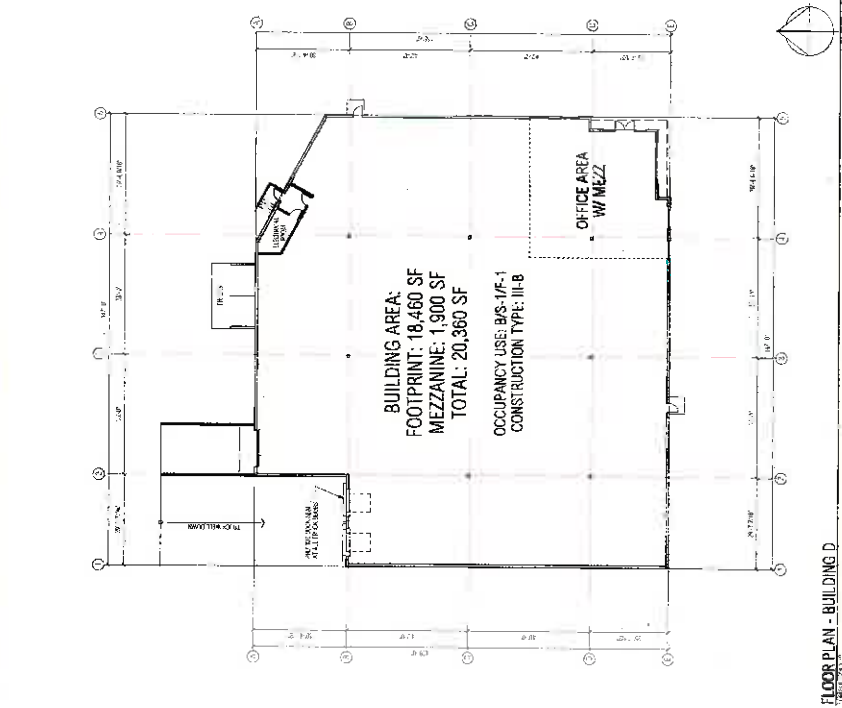
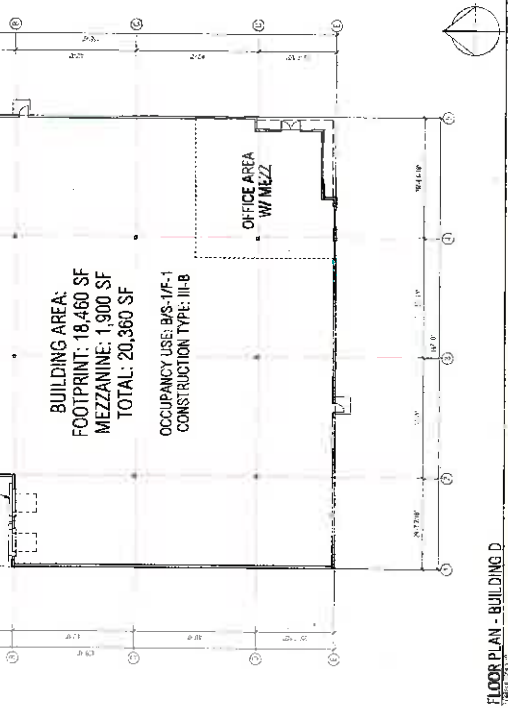
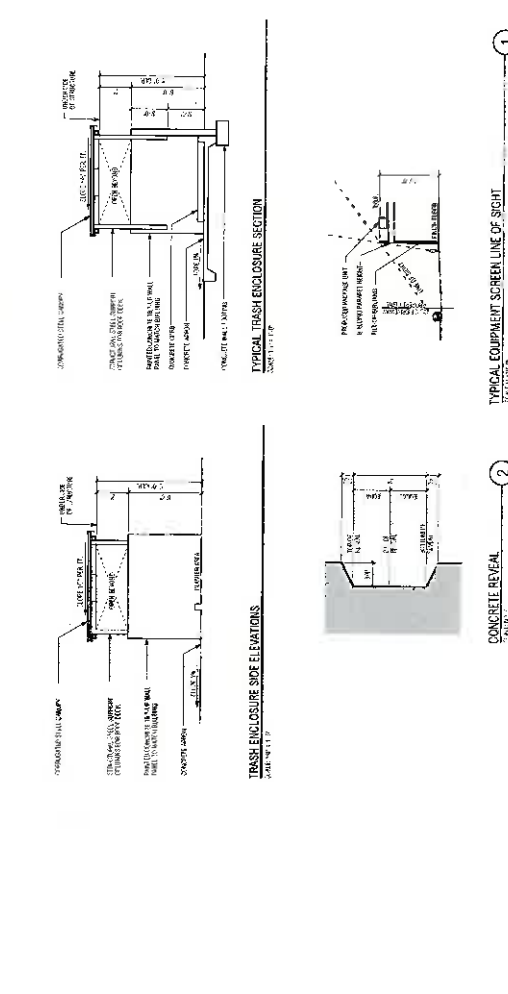
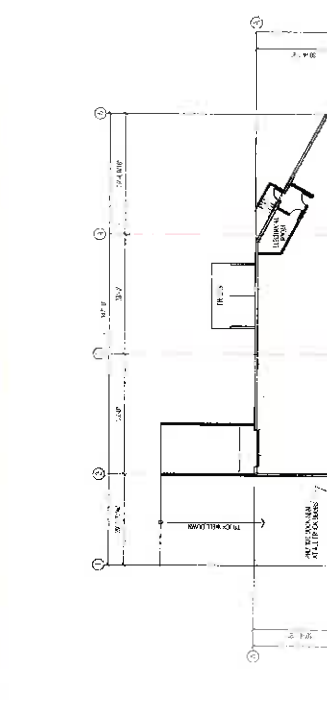
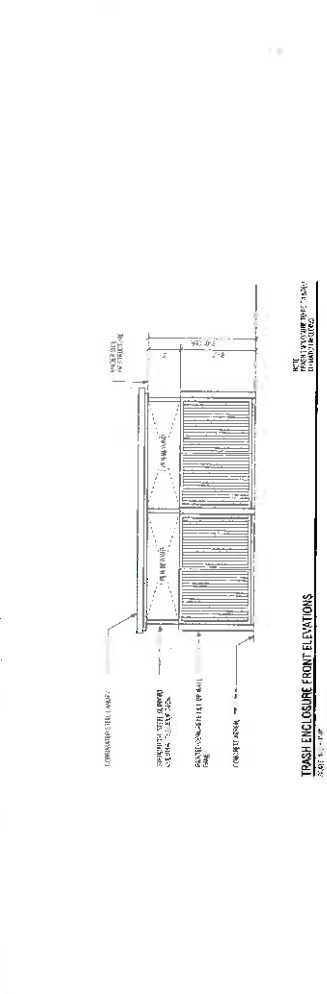
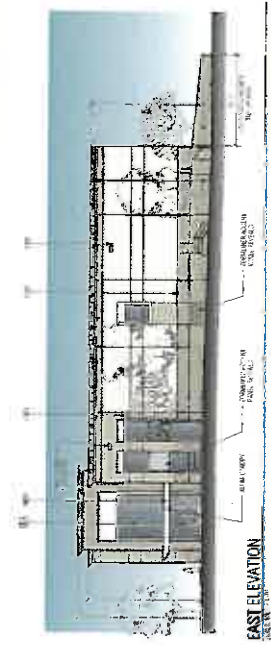
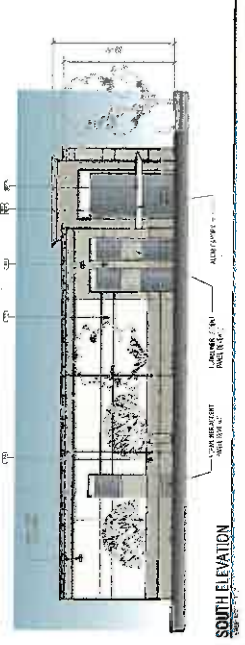
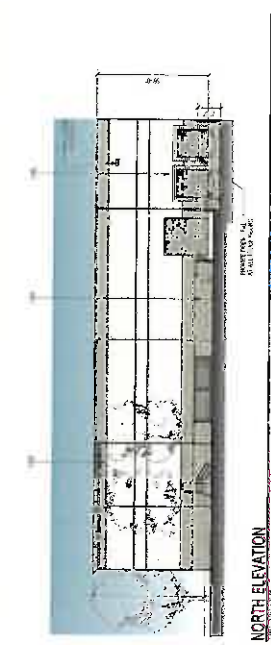
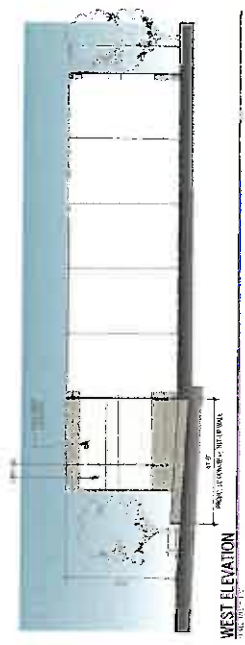
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FINISH SCHEDULE

NO.	FINISH	LOCATION
1	PAINT	INTERIOR WALLS
2	PAINT	INTERIOR CEILING
3	PAINT	EXTERIOR WALLS
4	PAINT	EXTERIOR CEILING
5	PAINT	EXTERIOR FLOOR
6	PAINT	EXTERIOR ROOF
7	PAINT	EXTERIOR TRIM
8	PAINT	EXTERIOR DOORS
9	PAINT	EXTERIOR WINDOWS
10	PAINT	EXTERIOR SIGNAGE
11	PAINT	EXTERIOR LIGHT FIXTURES
12	PAINT	EXTERIOR VENTILATION
13	PAINT	EXTERIOR RAILINGS
14	PAINT	EXTERIOR STAIRS
15	PAINT	EXTERIOR ESCALATORS
16	PAINT	EXTERIOR ELEVATORS
17	PAINT	EXTERIOR MECHANICAL
18	PAINT	EXTERIOR ELECTRICAL
19	PAINT	EXTERIOR PLUMBING
20	PAINT	EXTERIOR HVAC
21	PAINT	EXTERIOR ROOFING
22	PAINT	EXTERIOR SITES
23	PAINT	EXTERIOR LANDSCAPE
24	PAINT	EXTERIOR UTILITIES
25	PAINT	EXTERIOR SECURITY
26	PAINT	EXTERIOR ACCESSIBILITY
27	PAINT	EXTERIOR COMPLIANCE
28	PAINT	EXTERIOR FINISHES
29	PAINT	EXTERIOR MATERIALS
30	PAINT	EXTERIOR CONTRACTORS
31	PAINT	EXTERIOR SCHEDULE
32	PAINT	EXTERIOR PHASES
33	PAINT	EXTERIOR SEQUENCING
34	PAINT	EXTERIOR COORDINATION
35	PAINT	EXTERIOR COMMUNICATION
36	PAINT	EXTERIOR DOCUMENTATION
37	PAINT	EXTERIOR RECORDS
38	PAINT	EXTERIOR ARCHIVE
39	PAINT	EXTERIOR PRESERVATION
40	PAINT	EXTERIOR RESTORATION
41	PAINT	EXTERIOR REPAIR
42	PAINT	EXTERIOR MAINTENANCE
43	PAINT	EXTERIOR INSPECTION
44	PAINT	EXTERIOR TESTING
45	PAINT	EXTERIOR ANALYSIS
46	PAINT	EXTERIOR EVALUATION
47	PAINT	EXTERIOR ASSESSMENT
48	PAINT	EXTERIOR SURVEY
49	PAINT	EXTERIOR MAPPING
50	PAINT	EXTERIOR MONITORING
51	PAINT	EXTERIOR RECORDING
52	PAINT	EXTERIOR REPORTING
53	PAINT	EXTERIOR CONSULTING
54	PAINT	EXTERIOR ADVISORY
55	PAINT	EXTERIOR SUPPORT
56	PAINT	EXTERIOR ASSISTANCE
57	PAINT	EXTERIOR COOPERATION
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97	PAINT	EXTERIOR COALITION
98	PAINT	EXTERIOR NETWORK
99	PAINT	EXTERIOR PARTNERSHIP
100	PAINT	EXTERIOR ALLIANCE

POWER SCHEDULE

NO.	DESCRIPTION	LOCATION
1	POWER	INTERIOR WALLS
2	POWER	INTERIOR CEILING
3	POWER	EXTERIOR WALLS
4	POWER	EXTERIOR CEILING
5	POWER	EXTERIOR FLOOR
6	POWER	EXTERIOR ROOF
7	POWER	EXTERIOR TRIM
8	POWER	EXTERIOR DOORS
9	POWER	EXTERIOR WINDOWS
10	POWER	EXTERIOR SIGNAGE
11	POWER	EXTERIOR LIGHT FIXTURES
12	POWER	EXTERIOR VENTILATION
13	POWER	EXTERIOR RAILINGS
14	POWER	EXTERIOR STAIRS
15	POWER	EXTERIOR ESCALATORS
16	POWER	EXTERIOR ELEVATORS
17	POWER	EXTERIOR MECHANICAL
18	POWER	EXTERIOR ELECTRICAL
19	POWER	EXTERIOR PLUMBING
20	POWER	EXTERIOR HVAC
21	POWER	EXTERIOR ROOFING
22	POWER	EXTERIOR SITES
23	POWER	EXTERIOR LANDSCAPE
24	POWER	EXTERIOR UTILITIES
25	POWER	EXTERIOR SECURITY
26	POWER	EXTERIOR ACCESSIBILITY
27	POWER	EXTERIOR COMPLIANCE
28	POWER	EXTERIOR FINISHES
29	POWER	EXTERIOR MATERIALS
30	POWER	EXTERIOR CONTRACTORS
31	POWER	EXTERIOR SCHEDULE
32	POWER	EXTERIOR PHASES
33	POWER	EXTERIOR SEQUENCING
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42	POWER	EXTERIOR MAINTENANCE
43	POWER	EXTERIOR INSPECTION
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96	POWER	EXTERIOR UNION
97	POWER	EXTERIOR COALITION
98	POWER	EXTERIOR NETWORK
99	POWER	EXTERIOR PARTNERSHIP
100	POWER	EXTERIOR ALLIANCE



Plot Plan No. 25719R1

Conditions of Approval

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of four industrial buildings totaling 86,768 square feet, (Building 1- 21,422 sq.ft., Building 2 - 21,007sq. ft., Building 3 - 23,857 sq. ft., and Building 4 - 20,360 sq. ft.)and a water quality basin comprised of 12,891 square feet.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in 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.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL 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. 25719R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25719R1 dated March 24, 2017.

APPROVED EXHIBIT B = Elevations and Floor Plans for Buildings 1 -4, dated March 24, 2017.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 WID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

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

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.

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. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BUILD & SAFETY PLANCK (cont.) RECOMMND

In residential applications, each separate structure will require a separate building permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
(949)553-0666

Noise Study: Noise Impact Analysis, Pulsar Court Industrial Project, County of Riverside, CA (project#KNO1501), March 2015.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25719R1 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 6, 2017 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

PP25719R1 is proposing potable water service and sanitary sewer service from Lee Lake Water District (now known as Temescal Valley Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

under permit with the Department of Environmental Health.

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.

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

A separate permit is required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval.

10.FIRE. 3 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 USE-#005-BUILDING MATERIAL RECOMMND

All buildings shall be constructed with Class B building material as per the California Building Code.

10.FIRE. 5 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.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.FIRE. 6 USE* -#23-MIN REQ FIRE FLOW RECOMMND

Provide the minimum required fire flow in accordance with the California Fire Code and Riverside County Fire Department standards.

10.FIRE. 7 USE-#20-SUPER FIRE HYDRANT RECOMMND

Provide super fire hydrants (6"x4"x 2-2 1/2") spaced in accordance with the California Fire Code.

10.FIRE. 8 USE-#89-KNOX BOX RECOMMND

Install a Knox rapid entry box on the outside of all buildings.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Revised Plot Plan (PP) 25719 (R1) is a proposal to construct four industrial buildings on a 5.07 acres in the El Cerrito/Temescal Canyon area. The project site is located at the eastern terminus of Pulsar Court, approximately 600 feet east of Temescal Canyon Road. Leroy Road bounds the site to the north. The property is part of the Wild Rose Specific Plan No.176 and is Parcel 5 and

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Parcel 6 of Parcel Map (PM) 28834. This project is being processed concurrently with Parcel Map (PM) 37277, which is a proposal for a Schedule B subdivision of the same site.

All of the necessary flood control improvements have been constructed as part of PM 28834. Temescal Creek - Leroy Road Storm Drain (project no. 2-0-00497/drawing no. 2-0336), which is an existing drainage facility maintained by the District, traverses the northerly boundary of the site outside the Leroy Road right-of-way. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. The existing easement for this facility traverses the site and must be kept free of buildings and obstructions. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances.

A revised copy the preliminary water quality management plan (WQMP) for Revised Plot Plan 25719 project has been received by the District for review on March 3, 2017. The preliminary WQMP proposes the use of a bioretention basin, pervious pavement and lined bioretention/treatment planters along the buildings to mitigate the impacts to water quality this project would generate. The majority of the onsite stormwater runoff drains to the bioretention basin in Remainder Parcel, while making good use of pervious pavement in some of the parking area and only the remaining roof sections drain to the lined bioretention planters. The District accepts this mitigation proposal only because this project is an "infill project" and the DMA A and B are found to have infiltration infeasibility. Since this infill project discharges into Leroy Storm Drain, which discharges directly into Temescal Canyon Wash, this project is exempt from Hydrologic Condition of Concern (HCOC) mitigation.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

PLAN DEPARTMENT

10.PLAN. 1

USE - OPERATION TRUCK REQS

RECOMMND

Tenant/operators shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenant/operators shall maintain records on its fleet equipment and ensure that all Heavy-Heavy Duty Trucks (HHD) accessing the project site shall comply with the following:

A. 100% of the heavy duty diesel trucks accessing the site shall use 2010 engines, or newer.

B. Applicant shall stipulate this condition of approval in writing to tenants so that the tenant and/or operator shall fulfill the terms and conditions of this condition of approval.

C. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept onsite during construction and subject to inspection by the County.

D. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and copressors where feasible, to reduce the need for diesel powered electric generators.

Developer, all successors to the Developer, and any tenant of the project shall implement the following to reduce emission from onssite heavy duty trucks within six months of occupancy:

(1) Post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.

(2) Post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California air Resources Board to report violations.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLAN. 1 USE - OPERATION TRUCK REQS (cont.)

RECOMMND

(3) Developer, all successors to the Developer and all tenants of the project will ensure that site enforcement staff in charge of monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources board approved courses (such as the free one-day Course #512)

(4) Developer and all successors shall include the provisions of this condition of approval in all leases so that all tenants shall fulfill the terms and conditions of this condition of approval.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02531 ACCEPTED

RECOMMND

County Geologic Report (GEO) No. 2531, submitted for the project (PP25719R1/PM37277) was prepared by RMA Group and is entitled: "Geotechnical Investigation for Proposed Light Industrial Development, Pulsar Court Industrial Site, APN 283-440-005, 006, Corona, CA", dated December 30, 2014. In addition, the applicant has submitted the following report:

"Geotechnical Report of Observation and Testing During Phase 3 Grading for Parcels 4 through 7 and Storm Drain Easement North of Parcel 8 and 9, Proposed Wild Rose Business Park at Pulsar Court, East of Temescal Canyon Road and South of Leroy Road, Riverside County, California", dated April 7, 2006.

This document is herein incorporated in GEO02531.

GEO02531 concluded:

1. Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the property, surface fault rupture within the site is considered unlikely.
2. Due to the low gradient of the site, the potential for seismically induced landsliding is nil.
3. According to the Riverside County Land Information System, the site is located in an area of "very low" liquefaction potential. In addition the site is underlain by approximately 10 feet of compacted fill and very dense

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02531 ACCEPTED (cont.)

RECOMMND

older alluvium, therefore, the hazard from liquefaction is judged to be unlikely.

4.Total seismically induced settlement is estimated to be 1.2 inches, and differential seismic settlement may be taken as one-half of the total settlement.

5.According to the Federal Emergency Management Agency the site is located within Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

6.Slope stability calculations indicate that a potential failure surface extending from the bottom of the proposed water quality basin to the toe of slope to the east side of the site is seismically stable when soils are dry, but that the slope is unstable when soils are saturated.

Recommendations are presented in Section 3.21 of the report.

GEO02531 recommendations:

1.All vegetation, trash and debris should be cleared from the grading area and removed from the site.

2.Prior to placement of compacted fills, all non-engineered fills and older alluvium will need to be removed down to competent bedrock.

3.Removals should extend to at least the elevations of the top of the compacted fill shown in the NMG geotechnical grading report. Once this surface is reached, field density testing should be performed to verify the moisture content and a relative density of 90% or greater.

4.It is possible the alluvial soils might be exposed on the east side of the site in the vicinity of the existing desilting basin. Should that occur, removal should extend to competent natural ground as determined by the geotechnical engineer's field representative. In general, the in-place density of the native soils should have an in-situ relative compaction of 85% or greater, or otherwise approved by the soils engineer.

GEO No. 2531 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2531 is hereby accepted for Planning Department purposes. Engineering and other Building Code parameters were not included as a part of this review or approval.

This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 2 SP- PROJ PA STANDARDS RECOMMND

This implementing project is within Planning Area III-3 of the SPECIFIC PLAN No. 176 (Wildrose Specific Plan). Accordingly, this project is subject to these development standards:

1. Industrial buildings must conform substantially to the design guidelines on page IV-8 subsection C. Industrial and Business Park Guidelines of the Architectural Design Guidelines of SPECIFIC PLAN No. 176.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE- COLORS & MATERIALS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this

plot plan shall be limited to the hours of 7:00a.m. to 10:00 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis.

10.PLANNING. 10 USE- BASIS FOR PARKING RECOMMND

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

Industrial Uses:

1 space/250 sq.ft. of office area

1 space/2,000 sq. ft. of warehouse area

If uses other than office or warehouse are proposed in the amounts as shown on the APPROVED EXHIBIT A, further analysis that adequate parking is provided by the project may be required.

10.PLANNING. 11 USE- LIMIT ON SIGNAGE RECOMMND

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

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 16 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 21 USE - NO SECOND FLOOR RECOMMND

The approved Plot Plan allows for the construction of 4 industrial buildings each with an office space and a second floor mezzanine. No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Four industrial buildings were approved each have a 2nd story mezzanine that covers approximately 50% of the floor area of each building as a part of this permit.

10.PLANNING. 22 USE- NO RESIDENT OCCUPANCY RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 23 USE- BUSINESS LICENSING RECOMMND

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

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 26 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 35 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 36 USE - COMPLY WITH NPDES (1) RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 37 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 38 USE- PERMIT SIGNS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 38 USE- PERMIT SIGNS (cont.)

RECOMMND

only) of Ordinance No. 348.

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 42

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 42 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3)?Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 43 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 43

USE - LOW PALEO (cont.)

RECOMMND

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.PLANNING. 43 USE - LOW PALEO (cont.) (cont.) RECOMMND

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 44 USE- Construction Noise Mit RECOMMND

Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.

2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

3. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

4. 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 project site during all project construction.

10.PLANNING. 45 USE - PRESERVE NATIVE TREES RECOMMND

The existing oak tree located within the southeast corner on the subject property shall remain and be subject to the Riverside County Oak Tree Management Guidelines and shall be shown on the approve landscape plans.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Pulsar Court since adequate right-of-way exists per PM 210/66-69.

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

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

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

WASTE DEPARTMENT

10.WASTE. 1 USE- HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.WASTE. 2 USE AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

10.WASTE. 3 USE- AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

TRANS DEPARTMENT

20.TRANS. 1 USE - LC ANL LNDSCPNG INSPC

RECOMMND

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE - LC ANL LNDSCPNG INSPC (cont.)

RECOMMND

inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of 4 hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

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

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

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

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CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

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

RECOMMND

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

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

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to fire hydrant type, location, and spacing requirements and provide the required fire flow. Plans shall be signed/approved by a registered civil engineer and the local water company with the

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 USE-#75-WATER PLANS (cont.) RECOMMND

following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

60.FIRE. 2 USE-#24-FUEL MODIFICATION RECOMMND

The applicant or developer shall prepare and submit to the fire department for approval a fire protection/vegetation management plan that should include but not be limited to the following items: a) Fuel modification to reduce fire loading; b) Appropriate fire breaks according to fuel load, slope and terrain; c) Non flammable walls along common boundaries between rear yards and open space; d) Emergency vehicle access into open space areas; e) An owners' association or appropriate responsible party shall be responsible for maintenance of all fire protection measures within the open space areas.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 3 USE ENCROACHMENT PERMIT REQ RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 15 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No.25719R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 17 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - GEOTECH OF RECORD LETTER RECOMMND

THE APPROVED RMA GROUP REPORT WAS PREPARED FOR A PREVIOUS OWNER AND OLDER PLOT PLAN. THE CURRENT DEVELOPER SHALL SUBMIT A LETTER FROM THE CURRENT GEOTECHNICAL ENGINEER OF RECORD STATING THAT THE LATEST PLANS HAVE BEEN REVIEWED AND THE RECOMMENDATIONS FROM THE RMA REPORT REMAIN VALID.

TRANS DEPARTMENT

60.TRANS. 1 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.8.

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

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

80. PRIOR TO BLDG PRMT ISSUANCE

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE (cont.) RECOMMND
service for this project.

80.E HEALTH. 2 USE - WALL HEIGHTS PER NOISE RECOMMND
Please reference Noise Review written by Steve Uhlman on February 6, 2017 for details about wall heights for proper noise mitigation to sensitive receptors.

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION RECOMMND
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering the required fire flow as required by the California Fire Code and Riverside Coutny Fire Department standards. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant type, location, and spacing, and the system shall meet fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND
A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT PLANS (cont.) RECOMMND

date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 15 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - LIGHTING PLANS (cont.) RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 23 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25719R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 24 MAP SCHOOL MITIGATION RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

lots/areas;

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

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

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

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

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

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

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

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

processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

NOTE:

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

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping.
- (2) Streetlights.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

80.TRANS. 5 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Pulsar Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - UTILITY PLAN

RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN (cont.) RECOMMND

Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

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

90.FIRE. 2 USE-#77-SUPER FH/FLOW RECOMMND

Provide approved super fire hydrants (6"x4"x2-2 1/2") providing the required fire flow.

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

Install a complete fire sprinkler system per NFPA 13, the California Fire Code, and Riverside County Ordinance. The project structural engineer shall certify

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

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

(wet signature) the stability of the building for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

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

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

If conditioned for a Water Quality Management Report

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE BMP - EDUCATION (cont.) RECOMMND

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

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLAN DEPARTMENT

90.PLAN. 29 USE - DAM INUDATION DISCLOSUR RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-256)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLAN. 29 USE - DAM INUDATION DISCLOSUR (cont.) RECOMMND

address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Matthews Dam.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of ninty seven (97) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of eight (8) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

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

height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 6 USE- LOADING SPACES RECOMMND

A minimum of eight(8) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack shall be located at each building and will provide a minimum of 2 spaces per building (total of 8 spaces) and shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 13 USE - CURBS ALONG PLANTERS

RECOMMND

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

90.PLANNING. 14 USE- WALL/BERM REQUIRED

RECOMMND

A minimum six (6) foot high decorative block wall or combination landscape earthen berm and decorative block wall shall be constructrd along the project's northern boundary in accordance with the recommendations of the project's noise study.

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

90.PLANNING. 16 USE- TRASH ENCLOSURES

RECOMMND

A total of Four(4) trash enclosure[s] which are adequate to enclose a minimum of two(2) bin[s]at each building shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block (painted to match buildings) with a solid gate and roof cover which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE- TRASH ENCLOSURES (cont.) RECOMMND

minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE (cont.) RECOMMND

deferred until the final phase.

90.PLANNING. 26 USE- SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres gross in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 28 USE- EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking areas shown on APPROVED EXHIBIT A.

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

05/17/17
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

PLOT PLAN: TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE- EXTENDED TRUCK IDLING (cont.) RECOMMND

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

90.PLANNING. 29 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25719R1 is calculated to be 5.06 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25719R1 has been calculated to be 5.06 net acres.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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

90.PLANNING. 31 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42759. The Planning Director may require inspection or other monitoring to ensure such compliance.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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

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

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

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

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

90.TRANS. 7 USE - UTILITY INSTALL RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

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

(1) Landscaping.

(2) Streetlights.

90.TRANS. 9 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Pulsar Court.

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

90.TRANS. 10 USE - LANDSCAPING RECOMMND

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

Landscaping will be improved within Pulsar Court.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

05/17/17
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 57

PLOT PLAN:TRANSMITTED Case #: PP25719R1

Parcel: 283-440-032

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA

RECOMMND

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

Parcel Map No. 37277

Conditions of Approval

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide two parcels (total of 5.06 acres) into five (5) parcels. Parcels 1-4 range in size from 1.03 to 1.32 acres and will allow for the development of 4 industrial buildings. Parcel 5 is comprised of 0.29 acres and will be utilized as a water quality basin per PP25719R1.

10. EVERY. 2 MAP - 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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in 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.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No.37277 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37277 dated May 17, 2017.

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

The land divider 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 the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 MAP - 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,

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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.

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

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

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) (cont.) RECOMMND
ordinances and regulations.

10.BS GRADE. 6 MAP - EROS 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. 7 MAP - DUST CONTROL RECOMMND
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 8 MAP - 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. 9 MAP - MINIMUM DRNAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 MAP - SLOPE SETBACKS RECOMMND
Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND
PM37277 (related to PP25719R1) is proposing potable water service and sanitary sewer service from Lee Lake

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

Water District (now known as Temescal Valley Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

FIRE DEPARTMENT

10.FIRE. 3 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, 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. 5 MAP - FIRE FLOW RECOMMND

Install super fire hydrants (6" X 4" X 2-2 1/2") providing the required fire flow per California Fire Code and Riverside County Fire Department standards. Hydrants shall be spaced in accordance with the California Fire Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map (PM) 37277 is a proposal for a Schedule B subdivision of 5.07 acres for industrial use in the El Cerrito/Temescal Canyon area. The project site is located at the eastern terminus of Pulsar Court, approximately 600 feet east of Temescal Canyon Road. Leroy Road bounds the

05/17/17
14:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

site to the north. The property is part of the Wild Rose Specific Plan No.176 and is Parcel 5 and Parcel 6 of Parcel Map 28834. This project is being processed concurrently with Revised Plot Plan (PP) 25719 (R1), which is a proposal to construct four industrial buildings on the same site.

This project is part of SP 176 and Parcel Map 28834. All the flood control improvements have been constructed as part of this parcel map. Temescal Creek - Leroy Road Storm Drain (project no. 2-0-00497/drawing no. 2-0336) is an existing drainage facility maintained by the District that traverses the northerly boundary of the site outside the Leroy Road right-of-way. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. The existing easement for this facility shall be shown on the final map and must kept free of buildings and obstructions. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances.

Remainder Parcel is a "common parcel". The exhibit for Revision 1 Plot Plan 25719 shows a water quality basin occupying this parcel. It is assumed the water quality basin is to mitigate the impacts to water quality the development of this project would generate. The specific details for the design of the BMPs shall be addressed with the associated Plot Plan 25719 R1.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - GEO02531 ACCEPTED

RECOMMND

County Geologic Report (GEO) No. 2531, submitted for the project (PP25719R1/PM37277) was prepared by RMA Group and is entitled: "Geotechnical Investigation for Proposed Light Industrial Development, Pulsar Court Industrial Site, APN 283-440-005, 006, Corona, CA", dated December 30, 2014. In addition, the applicant has submitted the following report:

"Geotechnical Report of Observation and Testing During

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - GEO02531 ACCEPTED (cont.)

RECOMMND

Phase 3 Grading for Parcels 4 through 7 and Storm Drain Easement North of Parcel 8 and 9, Proposed Wild Rose Business Park at Pulsar Court, East of Temescal Canyon Road and South of Leroy Road, Riverside County, California", dated April 7, 2006.

This document is herein incorporated in GEO02531.

GEO02531 concluded:

1. Since the site is not located within the boundaries of an Earthquake Fault Zone and no faults are known to pass through the property, surface fault rupture within the site is considered unlikely.

2. Due to the low gradient of the site, the potential for seismically induced landsliding is nil.

3. According to the Riverside County Land Information System, the site is located in an area of "very low" liquefaction potential. In addition the site is underlain by approximately 10 feet of compacted fill and very dense older alluvium, therefore, the hazard from liquefaction is judged to be unlikely.

4. Total seismically induced settlement is estimated to be 1.2 inches, and differential seismic settlement may be taken as one-half of the total settlement.

5. According to the Federal Emergency Management Agency the site is located within Flood Zone X, which is an area determined to be outside the 0.2% annual chance floodplain.

6. Slope stability calculations indicate that a potential failure surface extending from the bottom of the proposed water quality basin to the toe of slope to the east side of the site is seismically stable when soils are dry, but that the slope is unstable when soils are saturated.

Recommendations are presented in Section 3.21 of the report.

GEO02531 recommendations:

1. All vegetation, trash and debris should be cleared from the grading area and removed from the site.

2. Prior to placement of compacted fills, all non-engineered fills and older alluvium will need to be removed down to competent bedrock.

3. Removals should extend to at least the elevations of the top of the compacted fill shown in the NMG geotechnical grading report. Once this surface is reached, field density testing should be performed to verify the moisture

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02531 ACCEPTED (cont.) (cont.) RECOMMND

content and a relative density of 90% or greater.
4.It is possible the alluvial soils might be exposed on the east side of the site in the vicinity of the existing desilting basin. Should that occur, removal should extend to competent natural ground as determined by the geotechnical engineer's field representative. In general, the in-place density of the native soils should have an in-situ relative compaction of 85% or greater, or otherwise approved by the soils engineer.
GEO No. 2531 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2531 is hereby accepted for Planning Department purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

10.PLANNING. 2 MAP- MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule 'B', unless modified by the conditions listed herein.

10.PLANNING. 3 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 9 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone Section 17.35 of Ordinance No. 348.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 10 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 25 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of [the/each] lot is 75 feet.
- g. The maximum height of any building is 40 feet.
- h. The size of parcel 1 is 1.03 acres, parcel 2 is 1.32 acres, parcel 3 is 1.24 acres, parcel 4 is 1.17 acres and Parcel 5 is 0.29 acres.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 10 MAP - ORD NO. 659 (DIF) RECOMMND

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

The fee shall be paid for each residential unit to be

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

10.PLANNING. 13 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 15 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES RECOMMND

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center.

Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) RECOMMND

include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 19 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LOW PALEO (cont.)

RECOMMND

will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 21 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.PLANNING. 21

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Pulsar Court since adequate right-of-way exists per PM 210/66-69.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP- MAPS -PHASE BY NEW PERMIT

RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.

PARCEL MAP Parcel Map #: PM37277

Parcel: 283-440-030

50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-BUILDING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Emergency vehicle access shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards.

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include, but not limited to, the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non