



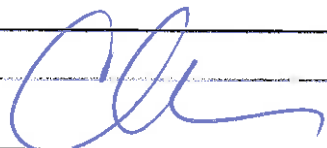
COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.4

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, Plot Plan Nos. 25837 and 25838	Applicant(s): Trammel Crow, Inc.
EIR No.:	546	Representative(s): David Evans and Associates Inc.
Area Plan:	Mead Valley	
Zoning Area/District:	Mead Valley District	
Supervisory District:	D1	
Project Planner:	Russell Brady	
Project APN(s):	314-020-010, 314-020-017, 314-040-001, 314-040-002, 314-040-003, and 314-040-008	 Charissa Leach, P.E. Assistant TLMA Director

APPLICATION SUMMARY

The overall project site is located southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street. The overall project site is split into two sites by Ellsworth Street that will hereinafter be referred to as the Building D and Building E sites, respectively. The Building D site is located east of Ellsworth Street and the Building E site is located west of Ellsworth Street. The applications being considered for each site are:

Building D

GENERAL PLAN AMENDMENT NO. 1151 proposes to change the General Plan land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building D site will then have a land use designation of Community Development: Light Industrial (CD:LI).

CHANGE OF ZONE NO. 7872 proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P), and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P). The entire Building D site will then have a zoning classification of Industrial Park (I-P).

TENTATIVE PARCEL MAP NO. 36950 proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision, in accordance with Section 3.1.B. of Ordinance No. 460, the subdivision is being required to provide Schedule E

improvements that are more consistent with the industrial nature of the development. The Schedule E improvements are greater than those of a Schedule H subdivision.

PLOT PLAN NO. 25838 proposes the construction and operation of a 702,645 square foot warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

Building E

GENERAL PLAN AMENDMENT NO. 1152 proposes to change the General Plan land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building E site will then have a land use designation of Community Development: Light Industrial (CD:LI).

CHANGE OF ZONE NO. 7873 proposes to change the zoning classification for Parcel 314-020-010 from Rural Residential, ½ acre minimum (R-R-½) to Industrial Park (I-P). The entire Building E site will then have a zoning classification of Industrial Park (I-P).

TENTATIVE PARCEL MAP NO. 36962 proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

PLOT PLAN NO. 25837 proposes the construction and operation of a 410,982 square foot warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

ENVIRONMENTAL IMPACT REPORT NO. 546 studies the impacts of the project. **STAFF RECOMMENDATIONS:**

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-004 recommending adoption of General Plan Amendment Nos. 1151 and 1152 as shown in Exhibit #6 to the Board of Supervisors; and,

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

TENTATIVELY CERTIFY Environmental Impact Report No. 546 based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1151 that changes the land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI), in accordance with Exhibit #6, based on

the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1152 that changes the land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI), in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7872 that changes the zoning classification of Parcel Nos. 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcel Nos. 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7873 that changes the zoning classification of Parcel No. 314-020-010 from Rural Residential, ½ acre minimum (R-R-½) to Industrial Park (I-P) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 36950, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1151 and Change of Zone No. 7872, and; and

APPROVE TENTATIVE PARCEL MAP NO. 36962, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1152 and Change of Zone No. 7873 ; and

APPROVE PLOT PLAN NO. 25837, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1151 and Change of Zone No. 7872; and

APPROVE PLOT PLAN NO. 25838, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1152 and Change of Zone No. 7873.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park (BP), Light Industrial (LI)
Proposed General Plan Land Use Designation:	Light Industrial (LI)

**General Plan Amendment Nos. 1151 and 1152, Changes of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, and Plot Plan Nos. 25837 and 25838
 Planning Commission Staff Report: April 4, 2018
 Page 4 of 23**

Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Business Park (BP), Light Industrial (LI)
East:	Light Industrial (LI)
South:	Rural Community: Very Low Density Residential (RC:VLDR)
West:	Rural Community: Very Low Density Residential (RC:VLDR)
Existing Zoning Classification:	Rural Residential, ½ acre minimum (R-R-½), Medium Manufacturing (M-M), Industrial Park (I-P)
Proposed Zoning Classification:	Industrial Park (I-P)
Surrounding Zoning Classifications	
North:	Industrial Park (I-P), Medium Manufacturing (M-M)
East:	Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)
South:	Rural Residential (R-R), Light Agriculture, one-acre minimum (A-1-1)
West:	Light Agriculture, one-acre minimum (A-1-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant, Warehouse
South:	Single-family residential, vacant
East:	Vacant
West:	Vacant, water tank

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	58.6 (gross)	N/A
Proposed Building Area (SQFT):	1,113,627	N/A
Floor Area Ratio:	0.44	0.25 minimum, 0.60 maximum for Light Industrial
Building Height (FT):	44 feet maximum	35 feet at setback line with 1 feet additional for every 2 feet additional of setback, minimum additional setback is 20 feet for a maximum allowed height of 45 feet
Landscape Area (SQFT):	426,524	15% site area minimum, 382,892 square feet minimum
Map Schedule:	E	

**Parking:
 Building D**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office/Mezzanine	25,000	1 space/250 square feet	100	439
Warehouse	677,645	1 space/2,000 square feet	339	
TOTAL:				

Building E

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office/Mezzanine	15,000	1 space/250 square feet	60	260
Warehouse	395,982	1 space/2,000 square feet	198	
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes, CSA 117 – Mead Valley
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	Yes – Perris Valley Master Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – The project site is partially located within moderate mapped liquefaction potential areas
Fault Zone:	No
High Fire Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base
Stephens Kangaroo Rat Fee Area:	Yes
Ordinance No. 655 (Mt. Palomar) Area:	Yes, Zone B

PROJECT DETAILS AND BACKGROUND

Anticipated Uses

The project proposes the construction of warehouse buildings on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant

will have to comply with the project conditions of approval and the analysis included within the Environmental Impact Report, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Environmental Impact Report. If any proposed uses exceed what the project was permitted for and what was analyzed in the Environmental Impact Report, further entitlement permitting and analysis pursuant to CEQA may be required.

Project Boundary Design

The project is located near existing residential uses, in particular Building D, where residential uses exist immediately adjacent to the site. The properties south of Building E are currently vacant, but are designated in the General Plan as Rural Community: Very Low Density Residential. The project has been designed specifically to minimize the amount of outdoor activity closest to the properties to the south. Building D is designed with the building set back approximately 70 feet minimum from the property line to the south as required by the Industrial Park (I-P) zone development standards with a 30 foot wide driveway/fire lane and approximately 34 feet of landscaping with varying slope design adjacent to the residential properties to the south. Building E is designed with the building set back approximately 67 feet minimum from the property line to the south as required by the Industrial Park (I-P) zone development standards and also with a 30 foot wide driveway/fire lane and approximately 31 feet minimum of landscaping with primarily a slope up to the existing EMWD access road to the south. The orientation of the proposed buildings, with the loading docks facing east and west rather than south, is designed to minimize the noisier elements of the exterior operations of the project on the nearby residential uses. Although the buildings may not incorporate a large setback from the properties to the south, if such a setback were to increase, there would be greater area open area in the southern portion of the project and a greater likelihood for more outdoor activities to occur on the project that may generate more noise or other potential nuisances closer to the properties to the south. Instead the project has been designed specifically to minimize the amount of outdoor activity closest to the properties to the south.

The landscaped areas along the southern boundary will primarily include 24 inch box trees spaced closely together to provide for visual screening between the properties to the south and the proposed buildings. An 8 foot tall wall is also included at the southwest and southeast corners of the Building D site to assist in reducing noise from the dock areas on the east and west sides of the building. Where the wall is not required, a tubular steel fence is proposed along the southern boundary of Building D and for the entire southern boundary of Building E.

Conceptual views of these boundary conditions are included below. Also included last is a conceptual view from Ellsworth Street looking north towards the project. Included in the project plans attached to this staff report are section views for both Building D and E showing the proposed project transition to the properties to the south for further reference.

Building D Southern Boundary Viewed from the East



Building D Southern Boundary Viewed from the West



Building E Southern Boundary Viewed from the West



View of Project from Ellsworth Street



SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 1151 (Building D Site), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. A response was received from the Rincon Band of Luiseño Indians dated December 1, 2016 deferring to either the Pechanga Band or the Soboba Band. The Pauma Band of Luiseño Indians responded on December 1, 2015 stating that they were not aware of any cultural sites or resources on the project property. SB 18 consultation was requested by the Morongo Cultural Heritage Program in a letter dated December 2, 2015. Consultation with Morongo took place on December 02, 2015. Morongo requested the cultural report for the project which was provided to them on December 10, 2015. No additional comments have been received.

In compliance with SB18 concerning proposed General Plan Amendment No. 1152 (Building E Site), the County requested a list from the NAHC of tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. The Pauma Band of Luiseño Indians responded on December 1, 2015, stating that they were not aware of any cultural sites or resources on the project property. A response was received from the Agua Caliente Band of Cahuilla Indians dated November 16, 2015, deferring to the Soboba Band of Luiseño Indians. A response requesting consultation was received from Soboba dated January 19, 2016 and from the Morongo Cultural Heritage Program dated December 2, 2015. Consultation was held with Morongo on December 2, 2015, at which time Morongo's representative requested the Tribe be provided with the cultural report, which the County provided on December 10, 2015. At that time, the County requested to be contacted if the Tribe had any further comments or concerns. As of the writing of this staff report, the County has not received any further comments or concerns from the Tribe.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1151 and related actions (Building D Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and to the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. A response requesting consultation was received from Soboba dated August 13, 2015. A response dated July 20, 2015 was received from Rincon deferring to Soboba or Pechanga. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A request to consult was received from Pechanga dated August 18, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. On September 2, 2015, County Planning provided Pechanga with the cultural report for the project. The County attended consultation meetings to discuss the project with Pechanga on March 23, 2016, April 27, 2016, June 2, 2016, October 31, 2016, and March 03, 2017. The County's final draft of the related conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1152 and related actions (Building E Site), the County mailed notices regarding this project to the Soboba Band

of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A response dated August 28, 2015 was received from Rincon deferring to Soboba or Pechanga. Soboba responded in a letter dated August 13, 2015 and a consultation meeting was held on August 19, 2015. A subsequent meeting was then held between Soboba and the Applicant. On August 12, 2016, the County sent an email to Soboba asking if they had any further comments or concerns. Soboba replied that with the standard conditions for Tribal monitoring and artifact disposition applied to the project, they would formally conclude consultation. A request to consult was received from Pechanga dated September 9, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. The County held consultation meetings Pechanga to discuss the project on April 27, 2016, June 2, 2016, October 31, 2016, March 03, 2017, and March 23, 2017. The County's draft conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

Airport Land Use Commission

The project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This project was initially reviewed by the Riverside County Airport Land Use Commission (ALUC) on November 12, 2015 and subsequently on May 11, 2017 due to a change in the project's building height. The ALUC determined the project consistent at both hearings.



Figure 1: Project Location Map

PROJECT ANALYSIS

Background: The proposed project was submitted on June 8, 2015.

General Plan Consistency: The project proposes two General Plan Amendments to change the land use designation of portions of the project site from Business Park (BP) to Light Industrial (LI) to make the entire site designated Light Industrial (LI). Findings necessary for the General Plan Amendments are detailed below within the Findings section of the staff report. The proposed Plot Plans are consistent with the proposed land use designation of Light Industrial since the Plot Plans propose general warehouse and distribution, which is specifically noted in the description for the Riverside County General Plan's Light Industrial land use designation as "a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses." The project proposes dedication and improvements to Elsworth Street along the project's frontage, consistent with the ultimate design for as a Secondary roadway in the General Plan Circulation Element. Although Oleander Avenue is not a designated roadway in the General Plan Circulation Element, it is being designed as an Industrial Collector roadway. The proposed project is consistent with all other applicable policies of the General Plan.

Ordinance No. 348 Consistency: The project proposes two changes of zone to change the zoning classification of the project site to Industrial Park (I-P) to be consistent with the proposed General Plan Amendment and to allow the development as proposed. As provided in Section 10.1.b.(1)g of Ordinance No. 348, "Warehousing and distribution" uses are allowed within the Industrial Park (I-P) zone with the approval of a plot plan. The proposed project is consistent with the applicable development standards, in particular applicable maximum building heights, minimum setbacks, landscape areas and percentages, and required parking, which are all detailed further in the findings for the Plot Plans.

Ordinance No. 460 Consistency: The project proposes Tentative Parcel Map Nos. 36950 and 36962. Although Tentative Parcel Map No. 36950 meets the definition of a Schedule H subdivision as provided in Ordinance No. 460, the scale and intensity of the industrial use is greater than what is anticipated by the Schedule H requirements. Pursuant to Section 3.1.B. of Ordinance No. 460, Staff has proposed and the applicant has agreed to comply with Schedule E subdivision requirements, which are greater than those of a Schedule H subdivision. Tentative Parcel Map No. 36962 consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Both Tentative Parcel Map Nos. 36950 and 36962 specifically comply with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460.

Neighborhood Compatibility: Although a General Plan Amendment is proposed that would change the land use designation from Business Park to Light Industrial, the change still keeps the planned land use as a fairly intense, non-residential use. Despite this, there is a recognized change from what exists in the area today as the site is vacant from what is being proposed, which is noted in the project's EIR. However, the project has been designed and mitigation included where appropriate and feasible to minimize impacts from noise, aesthetics, air quality, and traffic to make the project more compatible with the existing surrounding neighborhood.

ENVIRONMENTAL REVIEW AND FINDINGS

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in May of 2017. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for VOC and NOx. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NOx and VOC are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of VOC and NOx would remain significant and unavoidable.

Land Use and Planning

Although the change in land use designation from Business Park to Light Industrial does not represent a significant shift in planned land use of the subject site, the project site is mostly vacant and undeveloped under existing conditions and surrounded by vacant and rural residential type uses. Therefore, the proposed development of an industrial building and uses on the site would result in a substantial change to the site's use and a significant impact. Mitigation measures are proposed on the various impact topics (i.e. air quality, noise, traffic, etc.) to mitigate the impacts from the change from vacant to the proposed land use, but impacts to this change in land use remain potentially significant.

Noise – Operational

Project-related operational impacts would result in less than significant impact to noise-sensitive receptors associated with on-site operational activities with the installation of an 8 foot high noise attenuation barrier along the project's southern boundary. However, the project's generation of vehicle traffic and noise off-site along Oleander Avenue adjacent to and east of the project site would result in a significant direct and cumulative impact. No feasible mitigation exists to reduce these off-site impacts and impacts remain significant.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Mitigation measures for certain road improvements are included that address the direct impacts of the project. However, significant cumulative impacts remain for intersections where fair share are fees are paid for the project's incremental impacts where improvements are not guaranteed to be completed prior to the project's operation. Additionally, the project would add traffic to freeway facilities that would impact already deficient facilities. These facilities are under the jurisdiction of Caltrans and Riverside County cannot assure the construction of

improvements to state highway facilities that may be needed to address deficiencies. Mitigation is included for the project to pay its fair share of impacts on state highway facilities if such a program is established by Caltrans. Since this is not certain, impacts remain significant.

19 comments were received during the 45-day public review period and 1 comment was received following the close of the public review period. These comments were reviewed, and detailed responses to each comment were prepared and included in the Final EIR, which was posted on March 6, 2018 and with mailed notices to commenters sent on March 6, 2018.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related Air Quality, Land Use and Planning, Noise, and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings must be made. The following findings are in addition to those provided in the project's Environmental Impact Report.

General Plan Amendments

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.f is selected as the additional finding.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Impact Report and made available for the public and for decision makers on the project to consider. On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The project will be proposed, the proposed project would continue to support employment in the area and in a type of use or business that is a growing market in the area.

On the topic of Air Quality, the General Plan Vision Statement provides, "Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance." The General Plan Amendments will change the project site's land use designation from Business Park to Light Industrial. The project's Environmental Impact Report provides that the construction and operation of a more traditional business park development with more office type uses would generate more vehicle trips and therefore more vehicle emissions and would present a greater impact to regional air quality compared to the proposed project.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan screening tables included with the project Environmental Impact Report, the project is providing certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area and in a type of use or business that is a growing market in the area. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Impact Report, in particular on aesthetics, local air quality, and noise.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendments are consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendments are inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B:

General Plan Principle I.C provides for for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries. The area around the project site, in particular, has experienced an expansion in the demand for warehouses and distribution centers to accommodate regional distribution needs. The project seeks to follow this trend, while implementing design features to create buffers intended to respect the existing and surrounding communities.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location off of Oleander Avenue with close access to Interstate 215.

The General Plan Amendments implement the General Plan Principle for Community Open Space with the provision of trails along Oleander Avenue and Elsworth Street.

This is simply a sampling of the Principles that the proposed General Plan Amendments are consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendments inherently conflict with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

- c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendments are consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by furthering the development pattern of industrial uses along the Interstate 215 corridor which is a prime location for such uses with access to Interstate 215. Therefore, the proposed General Plan Amendments are not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

3. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has been vacant since its designation as a Business Park in 2003. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Light Industrial land use designation, with jobs created by the construction of the project and the potential for additional jobs once construction is completed, depending upon the end user of the site. Additionally, the market for warehouse type buildings and uses to operate out of them has been a continuing current trend in the area as is represented with the number of warehouse type buildings along Interstate 215. Comparatively, the amount of traditional business park

development with an emphasis on office type uses is not as desirable in the area as evidenced by the proportion of warehouse type buildings to business park/office buildings in the area. Therefore, it is the warehouse building that is more capable at creating greater employment sooner.

Changes of Zone

1. The proposed changes of zone to Industrial Park (I-P) would allow generally for a variety of industrial uses. This proposed Industrial Park (I-P) zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) which also generally allows for a variety of industrial uses.

Tentative Parcel Maps

Tentative Tract Map No. 36950 is a Schedule "H" map that propose to merge four parcels totaling 37.08 gross acres into one parcel. As allowed by Section 3.1.B. of Ordinance No. 348, due to the Project's more intense use and industrial setting, County Staff have recommended and applicant has agreed to comply with the Schedule E subdivision requirements, which are greater requirements than those for Schedule H subdivisions. Tentative Tract Map No. 36962 is a Schedule "E" map that proposes to subdivide 21.52 gross acres into two parcels. The findings required to approve the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed maps, subdivision design and improvements are consistent with General Plan as detailed previously in the findings for the General Plan Amendments, and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans or specific plans covering the site.
2. The site of the proposed maps is physically suitable for the type of development and density because the subdivisions proposed primarily consolidate existing parcels for industrial development. This industrial development is consistent with the proposed General Plan land use designation of Community Development: Light Industrial (CD:LI) for the entire project area. The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
3. The design of the proposed maps or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the Environmental Impact Report for the project, impacts to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed maps or the type of improvements are not likely to cause serious public health problems, since as detailed in the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Oleander Avenue and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed maps include the improvements as required by Riverside County Ordinance No. 460 for a Schedule "E" Map. Although Tentative Parcel Map No. 36950 meets the definition of a Schedule H subdivision as

provided in Ordinance No. 460, the scale and intensity of the industrial use is greater than what is anticipated by the Schedule H requirements. Pursuant to Section 3.1.B. of Ordinance No. 460, Staff has proposed and the applicant has agreed to comply with Schedule E subdivision requirements, which are greater than those of a Schedule H subdivision. Tentative Parcel Map No. 36962 consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Both Tentative Parcel Map Nos. 36950 and 36962 specifically comply with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.

- a. **Streets.** Streets are proposed as shown on the Tentative Map, which include frontage improvements to Oleander Avenue with the required street width dedication and improvements for an Industrial Collector and Ellsworth Street consistent with the required street width dedication and improvements for a Secondary Highway consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. **Domestic Water.** Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. **Fire Protection.** The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. **Sewage Disposal.** Sewer service will be supplied by Eastern Municipal Water District
 - e. **Fences.** At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on or adjacent to the project site. However, the project will provide fencing or walls on the east, west, and south sides of each building to enclose and secure the dock areas.
 - f. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. On the Building D site a temporary drainage easement exists at the northeast corner of the site that will be removed upon recordation of the map. On the Building E site, 2 easements exist along the eastern property boundary for public road, utility, and service purposes. These areas will be incorporated into the right-of-way for Ellsworth Street and continue to serve the same purposes of the easement. On the Building E site a third easement exists that bisects the site east to west that is for public utility purposes. This easement will be vacated and any existing infrastructure associated with it properly rerouted.
7. The parcel sizes of 34.5 net acres for Tentative Parcel Map No. 36950 and 7.45 and 19.5 net acres for Tentative Parcel Map No. 36962 as shown on the Tentative Maps are consistent with the minimum size allowed by the project site's proposed Zoning Classification of Industrial Park (I-P) of 20,000 square feet.

Plot Plan Findings

The following findings are required to approve the Plot Plan, pursuant to the provisions of Section 18.30.c of Ordinance No. 348:

1. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north and east of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the south and west of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual buffering from the surrounding rural community through separation of buildings, location of docks away from residential areas, and visual screening via walls and landscaping where appropriate. Additionally, the proposed project would not inhibit development of surrounding areas.
2. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will improve Oleander Avenue and Ellsworth Street along its frontage and is required to install a traffic signal and certain road improvements at the intersection of Oleander Avenue and Ellsworth Street as well as modify the traffic signal at Harvill Avenue and Harley Knox Boulevard to accommodate the project's traffic to avoid traffic congestion. The project does include trails along Oleander Avenue and Ellsworth Street. The project has been designed to accommodate, treat, and outlet the existing drainage pattern on the project site.
3. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) zone as detailed below.
 - a. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* The related Tentative Parcel Maps propose minimum lot sizes of 7.92 gross acres and 37.08 gross acres and minimum widths of 523 feet and 1,193 feet.

The maximum height of all structures, including buildings shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. The maximum height proposed for both buildings is 44 feet. As also noted below in subsection g of this section, the applicable baseline setback requirements are 25 foot minimum along streets, side yard setback of 10 feet, rear yard setback of 15 feet, and when abutting a residential or commercially zoned property of 50 feet.

As the project is designed, the critical setback relative to the allowed height is the setback to residential or commercial zoned properties. Residential zoning exists to the south of both Plot Plan sites and the proposed setback of the buildings to the property lines is a minimum of 70 feet. This 70 feet setback exceeds the standard setback by 20 feet, which would allow for an additional 10 feet in building height from the standard 35 feet for a maximum allowed building height of 45 feet at this setback. All other standard required setbacks per the Industrial Park

(I-P) zone are met as shown in subsections d, e, and f of this section to not affect the maximum allowed height of the building.

- b. *A minimum of 15 percent of the site shall be landscaped an automatic irrigation shall be installed. Both Plot Plans individually exceed the minimum by providing 17.3% (Building D) and 19.6% (Building E) landscape coverage.*
- c. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. Both Buildings D and E border Oleander Avenue and Ellsworth Street. Building D provides a 98 foot minimum setback from Oleander with a 14 foot wide trail easement and an additional 16 feet of landscaping adjacent to the right-of-way. Building D provides a 200 foot minimum setback from Ellsworth Street with a 14 foot wide trail easement and an additional 48 feet of slope landscaping adjacent to the right-of-way. Building E provides an 87 foot minimum setback from Oleander Avenue with a 14 foot wide trail easement and an additional 14 feet of slope landscaping adjacent to the right-of-way. Building E provides a 170 foot minimum setback from Ellsworth Street with 38 feet of slope and level landscaping adjacent to the right-of-way.*
- d. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. Both Buildings D and E have street frontages on both sides which means neither site is located between two other lots to be clearly defined as side yard areas. The project complies with the more conservative setbacks as required for rear yards and for adjacent to residentially zoned properties as detailed in subsections f and g of this section.*
- e. *The minimum rear yard setback shall be 15 feet. Rear yard conditions not adjacent to residentially zoned property only exist for the eastern boundary of Building D. Building D is setback from its eastern boundary by 475 feet.*
- f. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. As noted previously in subsection b of this section, the project provides a minimum 70 foot setback along the southern boundary abutting residentially zoned properties to allow for the maximum allowed building height of 45 feet. The southern portion of Building D includes an approximately 35 foot landscaped slope area immediately adjacent to the residentially zoned properties and Building E includes an approximately 30 foot landscaped slope area immediately adjacent to the residentially zoned properties to comply with the minimum 20 foot of the setback to be landscaping. Block walls and tubular steel fencing are proposed along the southern boundary adjacent to the residentially zoned properties.*
- g. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. Standard vehicle parking areas are located generally in the front of the sites near the streets and are screened with landscaping between the parking areas and the adjacent road right-of-way. Loading areas for Building D face towards Elsworth Street and*

to the parcel to the east and loading areas for Building E face just towards Elsworth Street. Screening for loading areas facing Elsworth Street for Building D is incorporated by landscaping within the right-of of Elsworth Street, a 6 foot perimeter wall, and additional landscaping on a slope down to the building loading area and building. Screening for loading areas facing the parcel to the east (which is designated as Light Industrial) for Building D is incorporated by on-site landscaping and a perimeter tubular steel fence. Screening for loading areas facing Elsworth Street for Building E is incorporated by landscaping within the right-of-way of Elsworth Street, a 14 foot perimeter block wall, and additional landscaping onsite. Trash areas with block wall enclosures are incorporated into the site design to screen trash areas and locate them away from residential uses at the northern end of the sites within the loading areas.

- h. *Outside storage shall be screened with structures or landscaping.* No outside storage is proposed with the project. If future tenants desire to incorporate outside storage it will be required to be adequately screened consistent with the I-P development standards.
- i. *Automobile parking shall be provided as required by Section 18.12.* Based on the conceptual floor plans provided and the division between office, mezzanine, and warehouse uses, the proposed Plot Plans individually provide adequate parking consistent with Section 18.12 of Ordinance No. 348. Building D proposes 25,000 square feet of office area and the remaining 677,645 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 100 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 339 spaces. A total of 439 spaces is required. Building D proposes 439 parking spaces to meet the minimum required number of spaces.

Building E proposes 15,000 square feet of office area and the remaining 395,982 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 60 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 198 spaces. A total of 258 spaces is required. Building E proposes 260 parking spaces to meet the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of office or other area that requires more parking, such parking shall be provided on the project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348.

- j. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
- k. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.

- i. *All signs shall be in conformance with Article XIX of Ordinance No. 348.* No signs are proposed at this time, but applications for future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.
- m. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoining properties.

Other Findings

1. This project is not located within a Criteria Cell of the MSHCP. Accordingly, this project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. This project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the project was initially transmitted to the City of Perris on June 20, 2015 and no comment was received.
3. This land division is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
4. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
5. SB18/AB52 Tribal Consultation
In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 1151 (Building D Site), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. A response was received from the Rincon Band of Luiseño Indians dated December 1, 2016 deferring to either the Pechanga Band or the Soboba Band. The Pauma Band of Luiseño Indians responded on December 1, 2015 stating that they were not aware of any cultural sites or resources on the project property. SB 18 consultation was requested by the Morongo Cultural Heritage Program in a letter dated December 2, 2015. Consultation with Morongo took place on December 02, 2015. Morongo requested the cultural report for the project which was provided to them on December 10, 2015. No additional comments have been received.

In compliance with SB18 concerning proposed General Plan Amendment No. 1152 (Building E Site), the County requested a list from the NAHC of tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. The Pauma Band of Luiseño Indians responded on December 1, 2015, stating that they were not aware of any cultural sites or resources on the project property. A response was

received from the Agua Caliente Band of Cahuilla Indians dated November 16, 2015, deferring to the Soboba Band of Luiseño Indians. A response requesting consultation was received from Soboba dated January 19, 2016 and from the Morongo Cultural Heritage Program dated December 2, 2015. Consultation was held with Morongo on December 2, 2015, at which time Morongo's representative requested the Tribe be provided with the cultural report, which the County provided on December 10, 2015. At that time, the County requested to be contacted if the Tribe had any further comments or concerns. As of the writing of this staff report, the County has not received any further comments or concerns from the Tribe.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1151 and related actions (Building D Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and to the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. A response requesting consultation was received from Soboba dated August 13, 2015. A response dated July 20, 2015 was received from Rincon deferring to Soboba or Pechanga. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A request to consult was received from Pechanga dated August 18, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. On September 2, 2015, County Planning provided Pechanga with the cultural report for the project. The County attended consultation meetings to discuss the project with Pechanga on March 23, 2016, April 27, 2016, June 2, 2016, October 31, 2016, and March 03, 2017. The County's final draft of the related conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1152 and related actions (Building E Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A response dated August 28, 2015 was received from Rincon deferring to Soboba or Pechanga. Soboba responded in a letter dated August 13, 2015 and a consultation meeting was held on August 19, 2015. A subsequent meeting was then held between Soboba and the Applicant. On August 12, 2016, the County sent an email to Soboba asking if they had any further comments or concerns. Soboba replied that with the standard conditions for Tribal monitoring and artifact disposition applied to the project, they would formally conclude consultation. A request to consult was received from Pechanga dated September 9, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. The County held consultation meetings Pechanga to discuss the project on April 27, 2016, June 2, 2016, October 31, 2016, March 03, 2017, and March 23, 2017. The County's draft conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

6. The project site is 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 Area who

cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.
8. Based on the above as well as the Environmental Impact Report, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. In addition, based on the above, the overall development of the land will not be detrimental to the public health, safety or general welfare of the community."

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were emailed to those specifically requesting notice on March 14, 2018 and mailed to property owners within 600 feet of the proposed project site on March 16, 2018. As of the writing of this report, no comments have been received from the public in response to the public hearing notice.

This project was presented before the Mead Valley Municipal Advisory Committee in October 2015 and March 7, 2018.

RESOLUTION 2018-004
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NOS. 1151 AND 1152

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 4, 2018 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 4, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 546;**

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1151; and**

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1152.**

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07872 GPA01151 PM36950 PP25838 VICINITY/POLICY AREAS

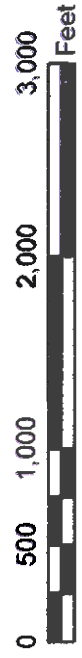
Supervisor: Jeffries
District 1

Date Drawn: 3/28/2018
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On March 7, 2008, the County of Riverside adopted a new format for its maps. The new maps contain different types of land use than is provided for under existing law. For further information, please contact the Riverside County Planning Department at (951) 955-5077 (ext. 3000) or visit www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

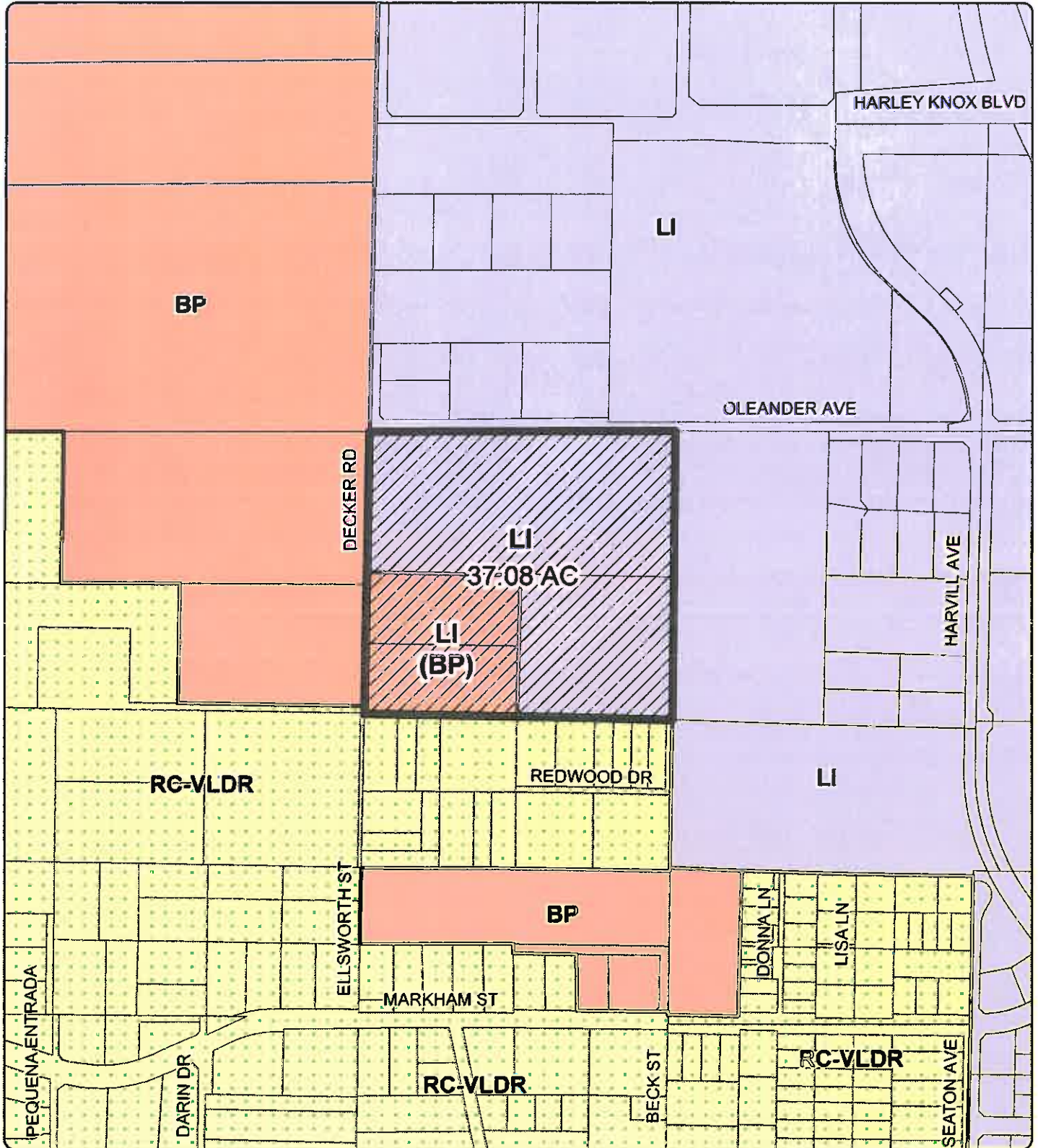
CZ07872 GPA01151 PM36950 PP25838

Date Drawn: 3/28/2018

Supervisor: Jeffries
District 1

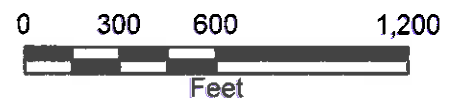
PROPOSED GENERAL PLAN

Exhibit 3



Zoning Ares: North Perris

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.rcplma.org>

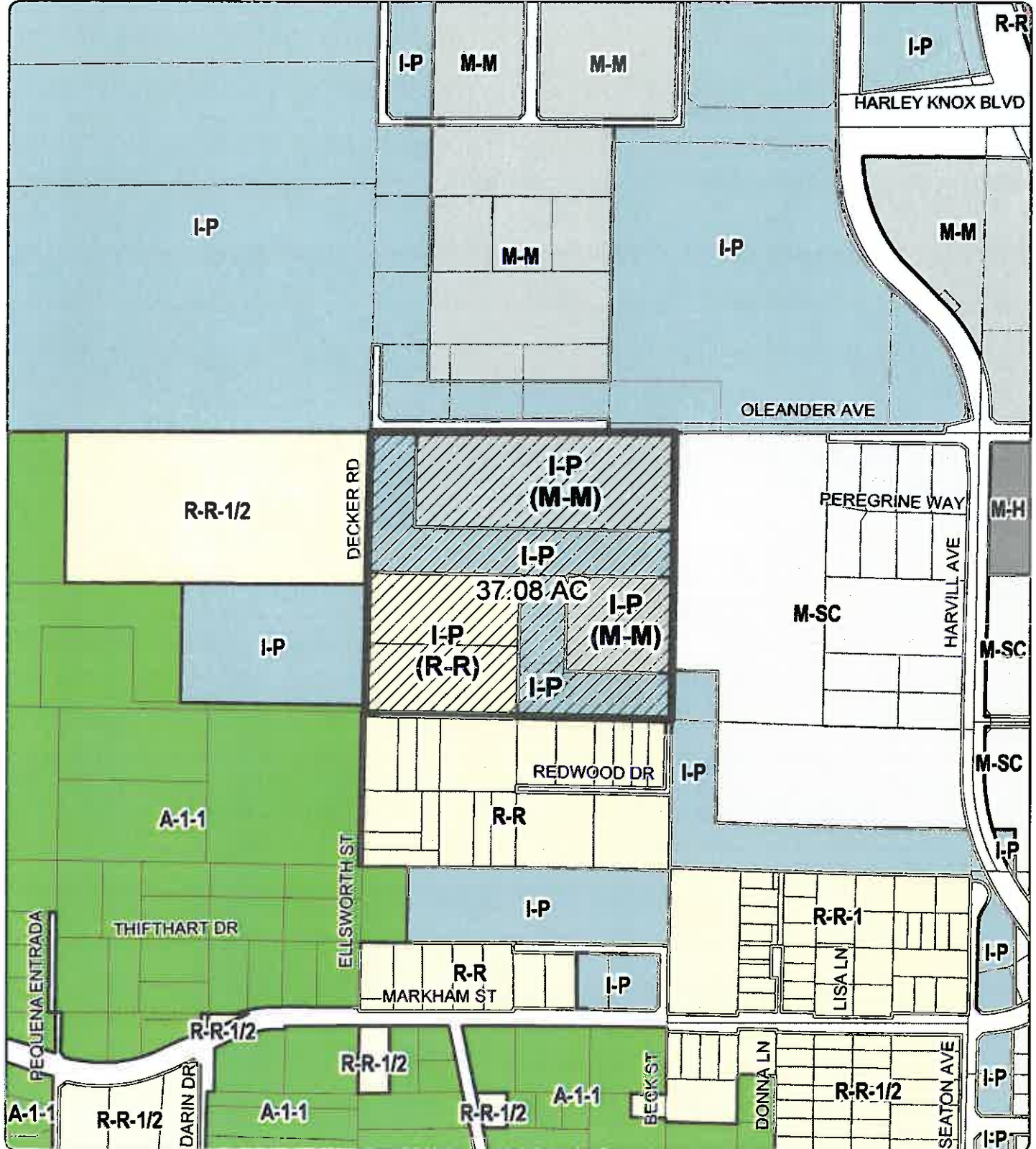
RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07872 GPA01151 PM36950 PP25838

Supervisor: Jeffries
 District 1

Date Drawn: 3/28/2018

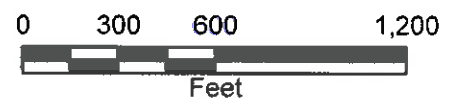
Exhibit 3

PROPOSED ZONING



Zoning Ares: North Perris

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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07872 GPA01151 PM36950 PP25838

Supervisor: Jeffries
District 1

Date Drawn: 3/28/2018

LAND USE

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen

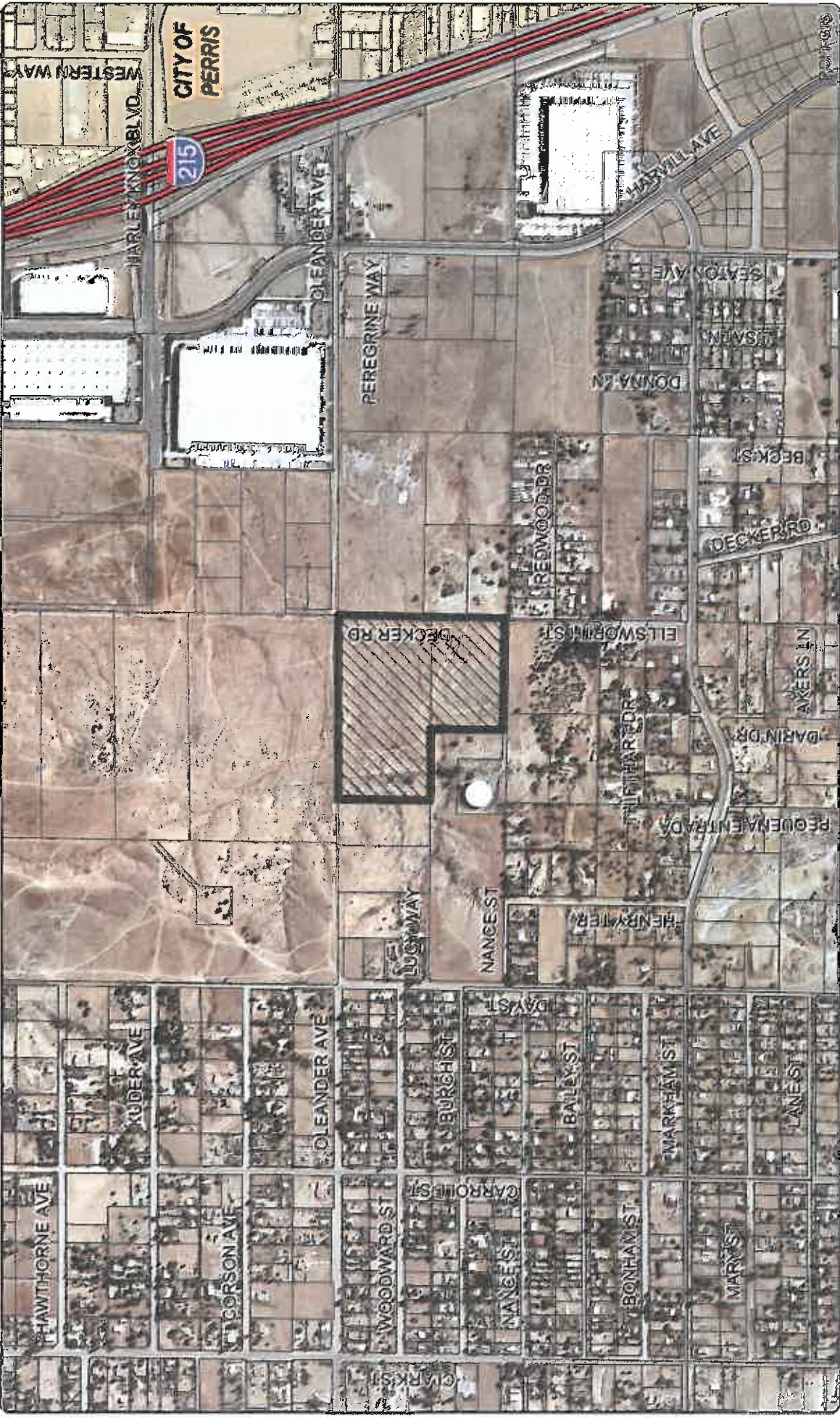


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctdpa.org>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07873 GPA01152 PM36962 PP25837
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 3/27/2018
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen

THIS MAP IS AN AERIAL PHOTOGRAPHY OF THE CITY OF PERRIS, CALIFORNIA. THE CITY OF PERRIS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY OF PERRIS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF PERRIS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF PERRIS IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

RIVERSIDE COUNTY PLANNING DEPARTMENT

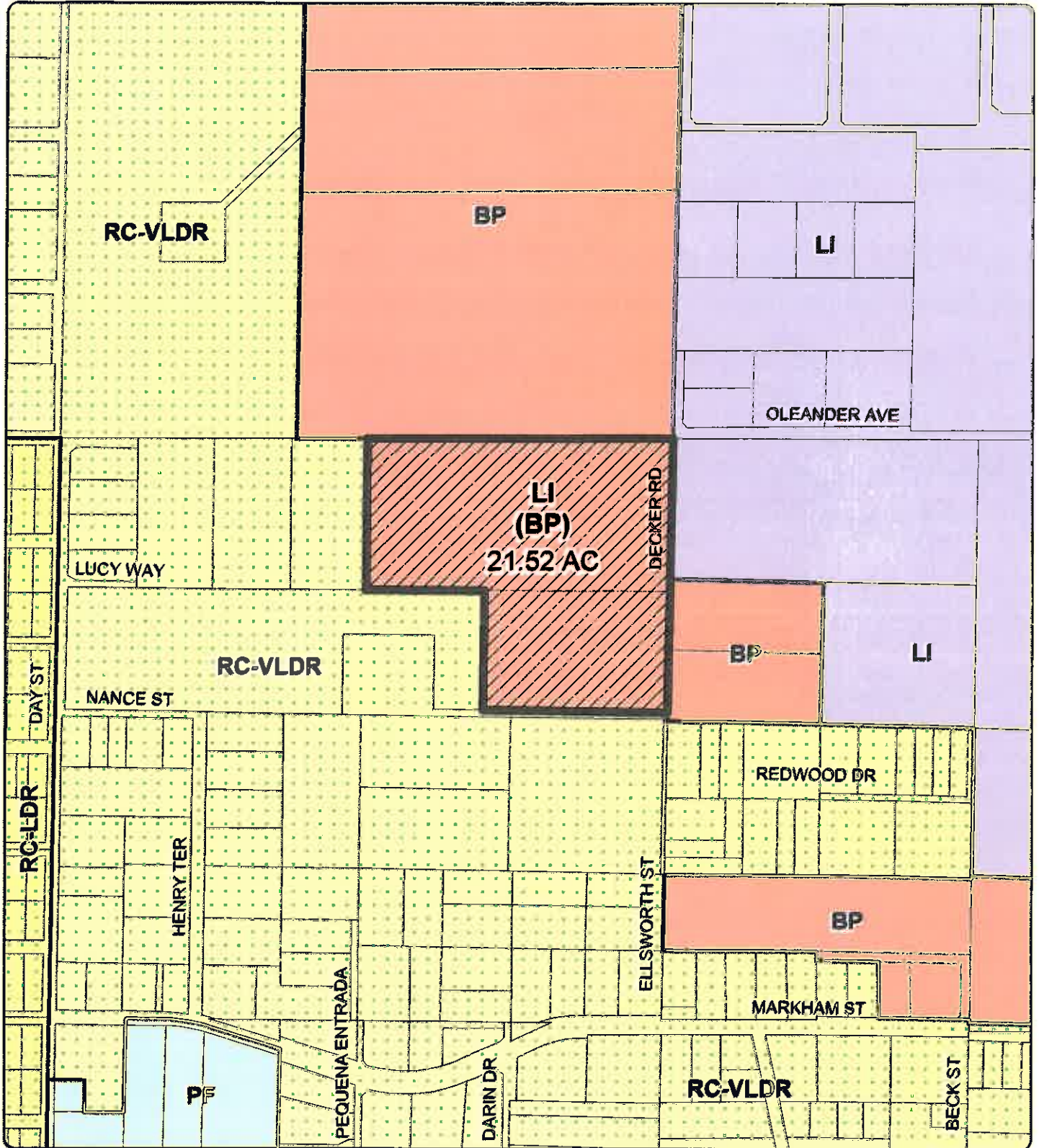
CZ07873 GPA01152 PM36962 PP25837

Date Drawn: 3/27/2018

Supervisor: Jeffries
District 1

PROPOSED GENERAL PLAN

Exhibit 6



Zoning Dist: Mead Valley

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)863-6277 (Eastern County) or Website <http://planning.rctmwa.org>

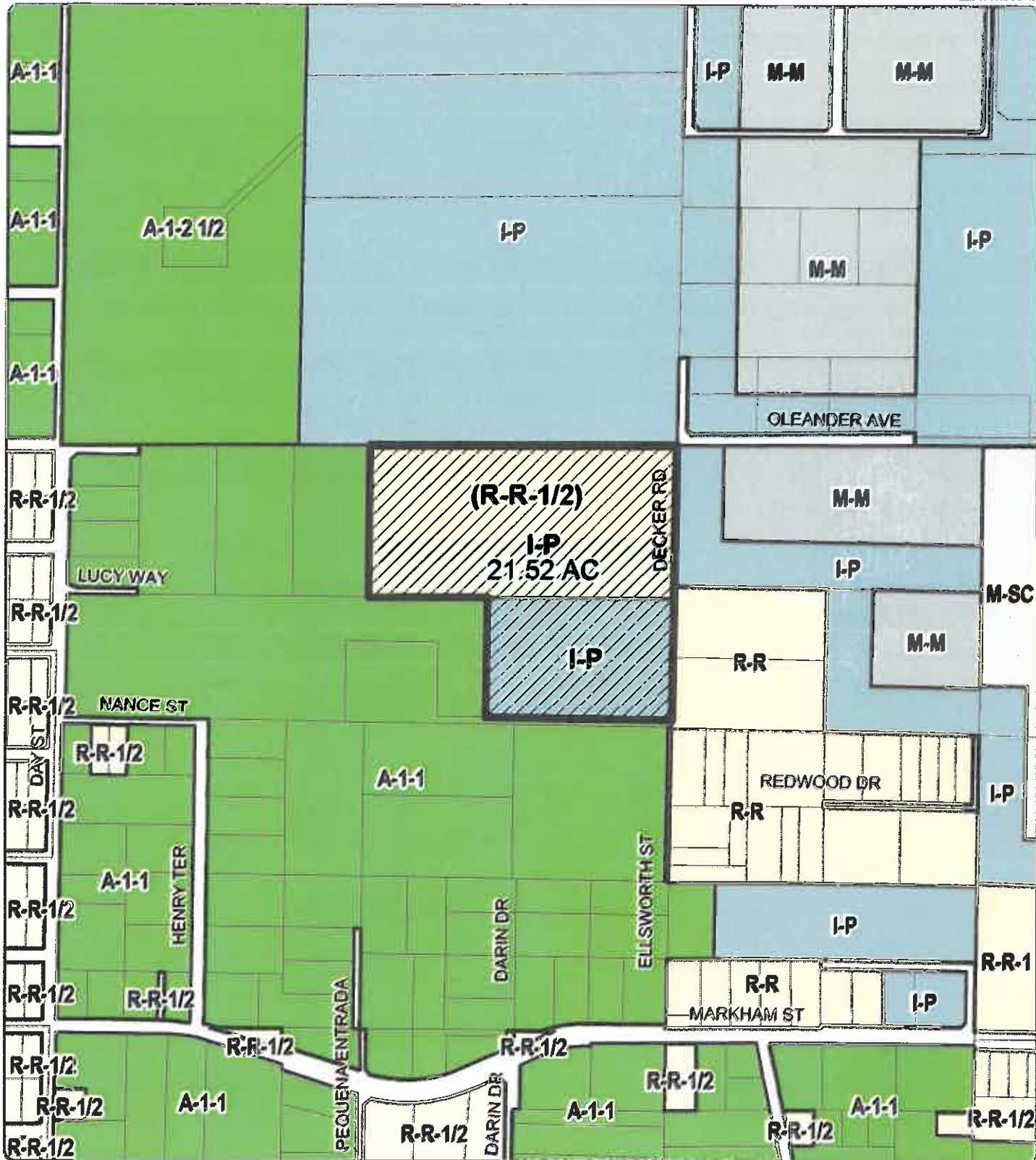
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07873 GPA01152 PM36962 PP25837**

Supervisor: Jeffries
District 1

Date Drawn: 3/27/2018

PROPOSED ZONING

Exhibit 3



Zoning Dist: Mead Valley

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)955-5200 (Western County) or in Palms Desert at (760)963-6277 (Eastern County) or Website <http://planning.cerms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07873 GPA01152 PM36962 PP25837

Supervisor: Jeffries
District 1

Date Drawn: 3/27/2018

LAND USE

Exhibit 1



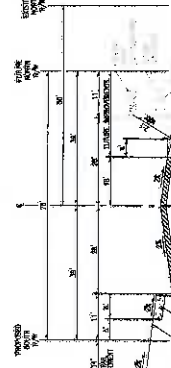
Zoning Dist: Mead Valley

Author: Vinnie Nguyen

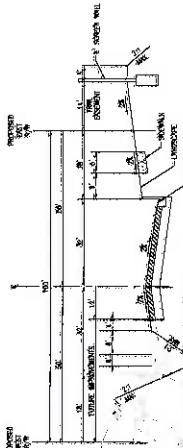


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2200 (Western County) or in Palms Desert at (760)863-6277 (Eastern County) or Website <http://planning.relina.org>

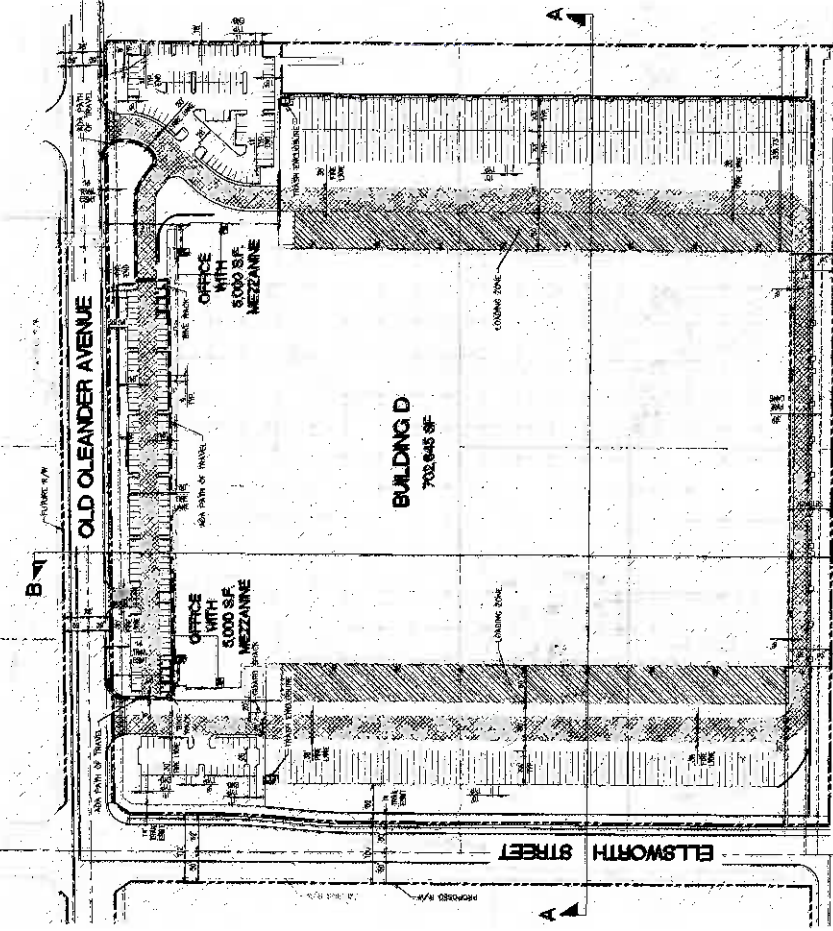
PLOT PLAN 25838 KNOX BUSINESS PARK - BUILDING D IN THE COUNTY OF RIVERSIDE



OLD OLEANDER AVENUE
SECTION 14.11

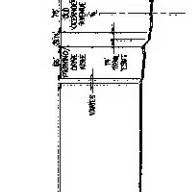


ELLSWORTH STREET
SECTION 14.11

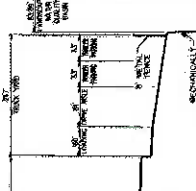


BUILDING D
702,645 SF

LEGEND
 NEW AS PAVED
 NEW PAVEMENT
 STREET CLOSURE
 SIDE WALK OF TRAIL
 CENTER LINE
 EASEMENT
 METAL STUD
 RETAINING WALL
 RETAINING WALL
 RETAINING WALL
 RETAINING WALL
 THROUGH DRIVE



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

APPLICANT:
KNOX BUSINESS PARK, INC.
1500 AVENUE 100, SUITE 200
POMONA, CA 92666-1000
PHONE: (909) 797-3300
FAX: (909) 797-3300

ARCHITECT:
KNOX BUSINESS PARK, INC.
1500 AVENUE 100, SUITE 200
POMONA, CA 92666-1000
PHONE: (909) 797-3300
FAX: (909) 797-3300

LAND AREA:
TOTAL GROSS ACRES: 1.00
TOTAL NET ACRES: 0.90
TOTAL SQUARE FEET: 1,000,000

SCHOOL DISTRICT:
VALLEJO UNION SCHOOL DISTRICT

LAND USE / ZONING:
COMMERCIAL GENERAL (CG)

UTILITIES:
WATER: CITY OF POMONA
SEWER: CITY OF POMONA
GAS: SOUTHWEST GAS COMPANY
ELECTRICITY: SOUTHWEST ELECTRIC COMPANY

ADJACENT PROPERTIES:
TO THE NORTH: 1500 AVENUE 100, SUITE 200
TO THE SOUTH: 1500 AVENUE 100, SUITE 200
TO THE EAST: 1500 AVENUE 100, SUITE 200
TO THE WEST: 1500 AVENUE 100, SUITE 200

LEGAL DESCRIPTION:
COMMERCIAL GENERAL (CG) 1.00 ACRES, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NOTES:
1. SEE PLOT PLAN 25837 FOR THE ADJACENT PROPERTY.
2. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL GENERAL (CG) ZONING.
3. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL GENERAL (CG) ZONING.
4. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL GENERAL (CG) ZONING.
5. THE PROPERTY IS TO BE DEVELOPED AS A COMMERCIAL GENERAL (CG) ZONING.

EASEMENTS:
EASEMENT TO ADJACENT PROPERTY FOR UTILITIES AND ACCESS.
EASEMENT TO ADJACENT PROPERTY FOR UTILITIES AND ACCESS.

PROJECT DESCRIPTION:
KNOX BUSINESS PARK - BUILDING D
OFFICE WITH MEZZANINE
5,000 SF MEZZANINE

LEGEND:
 1. 1" = 10' SCALE
 2. 1" = 10' SCALE
 3. 1" = 10' SCALE
 4. 1" = 10' SCALE
 5. 1" = 10' SCALE

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION D-D
NOT TO SCALE

SECTION E-E
NOT TO SCALE

SECTION F-F
NOT TO SCALE

SECTION G-G
NOT TO SCALE

SECTION H-H
NOT TO SCALE

SECTION I-I
NOT TO SCALE

SECTION J-J
NOT TO SCALE

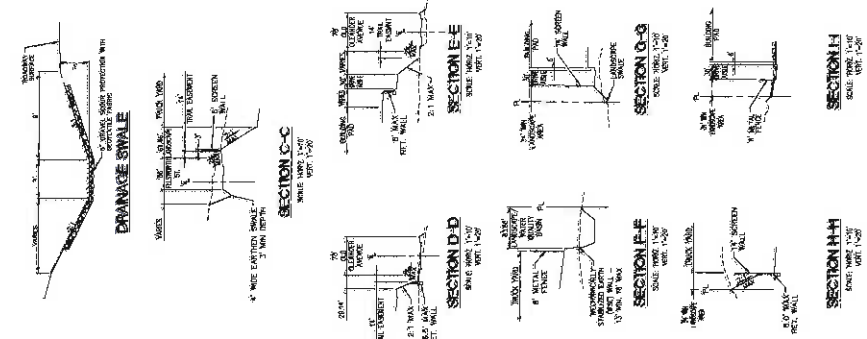
SECTION K-K
NOT TO SCALE

COUNTY OF RIVERSIDE
PLOT PLAN 25838
KNOX BUSINESS PARK - BUILDING D
FILE SHEET / SECTION NOTES

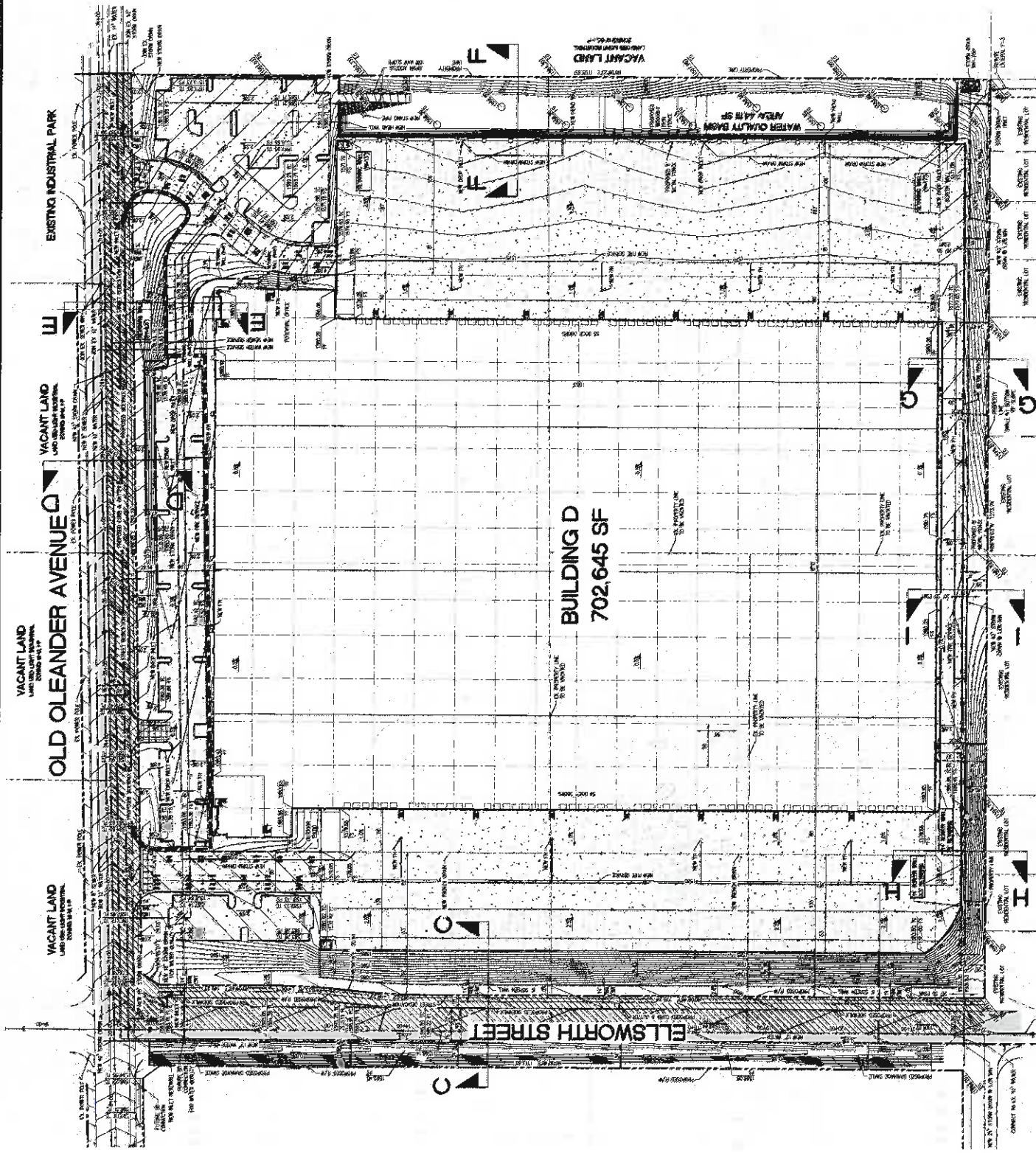
DATE: 11/15/2011	SCALE: 1" = 10'
DRAWN BY: J. SMITH	CHECKED BY: M. JONES
APPROVED BY: K. BROWN	DATE: 11/15/2011

LEGEND

- NEW AS PAVED
- NEW ASP PAVEMENT
- STREET RESURFACE
- ASB PAVE OF TRAIL
- CONCRETE
- CURB
- METAL FENCE
- RETAINING WALL
- PAVED BY 7/6
- SECTIONS
- SEWAGE DRAIN



COUNTY OF RIVERSIDE	
PLOT PLAN 25063	
KNOX BUSINESS PARK, BUILDING D	
SHEPHERD CONCEPTUAL, LOS ANGELES, CA	
PREPARED BY: DAVID SWAIN	
DATE: 08/07	
SCALE: AS SHOWN	
PROJECT NO. 25063	
SHEET NO. 1 OF 2	
DATE: 08/07	



BUILDING D
702,645 SF



PROPOSED SERVICES SHOWN
CONTRACT NO. SA 107 129408
NEW 20' WIDE ASPHALT DRIVEWAY PER STATEMENTS AND 30' WIDE SIDEWALK PER CITY CODE



HPA
1631 Hudson Street, Oak View
CA 94963
Tel: 415-323-1170
Fax: 415-323-1087
www.hpa.com

Omnit
TRAMMELL CROW
COMPANY

555 California Street, Suite 400
San Francisco, California 94108
Tel: 415-774-2323
Fax: 415-774-2327

Project
KNOX
BUSINESS
PARK
Building D

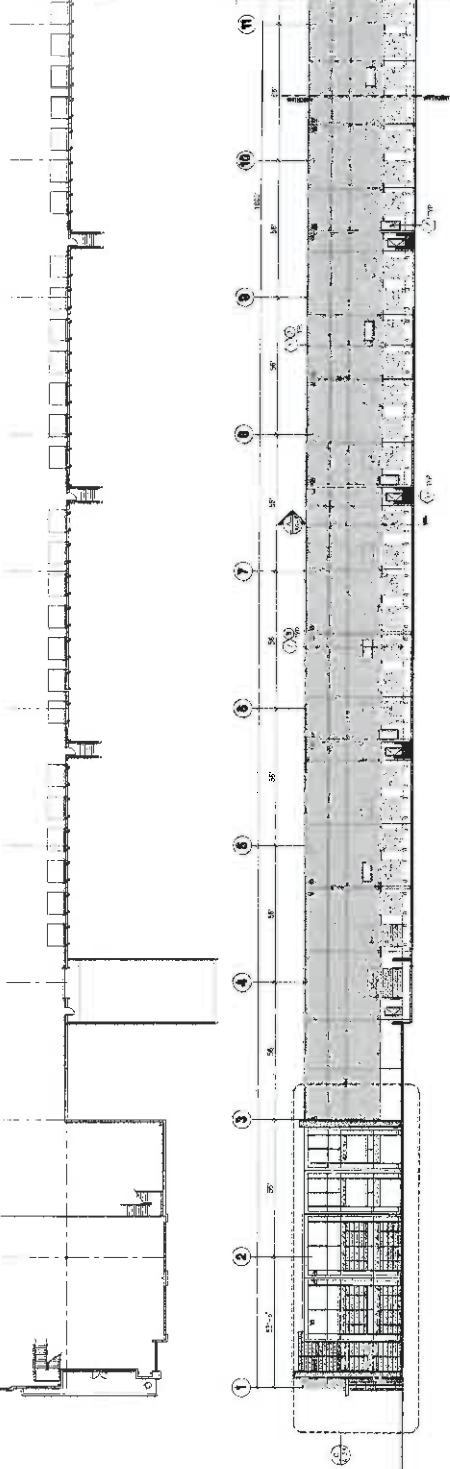
County of Riverside, CA

Consultants:
PHILLIPS POSNER, INC.
ARCHITECT
PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGNER
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
ENVIRONMENTAL ENGINEER

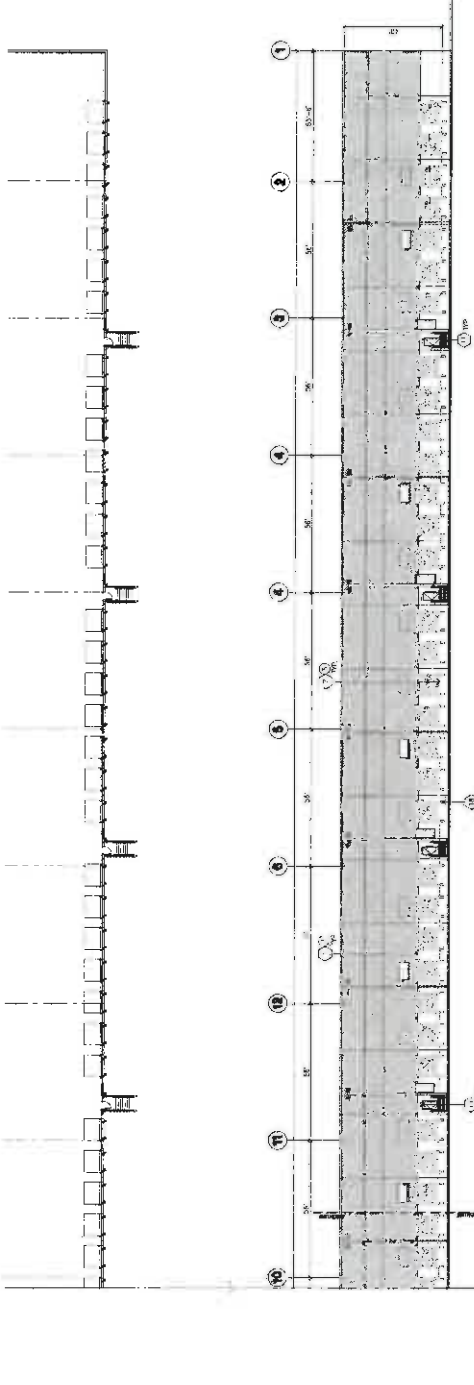
REVISIONS

Project Number	9488
Drawn By	BVA
Date	02/27/96
Revised	
Sheet	

D-DAB-3.1



WEST ELEVATION A



WEST ELEVATION B

GENERAL NOTES - ELEVATIONS

- 1. ALL FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS NOTED OTHERWISE.
- 2. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 3. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 4. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 5. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 6. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 7. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 8. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 9. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 10. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 11. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

GENERAL NOTES - ELEVATIONS

- 1. ALL FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS NOTED OTHERWISE.
- 2. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 3. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 4. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 5. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 6. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 7. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 8. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 9. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 10. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 11. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

GENERAL NOTES - ELEVATIONS

- 1. ALL FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS NOTED OTHERWISE.
- 2. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 3. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 4. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 5. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 6. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 7. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 8. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 9. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 10. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 11. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

GENERAL NOTES - ELEVATIONS

- 1. ALL FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS NOTED OTHERWISE.
- 2. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 3. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 4. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 5. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 6. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 7. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 8. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 9. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 10. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.
- 11. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

REVISIONS

NO.	DATE	DESCRIPTION
1	02/27/96	ISSUE FOR PERMIT
2	03/05/96	REVISIONS TO PERMIT

COMMENTS

1. ALL FINISHES SHALL BE AS SHOWN ON THESE DRAWINGS UNLESS NOTED OTHERWISE.

2. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

3. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

4. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

5. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

6. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

7. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

8. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

9. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

10. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.

11. ALL FINISHES SHALL BE TO THE FACE UNLESS NOTED OTHERWISE.



IPA, INC.
 1231 Industrial Parkway, Ste. #100
 Irvine, CA 92618
 Tel: 949-253-1770
 Fax: 949-253-1887
 www.ipaarchitect.com



Client:
**TRAMMELL CROW
 COMPANY**

3301 Redwood Road, Suite 200
 San Francisco, California 94065
 Tel: 415-477-4257
 Fax: 415-477-4121

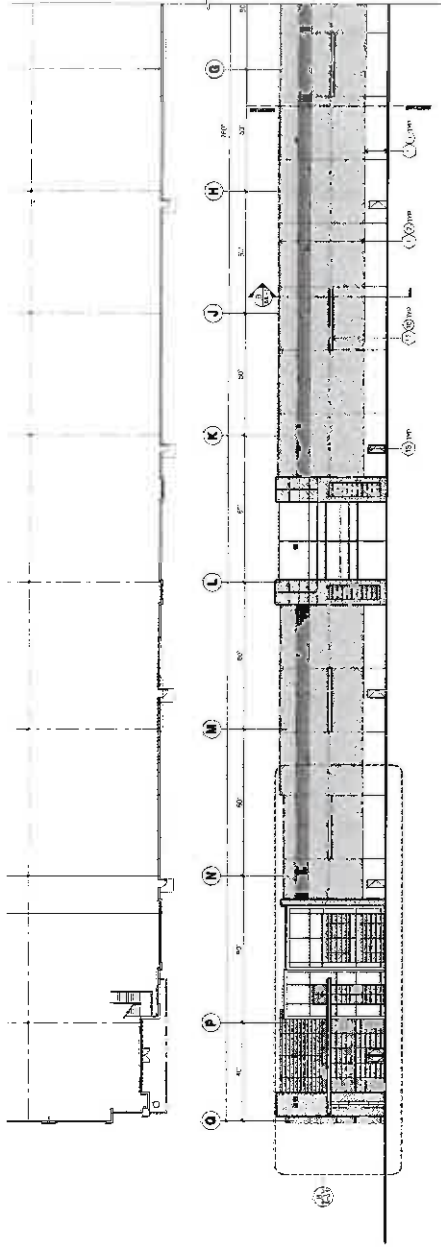
Project:
**KNOX
 BUSINESS
 PARK**
 Building D

County of Riverside, CA
 Consultants:
HALL & FOREMAN, INC.
 15000 E. 15th Avenue
 Suite 100
 Greenwood Village, CO 80120
 Tel: 303-751-1000
 Fax: 303-751-1001
 www.hallandforeman.com

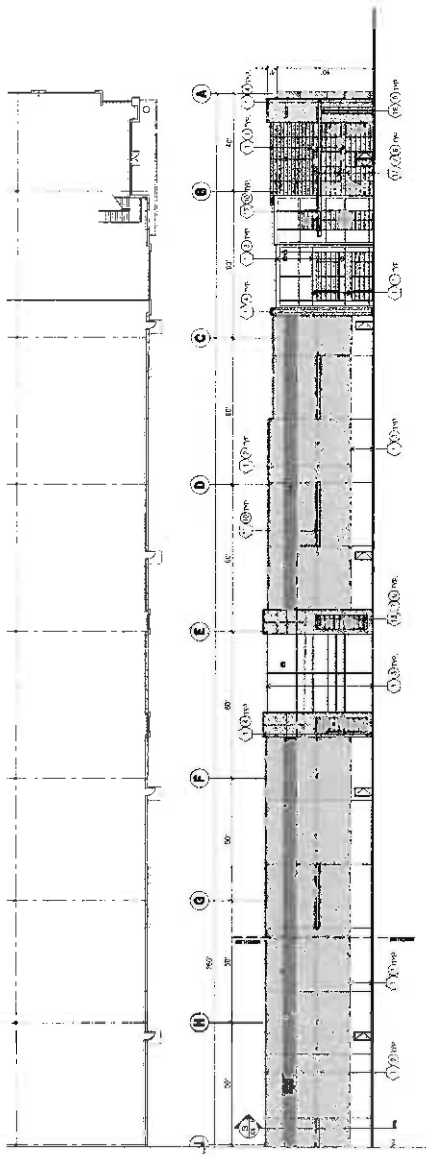
DATE: _____
 ELEVATIONS

Project Number: 14108
 Drawn By: B.N.
 Date: 07/20/15
 Revision: _____

Sheet
D-DAB-33



NORTH ELEVATION A
 100% DEVELOPMENT



NORTH ELEVATION CONT. B
 100% DEVELOPMENT

REVISIONS - ELEVATIONS

- 1) GENERAL: IT IS THE ARCHITECT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DIMENSIONS AND MATERIALS LISTED ON THESE ELEVATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 2) MATERIALS: ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 3) FINISHES: ALL FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 4) COORDINATION: THE ARCHITECT SHALL COORDINATE ALL MATERIALS AND FINISHES WITH THE OTHER TRADES TO ENSURE A SEAMLESS AND COHESIVE DESIGN.
- 5) PROTECTION: ALL EXISTING MATERIALS AND FINISHES SHALL BE PROTECTED DURING THE CONSTRUCTION OF THE NEW ELEVATIONS.
- 6) CLEANUP: ALL DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE DURING AND AFTER CONSTRUCTION.
- 7) SAFETY: ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS AND STANDARDS.
- 8) SCHEDULING: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY CHANGES TO THE CONSTRUCTION SCHEDULE THAT MAY AFFECT THE ELEVATION WORK.
- 9) COMMUNICATION: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY ISSUES OR CONCERNS THAT ARISE DURING THE CONSTRUCTION OF THE ELEVATIONS.
- 10) AS-BUILT: THE ARCHITECT SHALL BE PROVIDED WITH AS-BUILT DRAWINGS OF THE ELEVATIONS TO BE USED FOR FUTURE REFERENCE.
- 11) MAINTENANCE: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY MAINTENANCE REQUIREMENTS FOR THE ELEVATIONS.
- 12) WARRANTY: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY WARRANTY REQUIREMENTS FOR THE ELEVATIONS.
- 13) INSURANCE: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY INSURANCE REQUIREMENTS FOR THE ELEVATIONS.
- 14) LIABILITIES: THE ARCHITECT SHALL BE KEPT ADVISED OF ANY LIABILITIES ASSOCIATED WITH THE ELEVATIONS.
- 15) OTHER: ALL OTHER REQUIREMENTS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL NOTES - ELEVATIONS

- 1) ALL ELEVATION DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2) ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3) ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 4) ALL FINISHES SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 5) ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS AND STANDARDS.
- 6) ALL DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE DURING AND AFTER CONSTRUCTION.
- 7) ALL CHANGES TO THE ELEVATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 8) ALL AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 9) ALL MAINTENANCE REQUIREMENTS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 10) ALL WARRANTY REQUIREMENTS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 11) ALL INSURANCE REQUIREMENTS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 12) ALL LIABILITIES ASSOCIATED WITH THE ELEVATIONS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 13) ALL OTHER REQUIREMENTS SHALL BE AS SHOWN ON THESE ELEVATIONS AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

COLOR SCHED - ELEVATIONS

- 1) CONCRETE: 100% WHITE
- 2) CONCRETE: 100% GREY
- 3) CONCRETE: 100% BLACK
- 4) CONCRETE: 100% RED
- 5) CONCRETE: 100% BLUE
- 6) CONCRETE: 100% GREEN
- 7) CONCRETE: 100% YELLOW
- 8) CONCRETE: 100% CYAN
- 9) CONCRETE: 100% MAGENTA
- 10) CONCRETE: 100% BROWN
- 11) CONCRETE: 100% PINK
- 12) CONCRETE: 100% PURPLE
- 13) CONCRETE: 100% ORANGE
- 14) CONCRETE: 100% LIME GREEN
- 15) CONCRETE: 100% SLATE BLUE
- 16) CONCRETE: 100% GOLDEN ROSE
- 17) CONCRETE: 100% SANGRE DE BOEUF
- 18) CONCRETE: 100% BURNING BUSH
- 19) CONCRETE: 100% INDIAN CHIEF
- 20) CONCRETE: 100% CALISTO
- 21) CONCRETE: 100% CALISTO
- 22) CONCRETE: 100% CALISTO
- 23) CONCRETE: 100% CALISTO
- 24) CONCRETE: 100% CALISTO
- 25) CONCRETE: 100% CALISTO
- 26) CONCRETE: 100% CALISTO
- 27) CONCRETE: 100% CALISTO
- 28) CONCRETE: 100% CALISTO
- 29) CONCRETE: 100% CALISTO
- 30) CONCRETE: 100% CALISTO

GLAZING LEGEND

- 1) GLAZING: 100% CLEAR
- 2) GLAZING: 100% TINTED
- 3) GLAZING: 100% REFLECTIVE
- 4) GLAZING: 100% LOW E
- 5) GLAZING: 100% HIGH E
- 6) GLAZING: 100% MIRROR
- 7) GLAZING: 100% PRISM
- 8) GLAZING: 100% POLYMER
- 9) GLAZING: 100% POLYMER
- 10) GLAZING: 100% POLYMER
- 11) GLAZING: 100% POLYMER
- 12) GLAZING: 100% POLYMER
- 13) GLAZING: 100% POLYMER
- 14) GLAZING: 100% POLYMER
- 15) GLAZING: 100% POLYMER
- 16) GLAZING: 100% POLYMER
- 17) GLAZING: 100% POLYMER
- 18) GLAZING: 100% POLYMER
- 19) GLAZING: 100% POLYMER
- 20) GLAZING: 100% POLYMER
- 21) GLAZING: 100% POLYMER
- 22) GLAZING: 100% POLYMER
- 23) GLAZING: 100% POLYMER
- 24) GLAZING: 100% POLYMER
- 25) GLAZING: 100% POLYMER
- 26) GLAZING: 100% POLYMER
- 27) GLAZING: 100% POLYMER
- 28) GLAZING: 100% POLYMER
- 29) GLAZING: 100% POLYMER
- 30) GLAZING: 100% POLYMER

COLOR LEGEND

- 1) COLOR: 100% WHITE
- 2) COLOR: 100% GREY
- 3) COLOR: 100% BLACK
- 4) COLOR: 100% RED
- 5) COLOR: 100% BLUE
- 6) COLOR: 100% GREEN
- 7) COLOR: 100% YELLOW
- 8) COLOR: 100% CYAN
- 9) COLOR: 100% MAGENTA
- 10) COLOR: 100% BROWN
- 11) COLOR: 100% PINK
- 12) COLOR: 100% PURPLE
- 13) COLOR: 100% ORANGE
- 14) COLOR: 100% LIME GREEN
- 15) COLOR: 100% SLATE BLUE
- 16) COLOR: 100% GOLDEN ROSE
- 17) COLOR: 100% SANGRE DE BOEUF
- 18) COLOR: 100% BURNING BUSH
- 19) COLOR: 100% INDIAN CHIEF
- 20) COLOR: 100% CALISTO
- 21) COLOR: 100% CALISTO
- 22) COLOR: 100% CALISTO
- 23) COLOR: 100% CALISTO
- 24) COLOR: 100% CALISTO
- 25) COLOR: 100% CALISTO
- 26) COLOR: 100% CALISTO
- 27) COLOR: 100% CALISTO
- 28) COLOR: 100% CALISTO
- 29) COLOR: 100% CALISTO
- 30) COLOR: 100% CALISTO



HPA, INC.
1901 Harbor Avenue, Ste. 4100
San Francisco, CA 94133
Tel: 415-774-1770
Fax: 415-774-1887
www.hpainc.com

Owner:
**TRAMMELL CROW
COMPANY**

3500 Business Park Blvd., Ste. 400
Newport Beach, California 92660
Tel: 949-477-4737
Fax: 949-477-8187

Project:
**KNOX
BUSINESS
PARK**
Building D

County of Fremont, CA

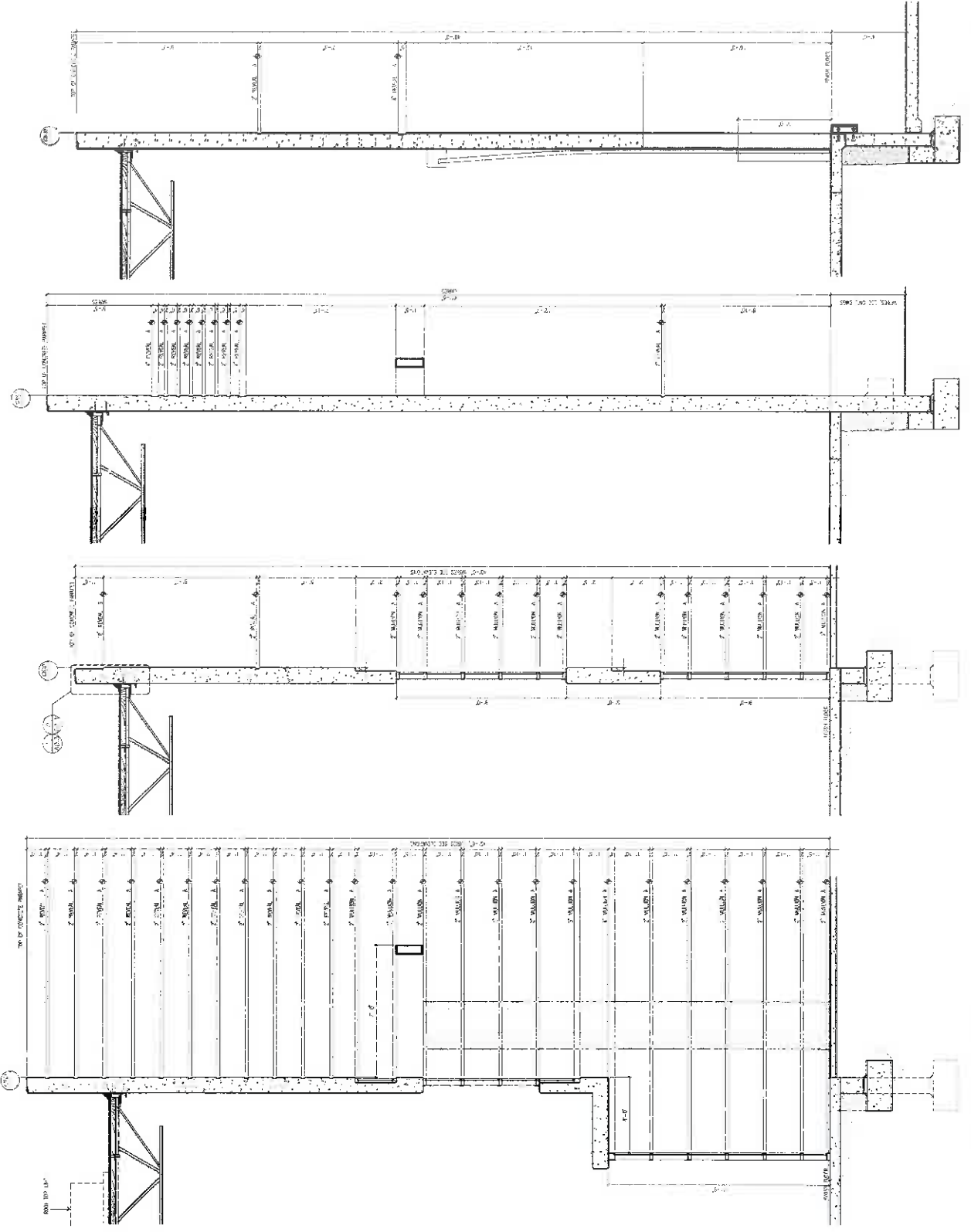
Consultants:
HILL & FORSMAN, INC.

INTERIOR LANDSCAPE

DATE: 02/20/18

Project Number: 14189
Drawn by: E.L.
Date: 02/20/18
Revision:

Sheet
D-DAB4.1



WALL SECTION AT WINDOWS

EXTERIOR WALL W/ REVEAL

WALL SECTION AT WINDOWS

LOADING DOCK HIGH

HPA
 HPA CONSULTANTS
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: 310-206-1179
 Fax: 310-206-1178
 www.hpac.com

Client:
TRANMELL CROW COMPANY

500 Redwood Road, Suite 200
 Newport Beach, California 92660
 Tel: 949-477-0201
 Fax: 949-477-8100

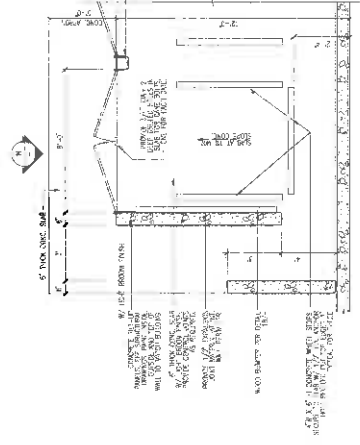
Project:
KNOX BUSINESS PARK
Building D
 County of Newport, CA

Consultants:
 DAVID EVANS & ASSOCIATES
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Tel: 310-206-1179
 Fax: 310-206-1178
 www.hpac.com

THE SCREEN WALL ELEVATIONS

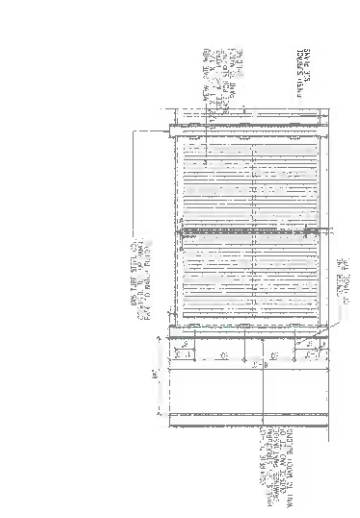
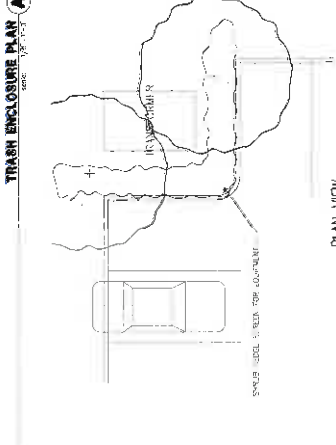
Project Number: 1489
 Client: C.V.
 Drawn by: GZB/2016
 Date: 02/28/16
 Revision: _____

Sheet: **E-DAB-4.2**



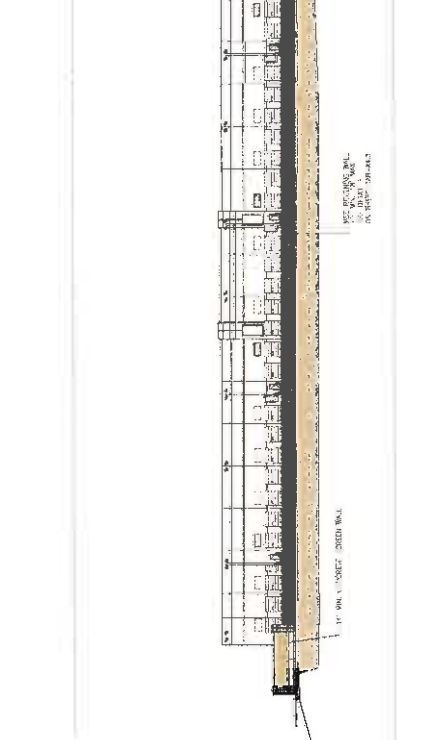
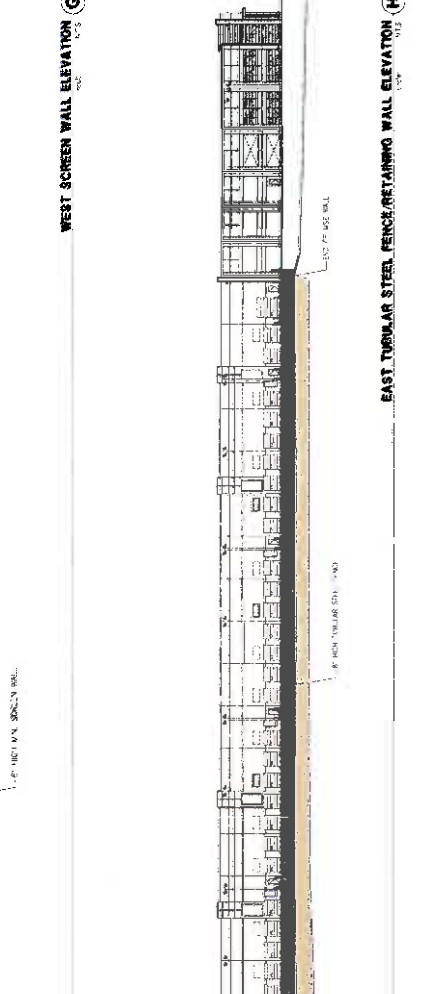
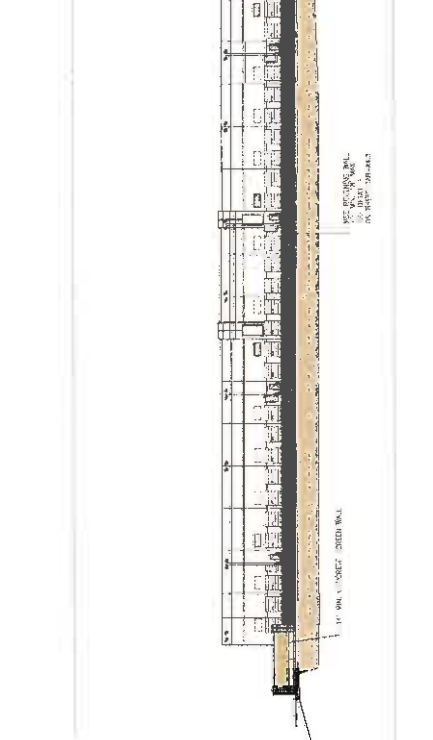
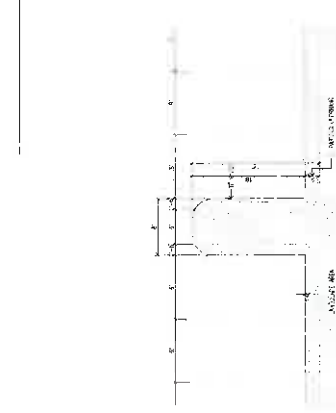
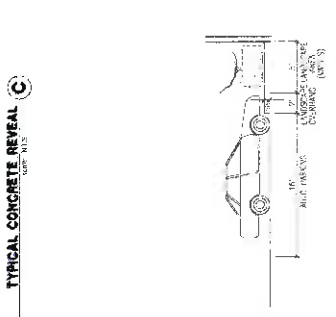
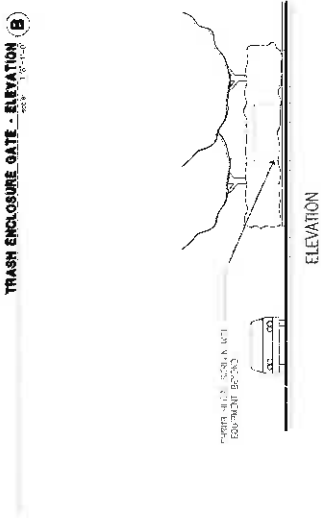
TRASH ENCLOSURE PLAN

Notes:
 1. 2" x 4" STUDS AND BRACKETS
 2. 2" x 4" STUDS AND BRACKETS FOR STAIR HANDRAILS
 3. 1/2" x 1/2" x 1/2" STUDS AND BRACKETS FOR STAIR HANDRAILS



TRASH ENCLOSURE GATE - ELEVATION (B)

Notes:
 1. 2" x 4" STUDS AND BRACKETS
 2. 2" x 4" STUDS AND BRACKETS FOR STAIR HANDRAILS
 3. 1/2" x 1/2" x 1/2" STUDS AND BRACKETS FOR STAIR HANDRAILS





Client:
TRAMMELL CROW COMPANY

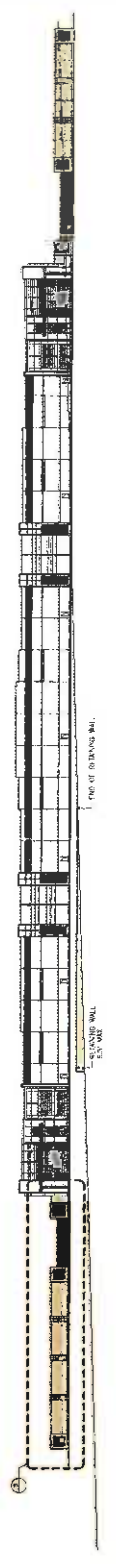
Project:
KNOX BUSINESS PARK

Building D
 County of Inland Empire, CA

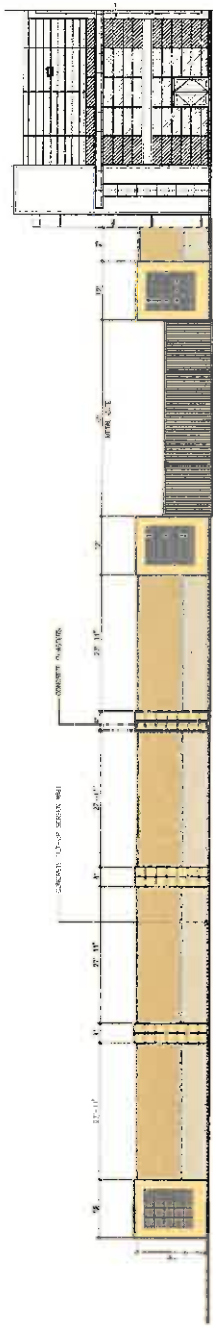
Consultants:
DAVE EWING & ASSOC.
INTERLANDSCAPE

Project Number: 14188
 Drawn by: G.A.
 Date: 02/20/18

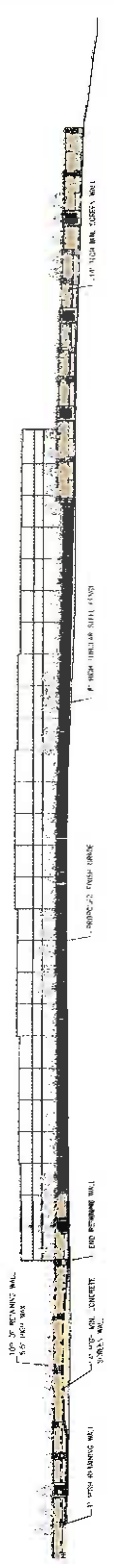
Sheet:
D-DAB-4.3



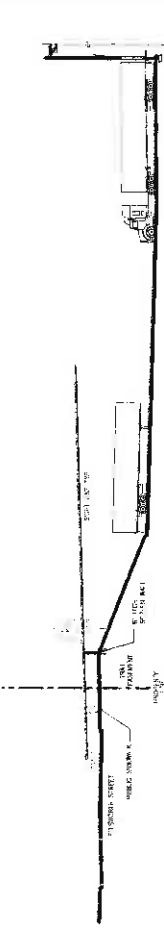
NORTH SCREEN WALL ELEVATION (A)



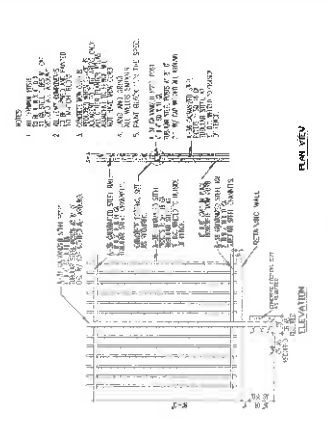
ENLARGED NORTHWEST SCREEN WALL ELEVATION (B)



SOUTH SCREEN WALL/FENCE ELEVATION (C)



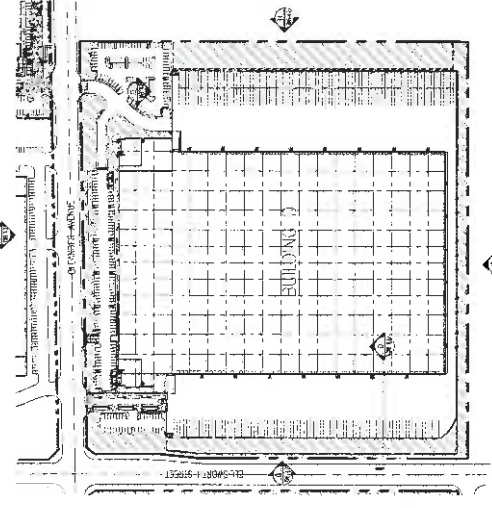
LINE OF SIGHT FROM ELLSWORTH STREET (D)



TUBULAR STEEL FENCE DETAIL (E)



MECHANICALLY STABILIZED EARTH (MSE) WALL (F)



KEYMAP (G)



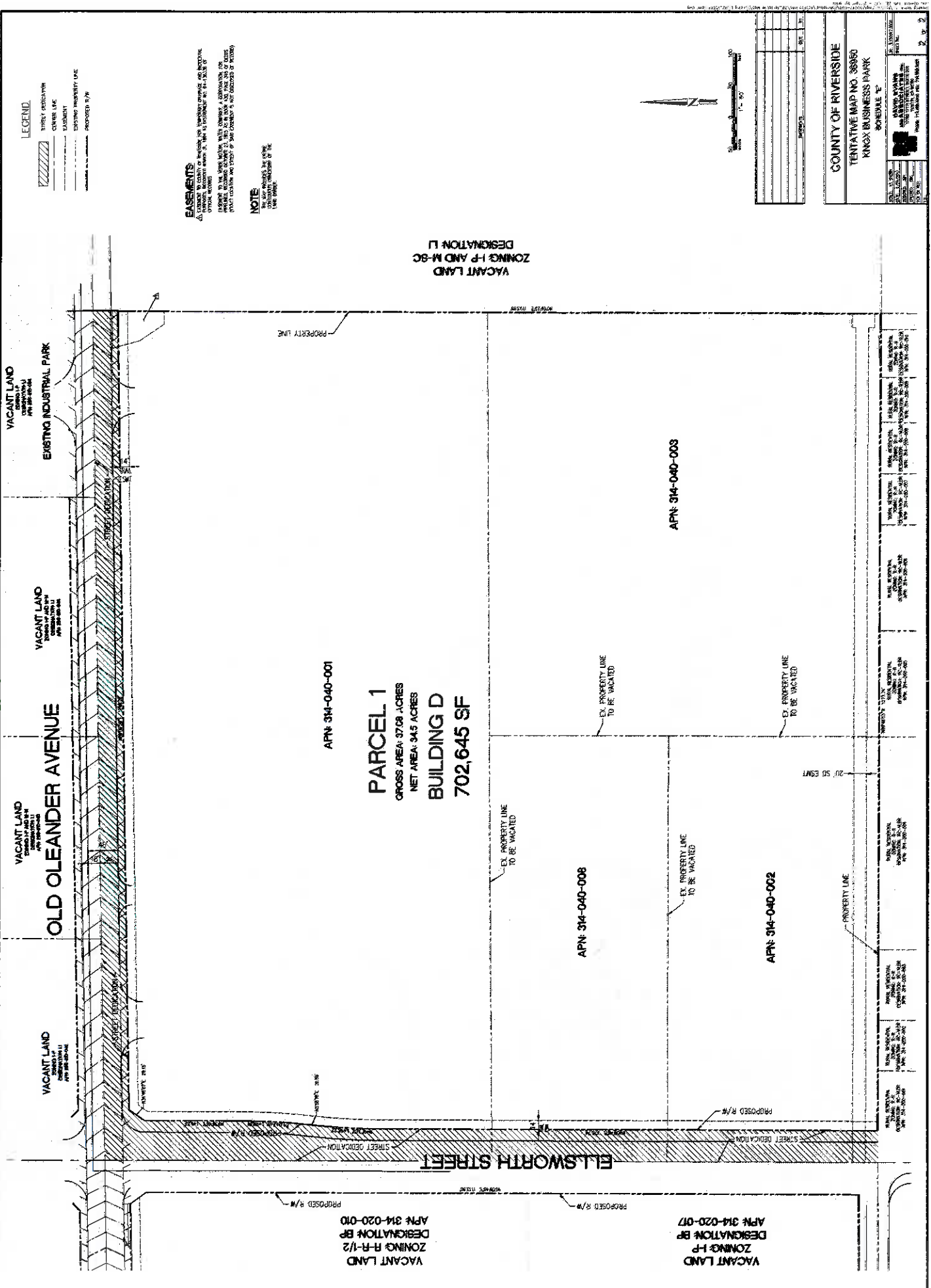
LEGEND:
 STREET INDICATION
 CENTER LINE
 EASEMENT
 EXISTING PROPERTY LINE
 PROPOSED R/W

EASEMENTS
 ALL EASEMENTS AND RIGHTS RESERVED TO THE COUNTY OF SAN DIEGO, CALIFORNIA, INCLUDING BUT NOT LIMITED TO THE RIGHT OF EGRESS, UTILITIES, AND PUBLIC ACCESS TO THE PUBLIC TRAILS AND HIGHWAYS.
NOTE
 THIS MAP IS A PRELIMINARY PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.

APN	ACRES	APN	ACRES
314-040-001	34.3	314-040-002	20.50
314-040-003	702,645	314-040-004	20.50
314-040-005	20.50	314-040-006	20.50
314-040-007	20.50	314-040-008	20.50

COUNTY OF RIVERSIDE
 TENTATIVE MAP NO. 36980
 KINGS BUSINESS PARK
 RIVERSIDE, CA

APN	ACRES	APN	ACRES
314-040-001	34.3	314-040-002	20.50
314-040-003	702,645	314-040-004	20.50
314-040-005	20.50	314-040-006	20.50
314-040-007	20.50	314-040-008	20.50

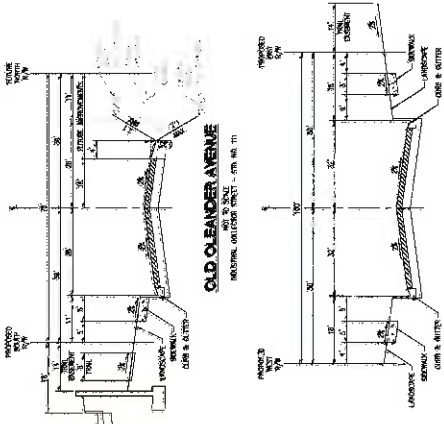


VACANT LAND ZONING I-P AND M-9C DESIGNATION LI
 VACANT LAND ZONING R-R-1/2 DESIGNATION BP
 PARCEL 1
 GROSS AREA: 37.08 ACRES
 NET AREA: 34.3 ACRES
 BUILDING D
 702,645 SF
 APN: 314-040-001

APN: 314-040-003
 APN: 314-040-002
 APN: 314-040-004
 APN: 314-040-005
 APN: 314-040-006
 APN: 314-040-007
 APN: 314-040-008

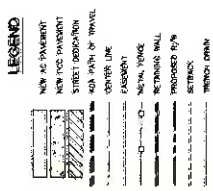
APN	ACRES	APN	ACRES
314-040-001	34.3	314-040-002	20.50
314-040-003	702,645	314-040-004	20.50
314-040-005	20.50	314-040-006	20.50
314-040-007	20.50	314-040-008	20.50

PLOT PLAN 25837 KNOX BUSINESS PARK - BUILDING E SCHEDULE "E" IN THE COUNTY OF RIVERSIDE



SITE TABULATION

USE	AREA (S.F.)	PERCENTAGE
OFFICE	442,062	100%
TOTAL	442,062	100%



APPLICANT:
MUTUAL-BLANK INVESTMENTS, INC.
100 AVENUE 100, SUITE 100
INDIAN WELLS, CA 92044

ENGINEER:
THE BURNS & MCDONNELL GROUP
7000 TRINITY AVENUE, SUITE 100
SAN DIEGO, CA 92121
PHONE: (619) 434-9900

ARCHITECT:
DANIEL SHAW ARCHITECTURE, INC.
2000 RAVENWOOD AVENUE, SUITE 100
SAN DIEGO, CA 92131
PHONE: (619) 575-1170

SCHOOL DISTRICT:
SAN DIEGO UNIFIED SCHOOL DISTRICT
1200 EL PASO AVENUE, SUITE 100
SAN DIEGO, CA 92108
PHONE: (619) 526-1234

LAND USE / ZONING:
COMMERCIAL GENERAL (CG)
MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM FRONT SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 10 FEET

PROPOSED (AS SHOWN ON THIS PLAN):
TOTAL AREA: 442,062 S.F.
TOTAL GARAGE: 0 S.F.
TOTAL OFFICE: 442,062 S.F.
TOTAL OTHER: 0 S.F.

LEGAL DESCRIPTION:

THE SHOWN LOTS ARE PART OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA. THE SHOWN LOTS ARE PART OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA. THE SHOWN LOTS ARE PART OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA. THE SHOWN LOTS ARE PART OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA.

NOTES:

1. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, AS AMENDED.
2. ALL EXISTING STRUCTURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
3. ALL UTILITIES SHALL BE SHOWN AND PROTECTED.
4. ALL SETBACKS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
5. ALL DRIVEWAYS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
6. ALL PAVED AREAS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
7. ALL FENCES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
8. ALL SIGNAGE SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
9. ALL LANDSCAPING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
10. ALL UTILITIES SHALL BE SHOWN AND PROTECTED.
11. ALL SETBACKS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
12. ALL DRIVEWAYS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
13. ALL PAVED AREAS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
14. ALL FENCES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
15. ALL SIGNAGE SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
16. ALL LANDSCAPING SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.

EASEMENTS:

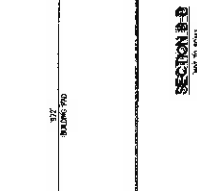
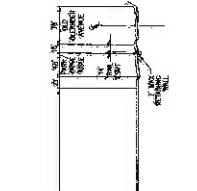
NO EASEMENTS ARE SHOWN ON THIS PLAN.

PROJECT DESCRIPTION:

THE THIS PROJECT IS A PROPOSED OFFICE BUILDING TO BE CONSTRUCTED ON THE SOUTH SIDE OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA. THE PROJECT IS A PROPOSED OFFICE BUILDING TO BE CONSTRUCTED ON THE SOUTH SIDE OF THE 1/4 SECTION 17, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA.

LEGEND:

[Symbol]	NEW AS PAVED
[Symbol]	NEW PAVED DRIVE
[Symbol]	STREET DIMENSION
[Symbol]	NEW PAVED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING DRIVE
[Symbol]	NEW DRIVE
[Symbol]	NEW DRIVE
[Symbol]	NEW DRIVE
[Symbol]	NEW DRIVE
[Symbol]	NEW DRIVE



COUNTY OF RIVERSIDE
PLAT PLAN 25837
KNOX BUSINESS PARK - BUILDING E
TITLE SHEET / SECTION / INDEX

DATE	DESCRIPTION

SCALE: 1" = 40'

OLD OLEANDER AVENUE

VACANT LAND
LAND USE: RESIDENTIAL
SUBDIVISION: 10

**BUILDING E
410,982 SF**

TOWNSHIP 14S
RANGE 14W
SECTION 2

ELLSWORTH STREET

EX. EMD ACCESS ROAD

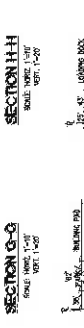
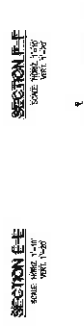
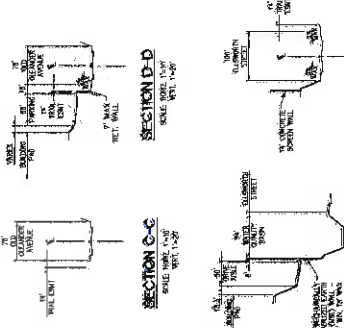
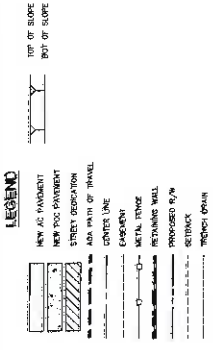
**EXISTING EMD
WATER TANK**
LAND USE: RESIDENTIAL
SUBDIVISION: 10

CANCEL 3
NOT A PART

NOT A PART

VACANT LAND
LAND USE: RESIDENTIAL
SUBDIVISION: 10

VACANT LAND
LAND USE: RESIDENTIAL
SUBDIVISION: 10



NO.	DESCRIPTION	DATE

COUNTY OF RIVERSIDE
 PLOT PLAN 28837
 KNOX BUSINESS PARK - BUILDING E
 SCHEDULE "E"
 SEE PLAN CONCEPTUAL GRADING

DAVID P. RAY
 CIVIL ENGINEER
 LICENSE NO. 12567
 1000 W. MAIN ST., SUITE 200
 RIVERSIDE, CA 92501
 TEL: (951) 514-1111
 FAX: (951) 514-1112

DATE: 08/14/18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

SITE PLAN KEYNOTES

1. SHED DESIGN SHALL BE AS SHOWN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE CHICAGO ZONING ORDINANCE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.

SITE LEGEND

- 1. LANDSCAPE AREA
- 2. DRIVEWAY
- 3. SIDEWALK
- 4. DRIVEWAY
- 5. SIDEWALK
- 6. DRIVEWAY
- 7. SIDEWALK
- 8. DRIVEWAY
- 9. SIDEWALK
- 10. DRIVEWAY

TABULATION

ITEM	AREA	PERCENTAGE
Net Site Area	18.96 ac	
Impervious Area	18,000 s.f.	95.0%
Permeable Area	96,000 s.f.	5.0%
Total	114,000 s.f.	

LANDSCAPE REQUIREMENTS

ITEM	AREA	PERCENTAGE
Landscaped Area	177,411 s.f.	15%
Permeable Area	106,040 s.f.	10.6%
Total	283,451 s.f.	

LANDSCAPE PROVIDER

LANDSCAPE PROVIDER: [Name]

PROJECT INFORMATION

Client: TRAMWELL CROW COMPANY
Address: 571 Industrial Blvd, Suite 200, Naperville, IL 60563
Architect: [Name]
City Engineer: [Name]
Local Description: [Text]
Local Zoning: [Text]
Local Ordinance: [Text]

SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CHICAGO ZONING ORDINANCE.

LANDSCAPE REQUIREMENTS

ITEM	AREA	PERCENTAGE
Landscaped Area	177,411 s.f.	15%
Permeable Area	106,040 s.f.	10.6%
Total	283,451 s.f.	

LANDSCAPE PROVIDER

LANDSCAPE PROVIDER: [Name]

ITPA
 1951 Northbrook, IL 60062
 Tel: 847-477-4791
 Fax: 847-477-9192
 www.itpa.com

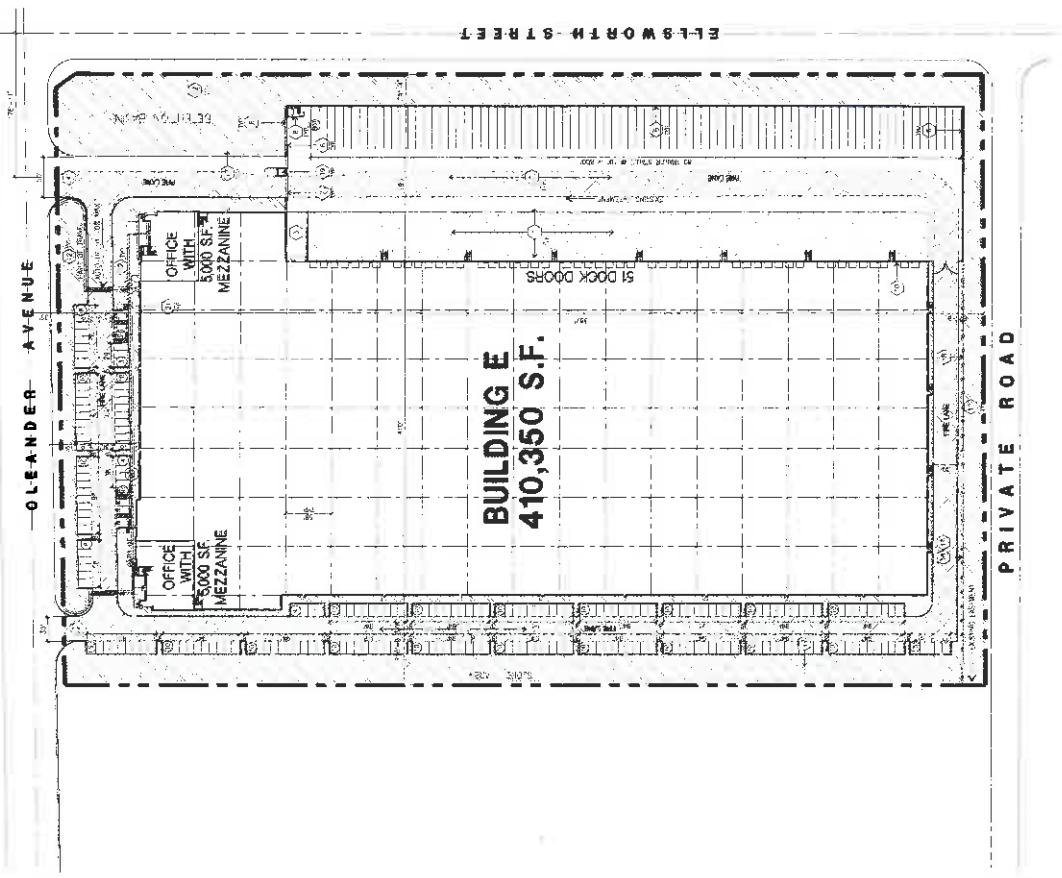
Owner:
 TRAMWELL CROW COMPANY
 571 Industrial Blvd, Suite 200
 Naperville, IL 60563
 Tel: 847-477-4791
 Fax: 847-477-9192

Project:
 KNOX BUSINESS PARK
 Building E
 County of DuPage, IL

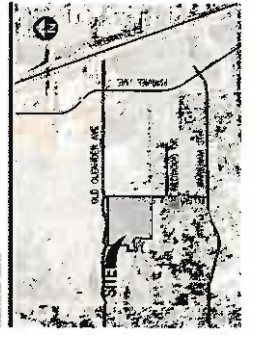
Consultants:
 DANIEL J. ANDERSON & ASSOCIATES
 1111 W. 31st Street, Suite 100
 Naperville, IL 60563
 Tel: 847-477-4791
 Fax: 847-477-9192

Site Plan
 Project Number: 1628
 Drawn By: G.A.
 Date: 08/14/17
 Division: [Blank]

E-DAB-1.1
 Sheet



SITE PLAN
 1/4" = 1'-0"
 1/8" = 1'-0"





THE INC.
15217 E. 15th Avenue, Ste. 3100
Denver, CO 80202
Tel: (303) 755-1170
Fax: (303) 755-1170
www.hpainc.com

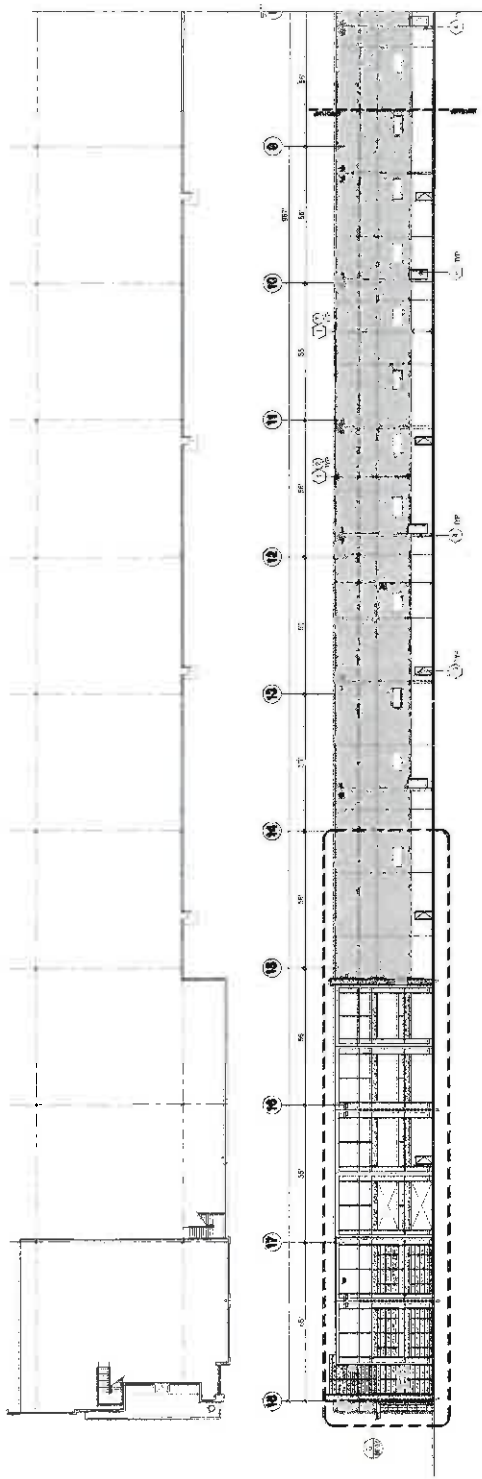
Office:
TRANMELL CROW COMPANY
3500 Lakeside Blvd., Ste. 200
Newport Beach, California 92660
Tel: (949) 473-6371
Fax: (949) 473-8187

Project:
KNOX BUSINESS PARK
Building E
County of Riverside, CA

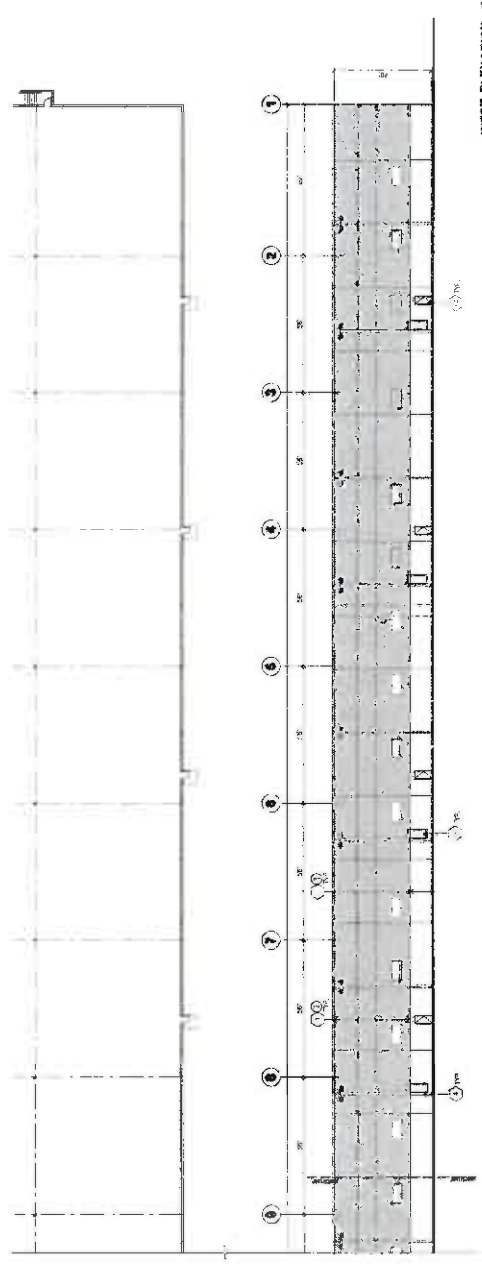
Consultants:
BARKER+KILGUS ASSOCIATES
ARCHITECTS
LANDSCAPE ARCHITECTS
INTERIORS

7/14/10
ELEVATIONS
Project Number: 1405
Drawn By: B.V.
Date: 02/07/10
Revision:

Sheet:
E-DAB-3.1



WEST ELEVATION A



WEST ELEVATION B

REMARKS - ELEVATIONS

- 1) COMPLETE ALL WORK INDICATED BY THESE NOTES.
- 2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
- 3) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 4) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 5) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 6) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 7) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 9) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 10) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 11) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 12) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 13) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 14) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 15) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 16) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 17) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.

GENERAL NOTES - ELEVATIONS

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 3) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 4) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 5) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 6) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 7) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 8) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 9) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 10) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 11) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 12) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 13) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 14) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 15) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 16) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.
- 17) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE CODES.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE	CONCRETE
2	PAINT	PAINT
3	PAINT	PAINT
4	PAINT	PAINT
5	PAINT	PAINT
6	PAINT	PAINT
7	PAINT	PAINT
8	PAINT	PAINT
9	PAINT	PAINT
10	PAINT	PAINT
11	PAINT	PAINT
12	PAINT	PAINT
13	PAINT	PAINT
14	PAINT	PAINT
15	PAINT	PAINT
16	PAINT	PAINT
17	PAINT	PAINT

GLAZING LISTING

NO.	TYPE	SIZE	LOCATION
1	GLASS	4' x 8'	1ST FLOOR
2	GLASS	4' x 8'	2ND FLOOR
3	GLASS	4' x 8'	3RD FLOOR
4	GLASS	4' x 8'	4TH FLOOR
5	GLASS	4' x 8'	5TH FLOOR
6	GLASS	4' x 8'	6TH FLOOR
7	GLASS	4' x 8'	7TH FLOOR
8	GLASS	4' x 8'	8TH FLOOR
9	GLASS	4' x 8'	9TH FLOOR
10	GLASS	4' x 8'	10TH FLOOR
11	GLASS	4' x 8'	11TH FLOOR
12	GLASS	4' x 8'	12TH FLOOR
13	GLASS	4' x 8'	13TH FLOOR
14	GLASS	4' x 8'	14TH FLOOR
15	GLASS	4' x 8'	15TH FLOOR
16	GLASS	4' x 8'	16TH FLOOR
17	GLASS	4' x 8'	17TH FLOOR



MIPA
1831 Burton Avenue, Suite 4100
Folsom, CA
95630
Tel: (916) 488-1170
Fax: (916) 488-0651
www.mipacorp.com

Client:
**TRAMMELL CROW
COMPANY**

3071 Ardenway Road, Suite 200
Folsom, CA 95630
Tel: (916) 477-4321
Tel: (916) 477-4322

Project:
**KNOX
BUSINESS
PARK**
Building E

County of Chenewahe, CA

Consultants:
DAVID EVANS & ASSOC.

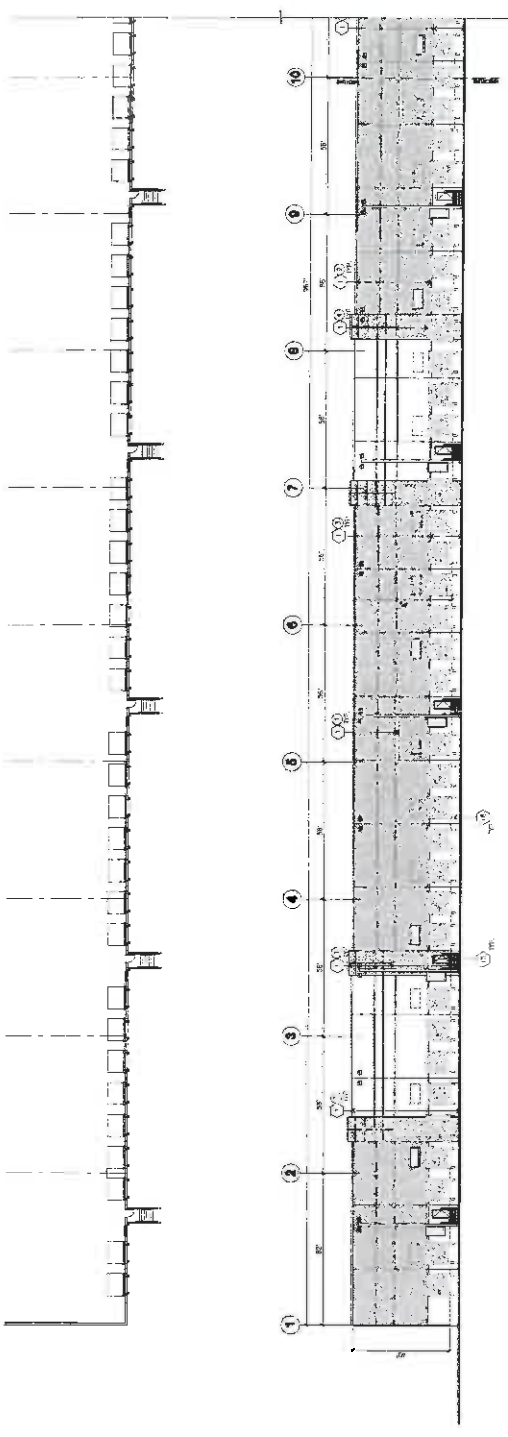
NUMBER UNREVISED

The: ELEVATIONS

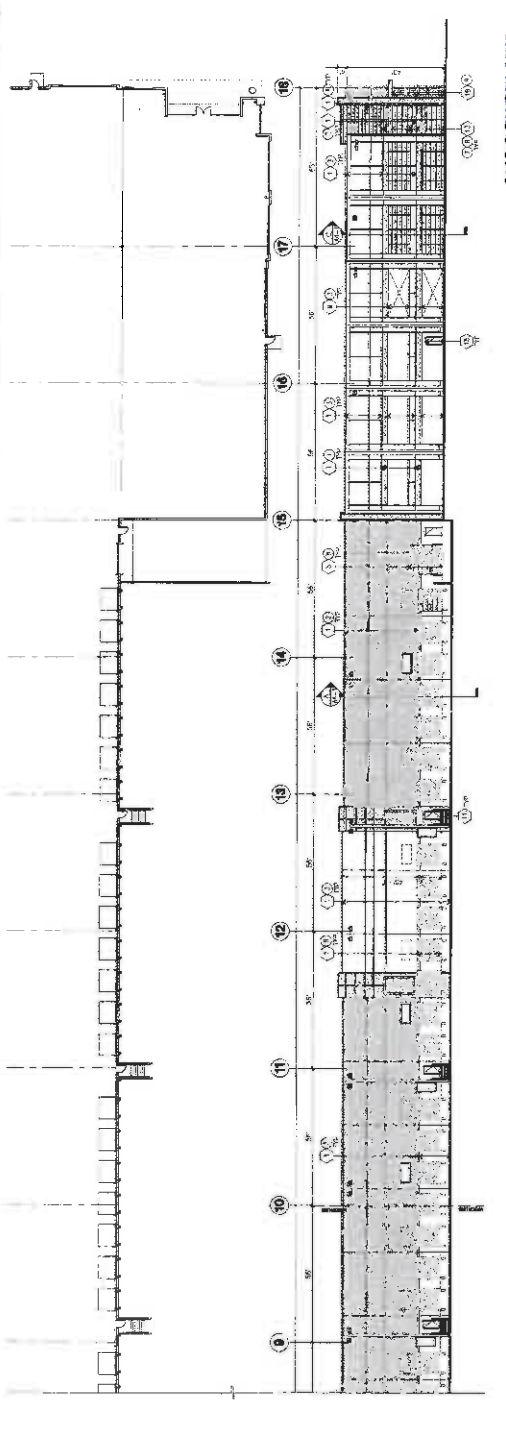
Project Number: 14028
E.V.
Drawn By: B.M.B.
Date: 08/14/17
Revision:

Sheet:

E-DAB-3.2



EAST ELEVATION
ELEV. 14028-3.2



EAST ELEVATION CONT.
ELEV. 14028-3.2

REVISIONS - ELEVATIONS

- 1. CONSULT WITH ARCHITECT FOR REVISIONS TO ELEVATIONS.
- 2. CORRECT ALL DIMENSIONS TO MATCH ARCHITECT'S DRAWINGS.
- 3. CORRECT ALL MATERIALS TO MATCH ARCHITECT'S DRAWINGS.
- 4. CORRECT ALL WINDOW AND DOOR SIZES TO MATCH ARCHITECT'S DRAWINGS.
- 5. CORRECT ALL WINDOW AND DOOR PLACEMENTS TO MATCH ARCHITECT'S DRAWINGS.
- 6. CORRECT ALL WINDOW AND DOOR TYPES TO MATCH ARCHITECT'S DRAWINGS.
- 7. CORRECT ALL WINDOW AND DOOR FINISHES TO MATCH ARCHITECT'S DRAWINGS.
- 8. CORRECT ALL WINDOW AND DOOR COORDINATES TO MATCH ARCHITECT'S DRAWINGS.
- 9. CORRECT ALL WINDOW AND DOOR HEIGHTS TO MATCH ARCHITECT'S DRAWINGS.
- 10. CORRECT ALL WINDOW AND DOOR WIDTHS TO MATCH ARCHITECT'S DRAWINGS.
- 11. CORRECT ALL WINDOW AND DOOR DEPTHS TO MATCH ARCHITECT'S DRAWINGS.
- 12. CORRECT ALL WINDOW AND DOOR WEIGHTS TO MATCH ARCHITECT'S DRAWINGS.
- 13. CORRECT ALL WINDOW AND DOOR FINISHES TO MATCH ARCHITECT'S DRAWINGS.
- 14. CORRECT ALL WINDOW AND DOOR COORDINATES TO MATCH ARCHITECT'S DRAWINGS.
- 15. CORRECT ALL WINDOW AND DOOR HEIGHTS TO MATCH ARCHITECT'S DRAWINGS.
- 16. CORRECT ALL WINDOW AND DOOR WIDTHS TO MATCH ARCHITECT'S DRAWINGS.
- 17. CORRECT ALL WINDOW AND DOOR DEPTHS TO MATCH ARCHITECT'S DRAWINGS.
- 18. CORRECT ALL WINDOW AND DOOR WEIGHTS TO MATCH ARCHITECT'S DRAWINGS.

GENERAL NOTES - ELEVATIONS

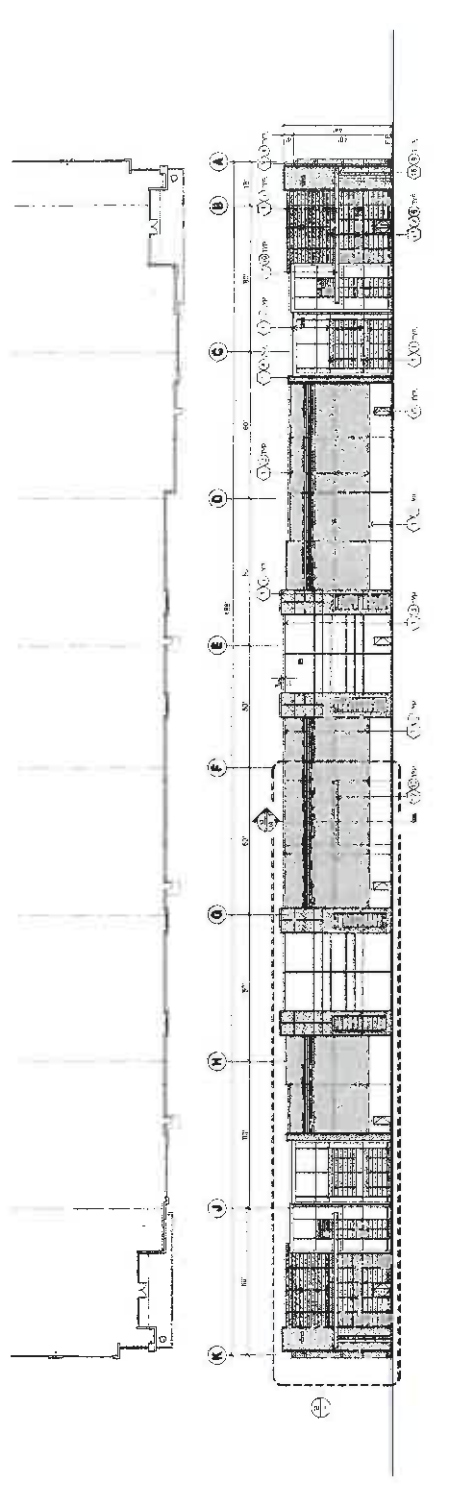
- A. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- B. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- C. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- D. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- E. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- F. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- G. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- H. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- I. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- J. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- K. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- L. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- M. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- N. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- O. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- P. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- Q. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- R. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- S. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- T. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- U. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- V. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- W. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- X. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- Y. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
- Z. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:

COLOR BOXES - ELEVATIONS

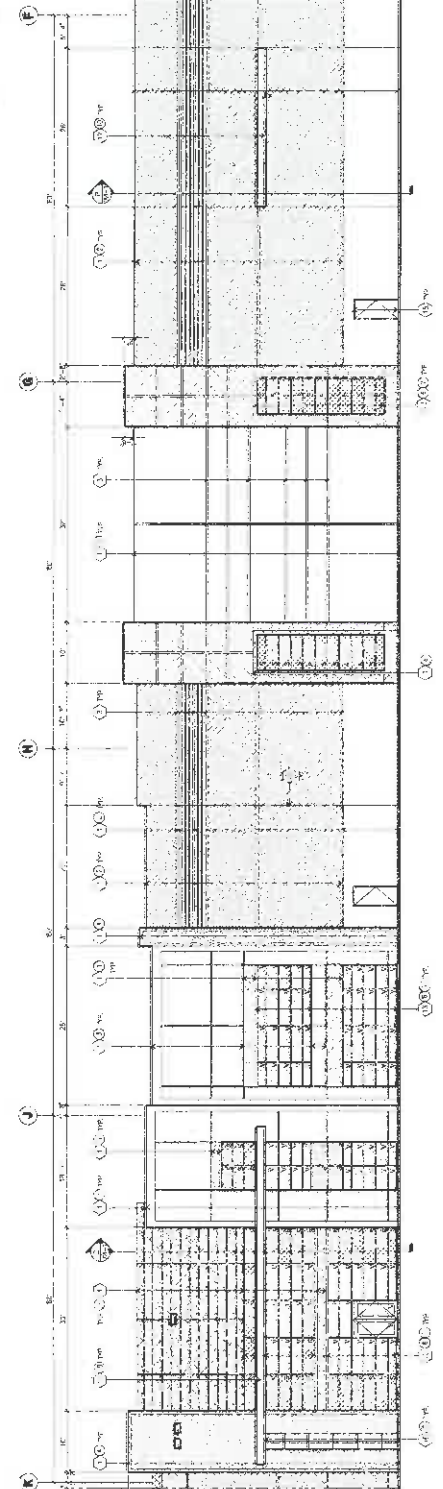
- 1. CONCRETE - 12" MAX. PANEL THICKNESS, UNFINISHED SURFACE.
- 2. CONCRETE - 12" MAX. PANEL THICKNESS, FINISHED SURFACE.
- 3. CONCRETE - 12" MAX. PANEL THICKNESS, POLISHED SURFACE.
- 4. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 5. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 6. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 7. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 8. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 9. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 10. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 11. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 12. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 13. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 14. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 15. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 16. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 17. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 18. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 19. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 20. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 21. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 22. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 23. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 24. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 25. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 26. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 27. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 28. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.
- 29. CONCRETE - 12" MAX. PANEL THICKNESS, PAINTED SURFACE.
- 30. CONCRETE - 12" MAX. PANEL THICKNESS, STAINED SURFACE.

GLAZING LEGEND

- 1. WINDOW - 12" X 12" - CLEAR GLASS
- 2. WINDOW - 12" X 12" - TINTED GLASS
- 3. WINDOW - 12" X 12" - LOW-E GLASS
- 4. WINDOW - 12" X 12" - TINTED GLASS
- 5. WINDOW - 12" X 12" - LOW-E GLASS
- 6. WINDOW - 12" X 12" - TINTED GLASS
- 7. WINDOW - 12" X 12" - LOW-E GLASS
- 8. WINDOW - 12" X 12" - TINTED GLASS
- 9. WINDOW - 12" X 12" - LOW-E GLASS
- 10. WINDOW - 12" X 12" - TINTED GLASS
- 11. WINDOW - 12" X 12" - LOW-E GLASS
- 12. WINDOW - 12" X 12" - TINTED GLASS
- 13. WINDOW - 12" X 12" - LOW-E GLASS
- 14. WINDOW - 12" X 12" - TINTED GLASS
- 15. WINDOW - 12" X 12" - LOW-E GLASS
- 16. WINDOW - 12" X 12" - TINTED GLASS
- 17. WINDOW - 12" X 12" - LOW-E GLASS
- 18. WINDOW - 12" X 12" - TINTED GLASS
- 19. WINDOW - 12" X 12" - LOW-E GLASS
- 20. WINDOW - 12" X 12" - TINTED GLASS
- 21. WINDOW - 12" X 12" - LOW-E GLASS
- 22. WINDOW - 12" X 12" - TINTED GLASS
- 23. WINDOW - 12" X 12" - LOW-E GLASS
- 24. WINDOW - 12" X 12" - TINTED GLASS
- 25. WINDOW - 12" X 12" - LOW-E GLASS
- 26. WINDOW - 12" X 12" - TINTED GLASS
- 27. WINDOW - 12" X 12" - LOW-E GLASS
- 28. WINDOW - 12" X 12" - TINTED GLASS
- 29. WINDOW - 12" X 12" - LOW-E GLASS
- 30. WINDOW - 12" X 12" - TINTED GLASS



NORTH ELEVATION A



ENLARGED NORTH ELEVATION B

GENERAL NOTES - ELEVATIONS

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES - ELEVATIONS

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

GLAZING LEGEND

- 1. TINTED GLASS
- 2. TINTED GLASS WITH IR
- 3. TINTED GLASS WITH LOW E
- 4. TINTED GLASS WITH LOW E AND IR
- 5. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT
- 6. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE
- 7. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE
- 8. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE
- 9. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE AND SPOKE
- 10. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE AND SPOKE AND SPOKE

COLOR SCHED - ELEVATIONS

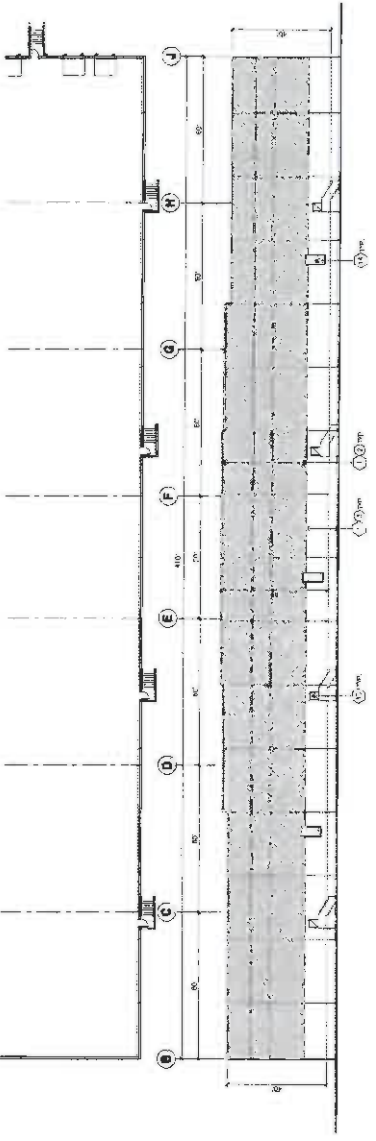
- 1. COLOR SCHED - ELEVATIONS
- 2. COLOR SCHED - ELEVATIONS
- 3. COLOR SCHED - ELEVATIONS
- 4. COLOR SCHED - ELEVATIONS
- 5. COLOR SCHED - ELEVATIONS
- 6. COLOR SCHED - ELEVATIONS
- 7. COLOR SCHED - ELEVATIONS
- 8. COLOR SCHED - ELEVATIONS
- 9. COLOR SCHED - ELEVATIONS
- 10. COLOR SCHED - ELEVATIONS

GLAZING LEGEND

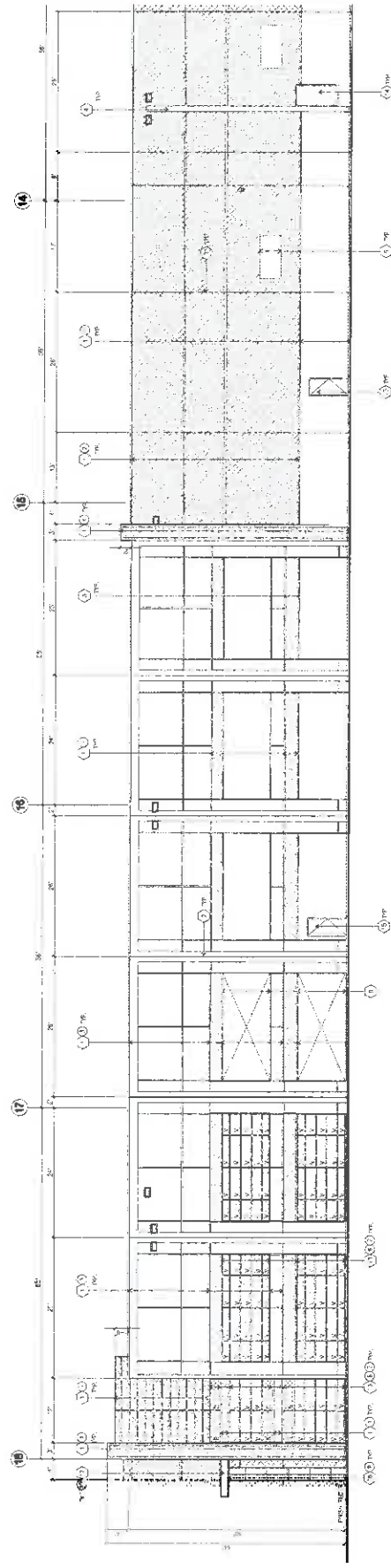
- 1. TINTED GLASS
- 2. TINTED GLASS WITH IR
- 3. TINTED GLASS WITH LOW E
- 4. TINTED GLASS WITH LOW E AND IR
- 5. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT
- 6. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE
- 7. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE
- 8. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE
- 9. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE AND SPOKE
- 10. TINTED GLASS WITH LOW E AND IR AND SPECTRAL SELECT AND SPOKE AND SPOKE AND SPOKE AND SPOKE AND SPOKE

COLOR SCHED - ELEVATIONS

- 1. COLOR SCHED - ELEVATIONS
- 2. COLOR SCHED - ELEVATIONS
- 3. COLOR SCHED - ELEVATIONS
- 4. COLOR SCHED - ELEVATIONS
- 5. COLOR SCHED - ELEVATIONS
- 6. COLOR SCHED - ELEVATIONS
- 7. COLOR SCHED - ELEVATIONS
- 8. COLOR SCHED - ELEVATIONS
- 9. COLOR SCHED - ELEVATIONS
- 10. COLOR SCHED - ELEVATIONS



SOUTH ELEVATION (A)



ENLARGED WEST ELEVATION (B)

SLAZING LEGEND

CONCRETE
 CONCRETE WITH FORMWORK
 CONCRETE WITH FORMWORK AND BRICK
 CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL
 CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL AND GLASS

COLOR LEGEND

CONCRETE
 CONCRETE WITH FORMWORK
 CONCRETE WITH FORMWORK AND BRICK
 CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL
 CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL AND GLASS

COLOR SCHED. - ELEVATIONS

1. CONCRETE WITH FORMWORK
 2. CONCRETE WITH FORMWORK AND BRICK
 3. CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL
 4. CONCRETE WITH FORMWORK AND BRICK AND STAINLESS STEEL AND GLASS
 5. BRICK
 6. STAINLESS STEEL
 7. GLASS
 8. METAL
 9. OTHER

GENERAL NOTES - ELEVATIONS

1. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 5. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 6. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 8. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 9. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 10. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.

REMARKS - ELEVATIONS

1. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 5. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 6. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 8. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 9. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
 10. ALL MATERIALS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.



HPA No. 1603
 1603 Hammer Avenue, Ste. 1100
 San Jose, CA 95128
 Tel: 408.953.1170
 Fax: 408.953.1170
 Email: info@hpaspa.com

Owner:
TRAMMELL CROW COMPANY

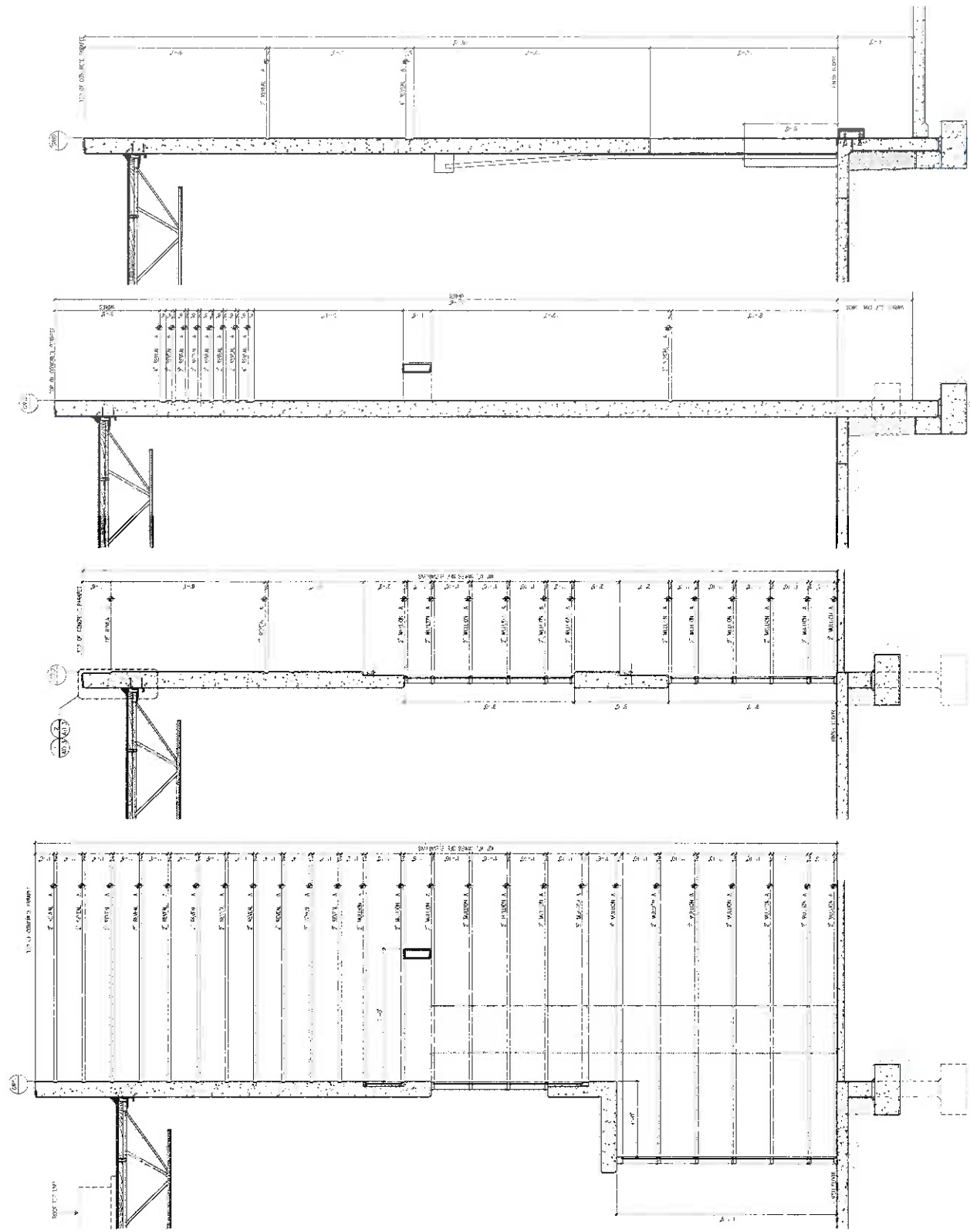
300 Lakeside Blvd., Ste. 204
 Menlo Park, California 94025
 Tel: 650.477.4311
 Fax: 650.477.8197

Project:
KNOX BUSINESS PARK
Building E
 County of Marin, CA

Consultants:
DAVID EWING & ASSOC.
 1000 S. GARDEN ST.
 SAN JOSE, CA 95128
HANSEN LANDSCAPE
 1000 S. GARDEN ST.
 SAN JOSE, CA 95128

Title: **USDBs**
 Project Number: **1603**
 Drawn By: **E.A.**
 Date: **08/14/17**
 Revision:

Sheet:
E-DAB-4.1



LOADING DOCK HIGH

EXTERIOR WALL W/ REVEAL

WALL SECTION AT WINDOWS

WALL SECTION AT WINDOWS



HPA
 1231 Orange Avenue, Suite 1100
 Irvine, CA
 Tel: (949) 261-1170
 Fax: (949) 261-1171
 www.hpa.com



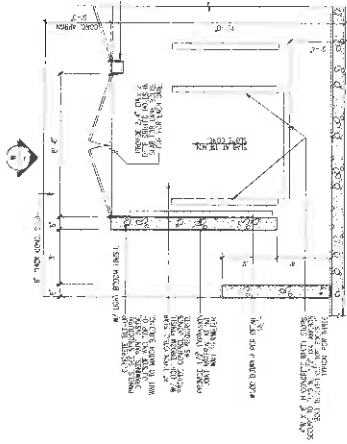
Owner
**TRAMMELL CROW
 COMPANY**

Project
**KNOX
 BUSINESS
 PARK**
 Building E

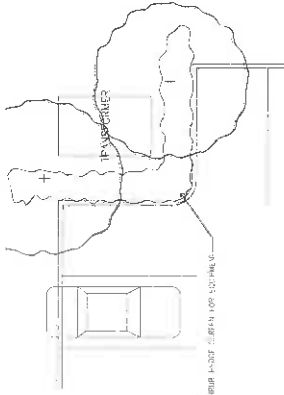
Consultants
DAVID EWING & ASSOCIATES

Project Number
 14225
 Drawn By
 ELY
 Date
 08/14/17
 Revision

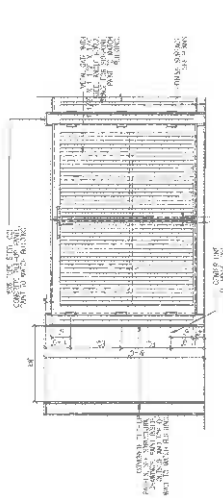
Sheet
E-DAB-42



TRASH ENCLOSURE PLAN
 1/8" = 1'-0"



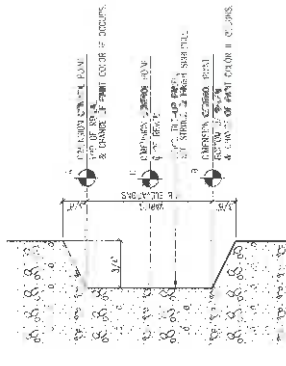
GROUND MOUNTED EQUIPMENT SCREENING TYP.
 1/8" = 1'-0"



TRASH ENCLOSURE GATE - ELEVATION
 1/8" = 1'-0"

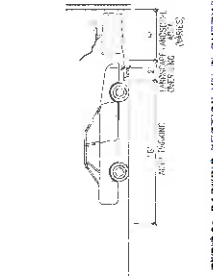


ELEVATION

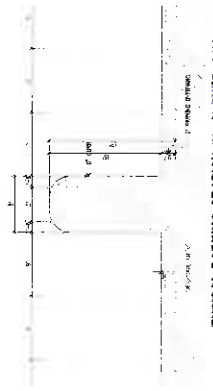


TYPICAL CONCRETE REVEAL
 3/8" = 1'-0"

- NOTES:
1. REINFORCE WITH #4 BARS AT 12" ON CENTER.
 2. 2" MINIMUM CONCRETE COVER.
 3. 1/2" MINIMUM CONCRETE COVER.
 4. 1/2" MINIMUM CONCRETE COVER.
 5. 1/2" MINIMUM CONCRETE COVER.
 6. 1/2" MINIMUM CONCRETE COVER.
 7. 1/2" MINIMUM CONCRETE COVER.
 8. 1/2" MINIMUM CONCRETE COVER.
 9. 1/2" MINIMUM CONCRETE COVER.
 10. 1/2" MINIMUM CONCRETE COVER.
 11. 1/2" MINIMUM CONCRETE COVER.
 12. 1/2" MINIMUM CONCRETE COVER.
 13. 1/2" MINIMUM CONCRETE COVER.
 14. 1/2" MINIMUM CONCRETE COVER.
 15. 1/2" MINIMUM CONCRETE COVER.
 16. 1/2" MINIMUM CONCRETE COVER.
 17. 1/2" MINIMUM CONCRETE COVER.
 18. 1/2" MINIMUM CONCRETE COVER.
 19. 1/2" MINIMUM CONCRETE COVER.
 20. 1/2" MINIMUM CONCRETE COVER.



TYPICAL PARKING SECTION W/ 2' OVERHANG
 1/8" = 1'-0"



TYPICAL PARKING SECTION W/ 2' OVERHANG
 1/8" = 1'-0"



NORTH RETAINING WALL ELEVATION
 1/8" = 1'-0"



HPA, INC.
18511 Buckhorn Avenue, Suite 4170
Folsom, CA 95630
Tel: 916-433-1170
Fax: 916-433-0601
www.hpainc.com

Client:
TRAMMELL CROW
COMPANY

301 Jerome Road, Suite 202
Menlo Park, California 94025
Tel: 650-477-4251
Tel: 650-477-9111

Project:
KNOX
BUSINESS
PARK
Building E

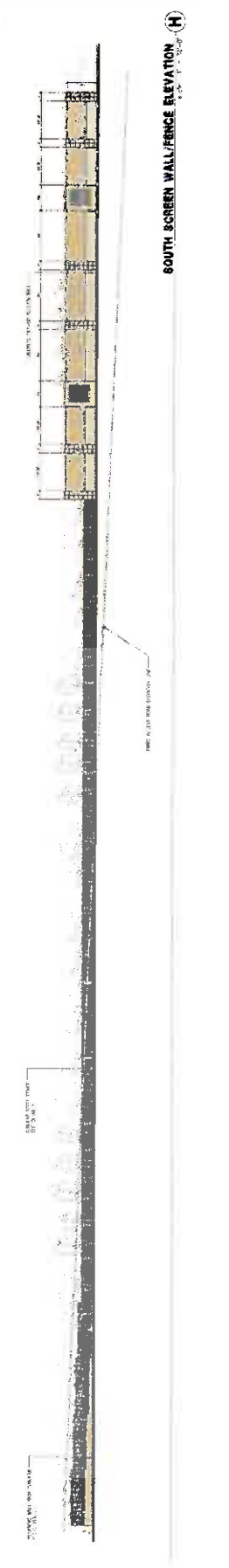
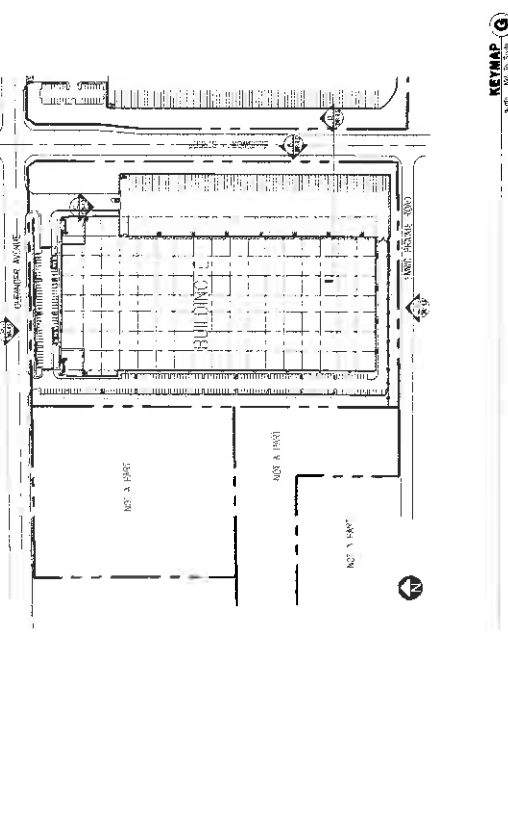
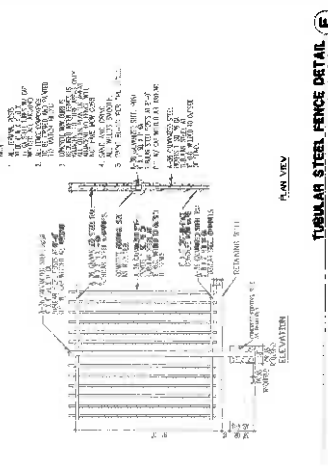
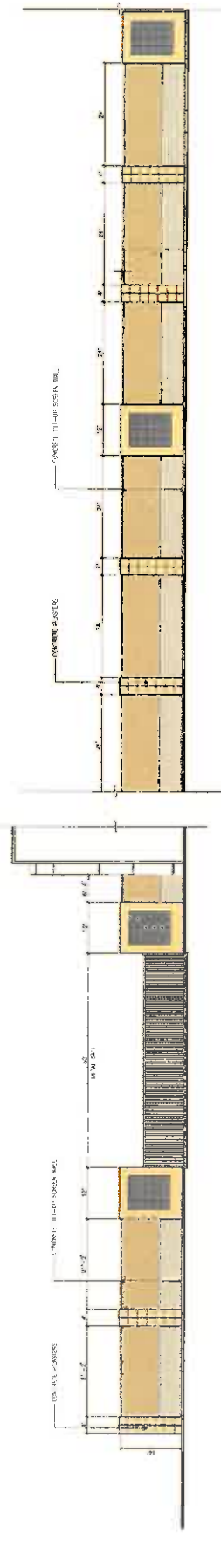
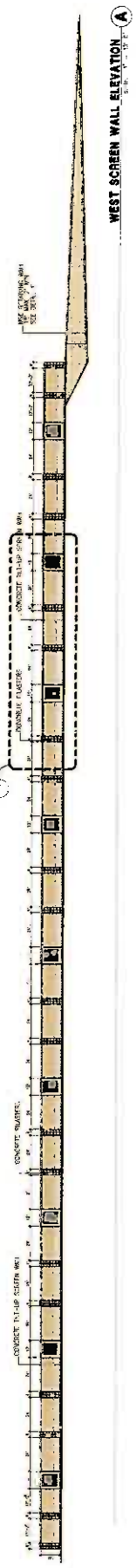
County of Marin, CA

Consultants:
DAVID EVANS & ASSOCIATES
HERBERT LANDSCAPE ARCHITECTS

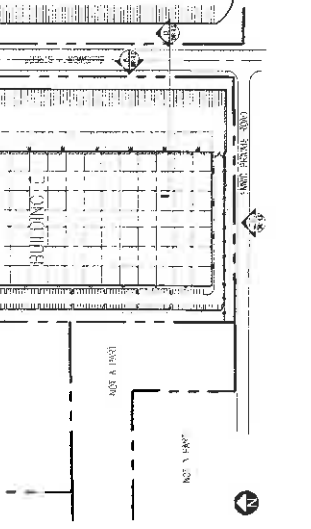
The SCREEN WALL ELEVATIONS

Project Number: 1428
Drawn by: GJK
Date: 02/14/17
Revised:

Sheet:
E-DAB-43



KEYMAP
Scale: 1/8" = 1'-0"



EASEMENTS

- A. ALL EASEMENTS TO BE CONVEYED BY THIS MAP SHALL BE SUBJECT TO THE RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AND THE RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AS OF THE DATE OF RECORDATION OF THIS MAP.
- B. ALL EASEMENTS TO BE CONVEYED BY THIS MAP SHALL BE SUBJECT TO THE RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AS OF THE DATE OF RECORDATION OF THIS MAP.
- C. ALL EASEMENTS TO BE CONVEYED BY THIS MAP SHALL BE SUBJECT TO THE RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AS OF THE DATE OF RECORDATION OF THIS MAP.
- D. ALL EASEMENTS TO BE CONVEYED BY THIS MAP SHALL BE SUBJECT TO THE RECORDS OF THE COUNTY OF KNOX, TENNESSEE, AS OF THE DATE OF RECORDATION OF THIS MAP.

LEGEND

- STREET RESERVATION
- OTHER LINE
- EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED P.A.V.

VACANT LAND
LAND UNDER CONTRACT
EASEMENTS

OLD OLEANDER AVENUE

ELLSWORTH STREET

EX. EMD ACCESS ROAD

PARCEL 1
APN 34-000-003

APN 34-000-007

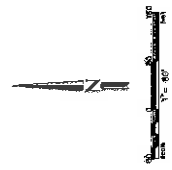
PARCEL 2
APN 34-000-000

EXISTING EMD
WATER TANK
APN 34-000-001

VACANT LAND
LAND UNDER CONTRACT
EASEMENTS

VACANT LAND
LAND UNDER CONTRACT
EASEMENTS

DAY STREET



NOTE
THIS MAP INCLUDES THE OFFICIAL RECORDS OF THE COUNTY OF KNOX, TENNESSEE.

COUNTY OF RIVERSIDE
TENTATIVE MAP NO. 28882
KNOX BUSINESS PARK
SCHEMATIC "A"

DATE OF THIS MAP	NOV. 20, 2010
DATE OF PREVIOUS EDITION	N/A
DATE OF RECORDATION	NOV. 20, 2010
DATE OF RECORDATION OF PREVIOUS EDITION	N/A
DATE OF RECORDATION OF THIS MAP	NOV. 20, 2010
DATE OF RECORDATION OF PREVIOUS EDITION	N/A
DATE OF RECORDATION OF THIS MAP	NOV. 20, 2010



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/18/18, 12:20 pm

PP25838

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25838. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP25838) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-3, dated 3/2/17.

Exhibit B (Elevations), Sheets 1-7, dated 3/2/17.

Exhibit C (Floor Plans), dated 3/2/17.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 3/2/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
(Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; 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, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

The Plot Plan proposes the construction and operation of a 702,645 square foot warehouse / distribution center on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 259 automobile

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)
parking stalls, and all other necessary and required improvements on the project site
and along the adjacent streets.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

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

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-USE - FINISH GRADE

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

BS-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION
(cont.)

paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 9 0010-BS-Grade-USE - MANUFACTURED SLOPES

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.

BS-Grade. 10 0010-BS-Grade-USE - MINIMUM DRAINAGE GRADE

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

BS-Grade. 11 0010-BS-Grade-USE - NPDES INSPECTIONS

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 12 0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Grade. 13 0010-BS-Grade-USE - OFFST. PAVED PKG

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

BS-Grade. 14 0010-BS-Grade-USE - RETAINING WALLS

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

BS-Grade. 15 0010-BS-Grade-USE - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM. (cont.)
acceptable to the fire department may result in project delays.

Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of all portions of all buildings as measured along approved vehicular travel ways and spaced in accordance with Appendix C of the California Fire Code.

Fire. 3 0010-Fire-USE-#25-GATE ENTRANCES

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

Fire. 4 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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.

Fire. 5 0010-Fire-USE-#88A-AUTO/MAN GATES

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. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 6 0010-Fire-USE-#89-RAPID HAZMAT BOX

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

Fire. 7 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and building(s) having a fire sprinkler system.

Flood

Flood. 1 0010-Flood-USE CFD 88-8 ADP FEE EXEMPT

It should be noted that this project is located within the limits for the Perris Valley Area

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT (PART 1 OF 2) (cont.)

runoff is proposed to be done with an underground detention within the parking lot. Water quality mitigation for onsite runoff will be within above ground bioretention basins. No underground water quality mitigation will be permitted. The diverted stormwater runoff will enter the underground chambers through a biofiltration inlet. According to the Perris Valley MDP, the proposed Lateral F-3.1 has an alignment through the middle of site and conveys stormwater runoff to the existing Lateral F-3 in Harvill Avenue to the east. The developer proposes an alternate alignment for Lateral F-3.1 storm drain along the southerly boundary of the site that would collect all the tributary offsite runoff then discharge these flows at the southeast corner of the site. The facility must be designed and constructed to the District's standards including maintenance access to the facility and its outlet with a turnaround. Offsite permission and easements from the affected property owner(s) are required for the release of concentrated flows as well as offsite grading/construction and maintenance access. Permission and easements must be obtained prior to the issuance of any grading permits for the project. If such permission and easements cannot be obtained then the project shall be redesigned to eliminate the need to such permission and easements. This could result in a reduction in the project footprint.

Flood. 3 0010-Flood-USE FLOOD HAZARD REPORT (PART 2 OF 2)

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facilities District (CFD) 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Flood. 4 0010-Flood-USE INCREASED RUNOFF

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

Flood. 5 0010-Flood-USE INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-USE INCREASED RUNOFF CRITERIA
(cont.)

Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-USE INCREASED RUNOFF CRITERIA
(cont.)

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

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

Flood. 6 0010-Flood-USE MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

Planning

Planning. 1 0010-Planning-USE - GEO02491 ACCEPTED

County Geologic Report GEO No. 2491, submitted for the project APNs 314-040-001, -002, -003, and -008, was prepared by Matrix Geotechnical Consulting, Inc. The report is titled; "Geotechnical Investigation, Infiltration Study, and Rock Rippability Report for the Proposed Decker Assemblage Industrial Site, Located at the Southwest Corner of Oleander Avenue and Decker Road, Assessor's Parcel Numbers (APN's): 314-040-001, -002, -003, & -008, Western Perris Area, County of Riverside, California," dated September 30, 2014. In addition, Southern California Geotechnical has submitted the following report: "Change of Engineer of Record, Response Report and Plan Review, Building D, SEC of Oleander Avenue and Decker Road, Riverside County, California," dated June 16, 2016. This document is herein incorporated in GEO02491.

GEO02491 concluded:

1. Active or potentially active faults were not identified, to exist on, or project toward the site. No evidence of linear features (i.e, fault lines, fault line scarps) indicative of faulting was observed transecting the subject site or the surrounding area during our review of the historical aerial photographs.
2. The potential for liquefaction to occur on the site is negligible.
3. Laboratory test results of the near surface soil (fill and native) indicate a very low expansion potential.
4. Known landslides do not occur on, or have the potential to impact the site.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - GEO02491 ACCEPTED (cont.)

5. Remedial grading will be required in order to remove all of the undocumented fill and a portion of the near-surface alluvial soils. Significant blasting will also be required at the site in order to achieve the new site grades.

GEO02491 recommended:

1. Initial site stripping should include removal of any surficial vegetation.
2. Demolition of the existing residence present in the southwestern region of the site will be required.
3. Remedial removals are recommended to extend to a depth of 3 feet below pad grade, or at least 2 feet below foundation bearing grades.
4. The overexcavation areas should extend at least 5 feet beyond the building and foundation perimeters, and to a horizontal extent equal to the depth of fill below the foundation bearing grades.
5. Soils suitable to serve as the structural fill subgrade within the building area should consist of either bedrock or dense alluvial soils that possess an in-situ dry density equal to at least 85 percent of the ASTM D-1557 maximum dry density.

GEO No. 2491 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2491 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 2 0010-Planning-USE - IF HUMAN REMAINS FOUND
(PART 1 OF 2)

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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - IF HUMAN REMAINS FOUND
(PART 1 OF 2) (cont.)

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. Record a document with the county in which the property is located.

Planning. 3 0010-Planning-USE - IF HUMAN REMAINS FOUND
(PART 2 OF 2)

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.

Planning. 4 0010-Planning-USE - LOW PALEO

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - LOW PALEO (cont.)
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 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.

Planning. 5 0010-Planning-USE - PDA04927 ACCEPTED

County Archaeological Report (PDA) No 4927, submitted for this project (PM36950) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. PM36950, Riverside County, California, dated June 24, 2015. (PDA) No 4927 concludes the cultural resources study of the proposed project resulted in the identification of two cultural sites. These sites were tested as part of the CEQA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - PDA04927 ACCEPTED (cont.)
 significance evaluation process and found to be not significant or unique. (PDA) No 4927 recommends that due to the potential for buried unrecorded cultural resources to be present within the project area, a Cultural Resources Mitigation Monitoring and Reporting Program (CRMMP) be included as a Condition of Approval for this project. This study has been incorporated as part of this project, and has been accepted.

Planning. 6 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)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. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 7 ALUC Requirements - Part 1

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 ALUC Requirements - Part 1 (cont.)

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

Planning. 8 ALUC Requirements - Part 2

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.

4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

5. The following uses/activities are specifically prohibited at this location: wastewater management facilities, trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.

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

7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412 -OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

8. Building D shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,640 feet above mean sea level.

9. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 ALUC Requirements - Part 2 (cont.)

10. Temporary construction equipment such as cranes used during actual construction of Building D shall not exceed a height of 55 feet and a maximum elevation of 1,640 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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

Planning. 9 Causes for Revocation

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.

Planning. 10 Ceased Operations

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.

Planning. 11 Electrical Hook-Ups

Electrical hook-ups for refrigerated trailers shall be provided on a minimum of 5% of the truck bays. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

Planning. 12 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit.

The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 Industrial Occupant Change (cont.)

Planning. 13 Industrial Occupant Change

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.

Planning. 14 Mezzanine/Second Floor Limit

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

Planning. 15 MM AQ 4.3-10 - SmartWay Program

Developer and all successors shall include information in building lease agreements that inform tenants about the benefits of becoming SmartWay Shippers and SmartWay Carriers. SmartWay is a federal EPA program that advances supply chain sustainability.

Planning. 16 MM AQ 4.3-11 - Yard Truck-Diesel Prohibited

Developer and all successors shall stipulate in building lease and sale agreements that yard trucks shall not be fueled with diesel.

Planning. 17 MM AQ 4.3-2 - Construction Equipment Maintenance

Construction equipment shall be properly maintained according to manufacturer specifications and all contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit onsite idling to no more than three (3) minutes in any one hour. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. Construction contractors shall keep construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) onsite during construction and subject to inspection by the County of Riverside.

Planning. 18 MM AQ 4.3-2(A) - Construction Idling Signs

During construction activities, Project contractors shall post signs on the site that instruct operators to turn off equipment when not in use and limit idling to a maximum of three (3) minutes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 MM TRA 4.15-5 - Truck Routing Agreements (cont.)
that require building users to designate truck routing away from southbound Ellsworth Street (previously known as Decker Road) and away from residential neighborhoods.

Planning. 25 No Outdoor Advertising

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.

Planning. 26 No Resident Occupancy

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

Planning. 27 Noise Monitoring Reports

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

Planning. 28 Reclaimed Water

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.

Planning. 29 RR-10 - CARB Idling Restrictions

Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

Planning. 30 Truck Idling Time

Consistent with MM AQ 4.3-4 and the requirements for posting of signs, the applicant or their successor-in-interest and any tenant shall be required to trucks shall not idle for more than three (3) minutes. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE
 REQUIREMENT (cont.)

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.

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE
 SCREENING

Landscape screening located from ___ to ___ shall be designed to ensure full, opaque, coverage up to a minimum height of ___ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 4 0010-Transportation-USE - STD INTRO (ORD 461)

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.

Transportation. 5 0010-Transportation-USE - TS/CONDITIONS

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-USE - TS/CONDITIONS (cont.)
urban arterials, expressways or state highways and ramp intersections.

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

Driveway 1 (NS) at:
Oleander Avenue (EW)

Driveway 2 (NS) at:
Oleander Avenue (EW)

Driveway 3 (NS) at:
Oleander Avenue (EW)

Driveway 4 (NS) at:
Oleander Avenue (EW)

Driveway 5 (NS) at:
Oleander Avenue (EW)

Driveway 6 (NS) at:
Oleander Avenue (EW)

Decker Road (NS) at:
Oleander Avenue (EW)

Harvill Avenue (NS) at:
Harley Knox Blvd. (EW)
Oleander Avenue (EW)

I-215 Southbound Ramps (NS) at:
Harley Knox Blvd. (EW)

I-215 Northbound Ramps (NS) at:
Harley Knox Blvd. (EW)

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

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

Transportation. 6 RR-7

Mitigation Measure RR-7

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 RR-7 (cont.)
provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

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.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

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 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.
- 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

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS
MATERIALS

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

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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.

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 10 0060-BS-Grade-USE - RECORDED ESMT REQ'D Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-USE - SLOPE STABILITY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 12 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 13 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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.

Fire

060 - Fire. 1 0060-Fire-USE-#75-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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

060 - Flood. 1 0060-Flood-USE 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 7 0060-Flood-USE SUBMIT PLANS (cont.) Not Satisfied
engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

060 - Flood. 8 0060-Flood-USE WRITTEN PERM FOR GRADING Not Satisfied
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 0060-Planning-USE - CONTROLLED GRADING Not Satisfied
MM 4.5-4 c
Building D Site Controlled Grading: Several bedrock milling features at cultural sites CA-RIV-8401 and CA-RIV-8402 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report (see Mitigation Measure MM 4.5-8).

060 - Planning. 2 0060-Planning-USE - CULTURAL SENSITIVITY TR Not Satisfied
MM 4.5-4 b
Cultural Sensitivity Training: The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-USE - FEATURE RELOCATION Not Satisfied
MM 4.5-2
Building D Site: In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II)" and as a condition of the grading permit for the Building D Site (Planning Case No. 36950), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-8401 and CA-RIV-8402 shall be recovered and recorded by the Archaeological Monitor and Native American Monitors, and photo documentation of each site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report (See Mitigation Measure MM 4.5-8).

060 - Planning. 4 0060-Planning-USE - NATIVE MONITOR Not Satisfied
MM 4.5-1
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - NATIVE MONITOR (cont.) Not Satisfied
potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

060 - Planning. 5 0060-Planning-USE - PROJECT ARCHAEOLOGIST Not Satisfied

MM 4.5-4

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the Archaeological Monitor and Native American Monitors that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following:

a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitors

060 - Planning. 6 MM AQ 4.3-1 - Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- a) Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.
- b) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.
- c) All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.
- d) All scrapers shall be CARB Tier 4 Certified or better.
- e) The total horsepower-hours per day for all on-site equipment shall not exceed 46,344 horsepower hours per day.
- f) The maximum daily disturbance area (actively graded area) shall not exceed 11.0 acres per day.
- g) The use of diesel-powered generators during construction shall be prohibited.
- h) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
- i) The use of construction equipment with pollution control devices such as high-pressure injectors is highly encouraged to reduce air pollutant emissions.
- j) The use of construction vehicles equipped with pollution control devices such as catalytic converters is highly encouraged to reduce air pollutant emissions.
- k) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

060 - Planning. 7 MM NOI 4.11-1 - Construction Noise Barrier Not Satisfied

Prior to the issuance of grading permits and building permits that would authorize grading and construction activities on the Building D Site, the construction contractor shall install a minimum 6-foot high temporary noise barrier along the southern boundary of the Building D Site. The temporary noise control barrier must present a solid face from top to bottom and must be a minimum of 6 feet high. The temporary noise control barrier shall comply with the following:

a) The noise barrier may be constructed using an acoustical blanket (i.e., vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts.

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 MM NOI 4.11-1 - Construction Noise Barrier (cont.) Not Satisfied

- b) The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired.
- c) The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.

060 - Planning. 8 MM NOI 4.11-2 - Grading Plan Notes Not Satisfied

Prior to any issuance of grading permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

060 - Planning. 9 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1151 and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 10 RR-37 - Blasting Noise Plan Not Satisfied

Prior to the issuance of grading permits, a blasting noise and vibration monitoring and abatement plan shall be submitted to and approved by the County of Riverside. The contractor shall be required to comply with the approved plan.

- a) Pre-blasting inspections shall be offered to property owners within 200 feet of the blast site.
- b) Existing damage of each structure shall be documented.
- c) Post-blasting inspections shall be offered to assess any new or additional damage to each structure once blasting activities have ceased for those property owners who accepted pre-blast inspections.
- d) Property owners within at least 200 feet of the blast site shall be notified via postings on the construction site at least 24 hours before the occurrence of major construction-related noise and vibration impacts (such as grading and rock blasting) which may affect them.
- e) The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time.

060 - Planning. 11 Trail Plan Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) along south side of Oleander Avenue and east side of Ellsworth Street with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 Trail Plan (cont.) Not Satisfied
crossings signage, bollards (if applicable) and landscaping and irrigation.

Planning-CUL

060 - Planning-CUL. 1 ARCHAEOLOGIST/MONITOR Not Satisfied

MM 4.5-5a

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the

Archaeological Monitor and Native American Monitors that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitor shall be on site during all grading activities for areas to be monitored including any off site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitors.

060 - Planning-CUL. 2 CONTROLLED GRADING Not Satisfied

MM-4.5-5c

Building D Site Controlled Grading: Several bedrock milling features at cultural sites CA RIV 8401 and CA RIV 8402 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 3 CULTURAL SENSITIVITY TRAINING Not Satisfied

MM 4.5-5b

The Project Archaeologist and a representative designated by the Tribe shall attend the pre grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 4 FEATURE RELOCATION Not Satisfied

MM 4.5-2

Building D Site: In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II)" and as a condition of the grading permit for the Building D Site (Planning Case No. 36950), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA RIV 8401 and CA RIV 8402 shall be recovered and recorded by the Archaeological Monitor and Native American Monitors, and photo documentation of

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 4 FEATURE RELOCATION (cont.) Not Satisfied

each situ site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report.

060 - Planning-CUL. 5 NATIVE MONITOR Not Satisfied

MM 4.5-1

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - 30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD MBTA Surveys Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 0060-Planning-EPD Mitigation Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36950 (APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008) Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.18 acre of rehabilitation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1511, prepared by Brian F. Smith & Associates recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations below a depth of 4 feet, and only within the older alluvial sediments.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately

Plan: PP25838

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking.

These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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.

060 - Transportation. 3 0060-Transportation-USE- FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 MM GHG 4.7-1 - CAP Measures (cont.) Not Satisfied

Prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (CAP) (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve a minimum of 100 points:

- a) E5. A.1: Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) – 18 points
- b) E5. A.2: Enhanced Window Insulation – 8 points
- c) E5. B.1: Enhanced Duct Insulation (R-8) – 10 points
- d) E5. B.2: Improved Efficiency HVAC (EER 14/65% AFUE or 89 HSPF) – 7 points
- e) E5. B.4: High Efficiency Water Heater (0.72 Energy Factor) – 16 points
- f) E5. B.5: All peripheral rooms having at least one window or skylight – 1 point
- g) E5. B.6: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) – 14 points
- h) E5. B.7: Star Commercial Refrigerator (new) – 4 points
- i) E5. C.1: North/south alignment of building such that the orientation optimizes conditions for natural heating, cooling, and lighting – 6 points
- j) W1. C.1: Eliminate turf and only drought tolerant plants – 4 points
- k) W1. D.2: Water efficient toilets/urinals (1.5 gpm) – 3 points
- l) W1. D.3: Water efficient faucets (1.28 gpm) – 3 points
- m) T1. A.2: Car/vanpool program with preferred parking – 2 points
- n) T4. A.1: Larger parking spaces to accommodate ride-sharing vans – 1 point
- o) SW2. B.1: Recycle 20% of debris during construction – 6 points

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

080 - Planning. 6 MM NOI 4.11-2 - Building Plan Notes Not Satisfied

Prior to any issuance of building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

080 - Planning. 7 MM NOI 4.11-5 - Additional Acoustic Study Not Satisfied

Should any of the buildings accommodate a user that requires special noise generators, including but not limited to outdoor compressors, air scrubbers, emergency generators, large HVAC units, or outdoor amplification (speakers), prior to the issuance of a building permit or occupancy permit that would allow installation of the noise generator, an acoustical study shall be prepared to show that noise levels at noise sensitive receivers would not exceed the

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM NOI 4.11-5 - Additional Acoustic Study (cont.) Not Satisfied
Riverside County Noise Ordinance operational noise standards for noise-sensitive receivers of 65 dBA nighttime and 45 dBA nighttime.

080 - Planning. 8 Plans Showing Bike Racks Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 9 Required Applications Not Satisfied
No building permits shall be issued until General Plan Amendment No. 1151 and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

080 - Planning. 10 Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 11 School Mitigation Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 12 Trail Dedication Not Satisfied
Prior to building permit issuance, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue and east side of Ellsworth Street for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

080 - Planning. 13 Wall/Fencing Plan Required Not Satisfied
A wall and 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. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 14 Waste Management Clearance Not Satisfied
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Decker Road (Ellsworth Street) and Oleander Avenue.

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied
(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structure along Decker Road (Ellsworth Street) and Oleander Avenue.

(4) Street sweeping.

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

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

080 - Transportation. 2 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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 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

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied
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.

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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

NOTE:

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

080 - Transportation. 5 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC Not Satisfied

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

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

080 - Transportation. 6 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

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.

080 - Transportation. 7 0080-Transportation-USE - TS/GEOMETRICS Not Satisfied

The intersection of I-215 Southbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one shared left-turn/through, one right-turn lane
- Eastbound: one through lane, one shared through/right-turn lane
- Westbound: one left-turn lane, one through lane
- NOTE: The project shall restripe the westbound approach to provide a 200-foot left-turn lane and one through lane.

The intersection of I-215 Northbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 0080-Transportation-USE - TS/GEOMETRICS (cont.) Not Satisfied

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

Southbound: N/A

Eastbound: one left-turn lane, two through lanes

Westbound: one through lane, one shared through/right-turn lane

NOTE: The project shall restripe the eastbound approach to provide a 200-foot left-turn lane and two through lanes.

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

080 - Transportation. 8 0080-Transportation-USE - UTILITY PLAN Not Satisfied

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.

080 - Transportation. 9 0080-Transportation-USE - WAREHOUSE IMPACT FEE Not Satisfied

Applicant is advised that the County Transportation Department intends to conduct a study of cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies.

The study may lead to the establishment of a new impact fee related to traffic generated by logistic warehouses. Should such a fee be adopted by the County, through official action of the Board of Supervisors, prior to the issuance of the project's first building permit, the project Developer, or successor in interest, shall pay the fee in accordance with the provisions of the ordinance establishing the fee.

080 - Transportation. 10 0080-Transportation-USE*- LC LNDSCP COMMON AREA MA Not Satisfied

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 10 0080-Transportation-USE*- LC LNDSCP COMMON AREA MA (cont.) Not Satisfied
3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

- 080 - Transportation. 11 0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND Not Satisfied

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 Decker Road (Ellsworth Street) and Oleander Avenue 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.

- 080 - Transportation. 12 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

- 080 - Transportation. 13 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

- 080 - Transportation. 14 MM 4.15-1 Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for improvements to the Ellsworth Street (Decker Road) / Oleander Avenue intersection which are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Install a traffic signal;
- Install southbound left turn lane;
- Install southbound through lane; and
- Install southbound shared through-right turn lane.

The Project's fair share of the above-listed improvements is 5.5%.

- 080 - Transportation. 15 MM 4.15-2 Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, for improvements to the Harvill Avenue / Harley Knox Boulevard intersection that are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Modify traffic signal to implement overlap phasing on the northbound right turn lanes; and
- Modify traffic signal to implement overlap phasing on the eastbound right turn lane.

The Project's fair share of the above-listed improvements is 5.0%.

- 080 - Transportation. 16 MM 4.15-3 Not Satisfied

In the event that Caltrans establishes a fair-share funding program for cumulatively considerable impacts to freeway system segments caused by private development projects that would be applicable to the Project site, prior to the issuance of a building permit for the Project, the Project Applicant shall provide evidence to Riverside County that

Plan: PP25838

Parcel: 314040001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 16 MM 4.15-3 (cont.) Not Satisfied

such fair-share fee has been paid. If Caltrans has not established such a fee prior to building permit issuance, the Project Applicant shall have no further obligation associated with this mitigation measure.

080 - Transportation. 17 RR-40 Not Satisfied

Mitigation Measure RR-40

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

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 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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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.

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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 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.

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied
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.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied
Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied
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.

090 - Fire. 4 0090-Fire-USE* - FIRE COMMAND CENTER Not Satisfied
A Fire Command Center is required for buildings over 300,000 square feet in accordance with Riverside County Ordinance 787.7.

090 - Fire. 5 0090-Fire-USE* -#77-SUPER FH/FLOW Not Satisfied
Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 4,000 GPM shall be installed within 400 feet of all buildings and spaced in accordance with Appendix C of the California Fire Code.

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 MM AQ 4.3-3 - Truck Parking Sign (cont.) Not Satisfied

090 - Planning. 5 MM AQ 4.3-4 - Truck Idling Signs Not Satisfied

Prior to building final inspection, signs shall be posted 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 three (3) minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

090 - Planning. 6 MM NOI 4.11-3 - Noise Barrier Not Satisfied

Prior to building permit final inspection, the County of Riverside shall verify that a minimum 8-foot high solid noise barrier is constructed along the southwestern and southeastern corners of the Building D Site, adjacent to the truck yard/truck parking area.

090 - Planning. 7 MM NOI 4.11-4 - Building Plan Notes Not Satisfied

Prior to building permit final inspection, the County of Riverside shall review building plans to ensure that the following notes are included. Contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request. Additionally, prior to building permit final inspection, the Project's property owner(s) shall provide documentation to the County of Riverside verifying that provisions are made in the builder's lease agreement that inform tenants of the following:

a) All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.

b) Speed bumps are not allowed. Quality pavement conditions shall be maintained on the property that is free of vertical deflection (i.e. speed bumps) to minimize truck noise.

090 - Planning. 8 MM TRA 4.15-4 - Truck Travel Signs Not Satisfied

Prior to building permit final inspection, the developer or successor in interest shall be required to install and perpetually maintain durable, legible, weather-proof signs at exit driveways that prohibit trucks from traveling south on Ellsworth Street (previously known as Decker Road).

090 - Planning. 9 Parking Paving Material Not Satisfied

A minimum of 259 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.

090 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

090 - Planning. 11 Trail Maintenance Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas along south side of Oleander Avenue and east side of Ellsworth Street such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

090 - Planning. 12 Truck Idling Signs Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

Planning

090 - Planning. 12 Truck Idling Signs (cont.) Not Satisfied

the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 13 Truck Monitoring Not Satisfied

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

a)tenants 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. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

b)The facility operator will ensure that site enforcement staff in charge of keeping the daily log and 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).

c)Require facility operator to become a SmartWay Partner.

d)Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.

090 - Planning. 14 Utilities Undergrounded Not Satisfied

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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

(1) Landscaping along Decker Road (Ellsworth Street) and Oleander Avenue.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structures along Decker Road (Ellsworth Street) and Oleander Avenue.

(4) Street sweeping.

090 - Transportation. 2 0090-Transportation-USE - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - DEDICATION Not Satisfied

Decker Road (Ellsworth Street) along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 4 0090-Transportation-USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 5 0090-Transportation-USE - LANDSCAPING Not Satisfied

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 Decker Road (Ellsworth Street) and Oleander Avenue.

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING COMM/IND Not Satisfied

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 Decker Road (Ellsworth Street) and Oleander Avenue.

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.

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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.

090 - Transportation. 8 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

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

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 0090-Transportation-USE - LC LNDS CP INSPECT DEPOST (cont.) Not Satisfied
compliance.

090 - Transportation. 9 0090-Transportation-USE - LNDS CP INSPCTN RQR MNTS Not Satisfied

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

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

090 - Transportation. 10 0090-Transportation-USE - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 11 0090-Transportation-USE - PART-WIDTH Not Satisfied

Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' to 89' full-width dedicated right-of-way (39' on the project side and 30' to 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 12 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 13 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM36950.

090 - Transportation. 14 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

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.

090 - Transportation. 15 0090-Transportation-USE - WRCOG TUMF Not Satisfied

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.

Plan: PP25838

Parcel: 314040001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 15 0090-Transportation-USE - WRCOG TUMF (cont.) Not Satisfied

090 - Transportation. 16 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 17 0090-Transportation-USE- STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

090 - Transportation. 18 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 19 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

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.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/18/18, 12:21 pm

PP25837

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25837. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP25837) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-3, dated 2/21/17.

Exhibit B (Elevations), Sheets 1-7, dated 2/21/17.

Exhibit C (Floor Plans), dated 2/21/17.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 2/21/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
(Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; 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, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

The Plot Plan proposes the construction and operation of a 410, 982 square foot warehouse / distribution center on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 236 automobile parking stalls, and all other necessary

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)
and required improvements on the project site and along the adjacent streets.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

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

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-USE - FINISH GRADE

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

BS-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION
(cont.)

Department Grading Division conditions of approval.

BS-Grade. 9 0010-BS-Grade-USE - MANUFACTURED SLOPES

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.

BS-Grade. 10 0010-BS-Grade-USE - MINIMUM DRAINAGE GRADE

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

BS-Grade. 11 0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Grade. 12 0010-BS-Grade-USE - OFFST. PAVED PKG

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

BS-Grade. 13 0010-BS-Grade-USE - RETAINING WALLS

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

BS-Grade. 14 0010-BS-Grade-USE - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS (cont.)
project.

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.

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

E Health. 2 0010-E Health-USE - NOISE STUDY

Noise Consultant:
Urban Crossroads
41 Corporate Park Suite 300
Irvine Ca 92606
(949)660-1994

Noise Study: "Knox Business Park, Noise Impact Analysis, County of Riverside", July 8, 2015 (09349-11)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25837 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 30, 2015 c/o Steve Uhlman.

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

E Health. 3 0010-E Health-USE - WATER AND SEWER SERVICE

PP25837 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). 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.

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM.

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM. (cont.)

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of all portions of all buildings as measured along approved vehicular travel ways and spaced in accordance with Appendix C of the California Fire Code.

Fire. 3 0010-Fire-USE-#25-GATE ENTRANCES

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

Fire. 4 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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.

Fire. 5 0010-Fire-USE-#88A-AUTO/MAN GATES

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. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 6 0010-Fire-USE-#89-RAPID HAZMAT BOX

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

Fire. 7 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on Type V-B construction per the 2013 CBC and

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 7 0010-Fire-USE* -#23-MIN REQ FIRE FLOW (cont.)
building(s) having a fire sprinkler system.

Flood

Flood. 1 0010-Flood-USE CFD 88-8 ADP FEE EXEMPT

It should be noted that this project is located within the limits for the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board. It should also be noted that the project is located within the limits of the Community Facilities District (CFD) 88-8, which has constructed portions of local drainage facilities of the Perris Valley ADP. Therefore, this construction exempts this proposal from the local drainage facilities portion of the ADP fees. However, this proposal is still subject to the portion of the ADP fees allocated for the Perris Valley Channel. This fee shall be paid prior to the issuance of permits.

In order to receive the exemption, the applicant shall provide the District with a letter from the Communities Facilities District (CFD) stating that the project is within the CFD 88-8 boundaries and is exempt from the specified portion of the ADP fee.

Flood. 2 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 25837 is a proposal to construct a warehouse/distribution center on a 21.52-acre site in the Mead Valley Area. The site is located on the southwest corner of Old Oleander Avenue and Decker Road, approximately 3,000 feet west of Harvill Avenue. Change of Zone 07873, which proposes to change the current zoning of the site from Light Agriculture - 1-Acre Minimum (A-1-1), Rural Residential - 1/2-Acre Minimum (R-R-1/2), and Industrial Park (I-P) to all Industrial Park (I-P), and Parcel Map 36962, which proposes to merge four contiguous parcels into a single parcel, are being processed concurrently.

This site receives runoff from a tributary offsite and onsite drainage area of approximately 60 acres from the hills to the west while an additional drainage area of approximately 25 acres is tributary to the southern portion of the site. This site lies within the Perris Valley Master Drainage Plan (MDP). The existing drainage infrastructure was constructed in 1996 by Community Facilities District (CFD) No. 88-8 (Line F and Lateral F-4: project number 4-0-00492 and drawing number 4-0652). The CFD constructed storm drains conforming to the District's Perris Valley MDP. The site is tributary to Lateral F-4 within Old Oleander Avenue, but Lateral F-4 ends approximately 1300 feet west of Harvill Avenue. This project would have to construct the extension of Lateral F-4 to the site in order to have an adequate outlet for the stormwater runoff from the site and the tributary offsite.

Water quality mitigation for onsite runoff will be within above ground bioretention basin. No underground water quality mitigation will be permitted. The proposed development of this site would generate an increase peak in flow rates in the more frequent storm events which may adversely impact the downstream property owners. This drainage

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 0010-Flood-USE INCREASED RUNOFF CRITERIA
(cont.)

calculations for the proposed detention basin shall be submitted to the District for review and approval.

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

Low Loss rates will be determined using the following:

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

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 5 0010-Flood-USE MAJOR FACILITIES - ADP (cont.)
 Flood. 5 0010-Flood-USE MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

Planning

- Planning. 1 0010-Planning-USE - GEO02492 ACCEPTED

County Geologic Report GEO No. 2492, submitted for the project APNs 314-020-010, -017, and -019, was prepared by Matrix Geotechnical Consulting, Inc. The report is titled; "Geotechnical Investigation and Rock Rippability Report for the Proposed Decker II Assemblage Industrial Site, Located at the Southwest Corner of Oleander Avenue and Decker Road, Assessor's Parcel Numbers (APN's): 314-020-010, -017, and -019, Western Perris Area, County of Riverside, California," dated February 19, 2016. In addition, Southern California Geotechnical has submitted the following report: "Change of Engineer of Record, Response Report and Plan Review, Building E, SEC of Oleander Avenue and Decker Road, Riverside County, California," dated August 2, 2016. This document is herein incorporated in GEO02492.

GEO02492 concluded:

1. Active or potentially active faults were not identified, to exist on, or project toward the site. However, linear features (i.e, fault lines, fault line scarps) indicative of faulting were observed transecting the subject site during review of the historical aerial photographs. Upon exploration, a bedrock fault was identified onsite that was deemed inactive, but nonetheless a setback zone of 15 feet on either side of the fault has been established.
2. The potential for liquefaction to occur on the site is negligible.
3. Laboratory test results of the near surface soil (fill and native) indicate a very low expansion potential.
4. Known landslides do not occur on, or have the potential to impact the site.
5. Remedial grading will be required in order to remove all of the artificial fill previously placed by others, and a portion of the near-surface alluvial soils. Significant blasting will also be required at the site in order to achieve the new site grades.

GEO02492 recommended:

1. No structures for human occupancy (2,000 person hours per year, or as defined by local agencies) should be constructed within the "Restricted Use Zone" associated with the north-south trending fault zone encountered along the western portion of the site.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-USE - LOW PALEO (cont.)

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 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.

Planning. 4

0010-Planning-USE - UNANTICIPATED RESOURCES

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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

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.

Planning. 5 ALUC Requirements - Part 1

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

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 ALUC Requirements - Part 1 (cont.)
approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

Planning. 6 ALUC Requirements - Part 2

3. The notice attached to ALUC's letter dated May 18, 2017 shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.

4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

5. The following uses/activities are specifically prohibited at this location: wastewater management facilities, trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.

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

7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

8. Building E shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,673 feet above mean sea level.

9. The maximum height and top point elevations specified above shall not be amended

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 ALUC Requirements - Part 2 (cont.)
without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10. Temporary construction equipment such as cranes used during actual construction of Building E shall not exceed a height of 55 feet and a maximum elevation of 1,673 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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

Planning. 7 Causes for Revocation

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.

Planning. 8 Ceased Operations

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.

Planning. 9 Electrical Hook-Ups

Electrical hook-ups for refrigerated trailers shall be provided on a minimum of 5% of the truck bays. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

Planning. 10 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit.

The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Expiration Date Use Case (cont.)
required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 11 Industrial Occupant Change

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.

Planning. 12 Mezzanine/Second Floor Limit

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

Planning. 13 MM AQ 4.3-10 - SmartWay Program

Developer and all successors shall include information in building lease agreements that inform tenants about the benefits of becoming SmartWay Shippers and SmartWay Carriers. SmartWay is a federal EPA program that advances supply chain sustainability.

Planning. 14 MM AQ 4.3-11 - Yard Truck-Diesel Prohibited

Developer and all successors shall stipulate in building lease and sale agreements that yard trucks shall not be fueled with diesel.

Planning. 15 MM AQ 4.3-2 - Construction Equipment Maintenance

Construction equipment shall be properly maintained according to manufacturer specifications and all contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit onsite idling to no more than three (3) minutes in any one hour. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. Construction contractors shall keep construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) onsite during construction and subject to inspection by the County of Riverside.

Planning. 16 MM AQ 4.3-2(A) - Construction Idling Signs

During construction activities, Project contractors shall post signs on the site that instruct operators to turn off equipment when not in use and limit idling to a maximum of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 MM AQ 4.3-2(A) - Construction Idling Signs (cont.)
three (3) minutes.

Planning. 17 MM AQ 4.3-5 - Truck Fleet Records

Owner users and tenants of the Project shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that its Heavy-Heavy Duty Haul Trucks (HHD) fleet serving the warehouses within the Project are in good condition, and in proper tune pursuant to manufacturer's specifications. Owner users and tenants shall ensure that all HHD accessing the Project site shall comply with 13 California Code of Regulations Section 2025, as may be amended (the "Regulations"), and that all HHD accessing the Project site shall comply with the required registration and reporting provisions of the Regulations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 18 MM AQ 4.3-6 - Idling Enforcement

Site enforcement staff in charge of monitoring for excess vehicle idling shall be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses. Developer and all successors shall include this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 19 MM AQ 4.3-7 - Rideshare Program

All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to discourage single-occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 20 MM AQ 4.3-9 - VOC Products

Developer and all successors shall include information in building lease agreements that inform tenants about the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products.

Planning. 21 MM NOI 4.11-2(A) - Construction Time

No construction activities and no construction-related sensitive receivers after 6:00 p.m. and before 6:00 a.m. during the months of June through September or before 7:00 a.m. during the months of October through May.

Planning. 22 MM TRA 4.15-5 - Truck Routing Agreements

A provision shall be included in building user lease agreements and sales agreements

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 MM TRA 4.15-5 - Truck Routing Agreements (cont.)
that require building users to designate truck routing away from southbound Ellsworth Street (previously known as Decker Road) and away from residential neighborhoods.

Planning. 23 No Outdoor Advertising

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.

Planning. 24 No Resident Occupancy

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

Planning. 25 Noise Monitoring Reports

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

Planning. 26 Reclaimed Water

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.

Planning. 27 RR-10 - CARB Idling Restrictions

Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

Planning. 28 Truck Idling Time

Consistent with MM AQ 4.3-4 and the requirements for posting of signs, the applicant or their successor-in-interest and any tenant shall be required to trucks shall not idle for more than three (3) minutes. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 Truck Idling Time (cont.)
shall fulfill the terms and conditions of this County condition of approval.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE SCREENING

Landscape screening located from ___ to ___ shall be designed to ensure full, opaque, coverage up to a minimum height of ___ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE
SCREENING (cont.)

inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 4 0010-Transportation-USE - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Oleander Avenue exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5 0010-Transportation-USE - STD INTRO (ORD 461)

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.

Transportation. 6 0010-Transportation-USE - TS/CONDITIONS

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

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

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

Driveway 1 (NS) at:
Oleander Avenue (EW)

Driveway 2 (NS) at:
Oleander Avenue (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-USE - TS/CONDITIONS (cont.)

Driveway 3 (NS) at:
Oleander Avenue (EW)

Driveway 4 (NS) at:
Oleander Avenue (EW)

Driveway 5 (NS) at:
Oleander Avenue (EW)

Driveway 6 (NS) at:
Oleander Avenue (EW)

Decker Road (NS) at:
Oleander Avenue (EW)

Harvill Avenue (NS) at:
Harley Knox Blvd. (EW)
Oleander Avenue (EW)

I-215 Southbound Ramps (NS) at:
Harley Knox Blvd. (EW)

I-215 Northbound Ramps (NS) at:
Harley Knox Blvd. (EW)

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

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

Transportation. 7 RR-7

Mitigation Measure RR-7

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)
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.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

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 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.

F o r m o r e i n f o r m a t i o n , p l e a s e v i s i t :
www.rivcowm.org/opencms/recycling/recycling_and_compost_busness.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS
MATERIALS

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.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

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.

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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.

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 10 0060-BS-Grade-USE - RECORDED ESMT REQ'D Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-USE - SLOPE STABILITY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 12 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 13 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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.

Fire

060 - Fire. 1 0060-Fire-USE-#75-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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

060 - Flood. 1 0060-Flood-USE 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-USE 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

060 - Flood. 2 0060-Flood-USE EROS CNTRL AFTER RGH GRAD Not Satisfied

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

060 - Flood. 3 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan 25837 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.52

Plot Plan 25837 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.52 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 4 0060-Flood-USE OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

060 - Flood. 5 0060-Flood-USE SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 6 0060-Flood-USE SUBMIT PLANS Not Satisfied

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.

060 - Flood. 7 0060-Flood-USE WRITTEN PERM FOR GRADING Not Satisfied

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 7 0060-Flood-USE WRITTEN PERM FOR GRADING (cont.) Not Satisfied

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST/MONITOR Not Satisfied

MM 4.5-4

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the Archaeological Monitor and Native American Monitors that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitors.

b) Cultural Sensitivity Training: The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

c) Building E Site Controlled Grading: Several bedrock milling features at cultural sites CA-RIV-8901, CA-RIV-1330/H and CA-RIV-11874 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report (see Mitigation Measure MM 4.5-8).

060 - Planning. 2 0060-Planning-USE - CONTROLLED GRADING Not Satisfied

MM 4.5-4 c

Building E Site Controlled Grading: Several bedrock milling features at cultural sites CA-RIV-8901, CA-RIV-1330/H and CA-RIV-11874 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report (see Mitigation Measure MM 4.5-8).

060 - Planning. 3 0060-Planning-USE - FEATURE RELOCATION Not Satisfied

MM 4.5-3

Building E Site: In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - FEATURE RELOCATION (cont.) Not Satisfied

from Project Archaeologist Brian F. Smith and Associates, regarding “Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II” and as a condition of the grading permit for the Building E Site (Planning Case No. 36962), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-1330H, CA-RIV-8901 and CA-RIV-11874 shall be recovered and recorded by the Archaeological Monitor and Native American Monitors, and photo documentation of each site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report.

060 - Planning. 4 0060-Planning-USE - NATIVE MONITOR Not Satisfied

MM 4.5-1

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

060 - Planning. 5 MM AQ 4.3-1 - Grading Plan Notes Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- a) Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.
- b) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.
- c) All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.
- d) All scrapers shall be CARB Tier 4 Certified or better.
- e) The total horsepower-hours per day for all on-site equipment shall not exceed 46,344 horsepower hours per day.
- f) The maximum daily disturbance area (actively graded area) shall not exceed 11.0 acres per day.
- g) The use of diesel-powered generators during construction shall be prohibited.
- h) Construction contractors shall notify their workers about Riverside County’s Rideshare Program.
- i) The use of construction equipment with pollution control devices such as high-pressure injectors is highly encouraged to reduce air pollutant emissions.
- j) The use of construction vehicles equipped with pollution control devices such as catalytic converters is highly encouraged to reduce air pollutant emissions.
- k) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

060 - Planning. 6 MM NOI 4.11-2 - Grading Plan Notes Not Satisfied

Prior to any issuance of grading permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 MM NOI 4.11-2 - Grading Plan Notes (cont.) Not Satisfied

c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.

d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).

e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.

f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

060 - Planning. 7 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 8 RR-37 – Blasting Noise Plan Not Satisfied

Prior to the issuance of grading permits, a blasting noise and vibration monitoring and abatement plan shall be submitted to and approved by the County of Riverside. The contractor shall be required to comply with the approved plan.

a) Pre-blasting inspections shall be offered to property owners within 200 feet of the blast site.

b) Existing damage of each structure shall be documented.

c) Post-blasting inspections shall be offered to assess any new or additional damage to each structure once blasting activities have ceased for those property owners who accepted pre-blast inspections.

d) Property owners within at least 200 feet of the blast site shall be notified via postings on the construction site at least 24 hours before the occurrence of major construction-related noise and vibration impacts (such as grading and rock blasting) which may affect them.

e) The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time.

060 - Planning. 9 Trail Plan Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) along south side of Oleander Avenue with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Planning-CUL

060 - Planning-CUL. 1 ARCHAEOLOGIST/MONITOR Not Satisfied

MM 4.5-5a

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the

Archaeological Monitor and Native American Monitors that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 ARCHAEOLOGIST/MONITOR (cont.) Not Satisfied

prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitor shall be on site during all grading activities for areas to be monitored including any off site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitors.

060 - Planning-CUL. 2 CONTROLLED GRADING Not Satisfied

MM-4.5-5c

Building E Site Controlled Grading: Several bedrock milling features at cultural sites CA RIV 8901, CA RIV 1330/H and CA RIV 11874 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 3 CULTURAL SENSITIVITY TRAINING Not Satisfied

MM 4.5-5b

The Project Archaeologist and a representative designated by the Tribe shall attend the pre grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 4 FEATURE RELOCATION Not Satisfied

MM 4.5-3

Building E Site Controlled Grading: Several bedrock milling features at cultural sites CA RIV 8901, CA RIV 1330/H and CA RIV 11874 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist, in consultation with the Native American representatives, and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 5 NATIVE MONITOR Not Satisfied

MM 4.5-1

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

Planning-EPD

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1

0060-Planning-EPD-EPD - 30 DAY BURROWING OWL

Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2

0060-Planning-EPD-EPD - MBTA SURVEY

Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report,

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied
documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.22 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Survey

060 - Survey. 1 0060-Survey-USE - VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Oleander Avenue. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Oleander Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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.

060 - Transportation. 4 RR-40 Not Satisfied

Mitigation Measure RR-40

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RR-40 (cont.) Not Satisfied

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

060 - Transportation. 5 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the Project-Proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The Project-Proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided for the WQMP. This requirement applies to both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

MM 4.5-6

Prior to building final, provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project; such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-USE - PHASE IV CULTURAL Not Satisfied

MM 4.5-7

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with the grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. A report documenting

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied
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

080 - E Health. 1 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

Flood

080 - Flood. 1 0080-Flood-USE 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

080 - Flood. 2 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-USE MITCHARGE (cont.) Not Satisfied

collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25837 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.52 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 3 0080-Flood-USE SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 4 0080-Flood-USE SUBMIT PLANS Not Satisfied

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

Planning

080 - Planning. 1 Conform to Elevations/Floor Plans Not Satisfied

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

080 - Planning. 2 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 MM AQ 4.3-12 - Solar Reflectivity Not Satisfied

Prior to the issuance of building permits, the County shall verify that the Project's building plans require the installation of a primary roofing material that has solar reflective index (SRI) value of at least 39 percent.

080 - Planning. 4 MM AQ 4.3-8 - Roof Solar Design Not Satisfied

Prior to the issuance of a building permit, the County shall verify that the building's roof is designed to accommodate a minimum 1 KW photovoltaic (PV) solar array taking into consideration limitations imposed by other rooftop equipment, roof warranties, building and fire code requirements, and other physical or legal limitations. The building shall be constructed with the necessary electrical system and other infrastructure to accommodate PV arrays in the future. The electrical system and infrastructure shall be clearly labeled with noticeable and permanent signage which informs future occupants/owners of the existence of this infrastructure.

080 - Planning. 5 MM GHG 4.7-1 - CAP Measures Not Satisfied

Prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include the following measures from the County of Riverside Climate Action Plan (CAP) (December 2015) Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve a minimum of 100 points:

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 MM GHG 4.7-1 - CAP Measures (cont.) Not Satisfied

- a) E5. A.1: Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) – 18 points
- b) E5. A.2: Enhanced Window Insulation – 8 points
- c) E5. B.1: Enhanced Duct Insulation (R-8) – 10 points
- d) E5. B.2: Improved Efficiency HVAC (EER 14/65% AFUE or 89 HSPF) – 7 points
- e) E5. B.4: High Efficiency Water Heater (0.72 Energy Factor) – 16 points
- f) E5. B.5: All peripheral rooms having at least one window or skylight – 1 point
- g) E5. B.6: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) – 14 points
- h) E5. B.7: Star Commercial Refrigerator (new) – 4 points
- i) E5. C.1: North/south alignment of building such that the orientation optimizes conditions for natural heating, cooling, and lighting – 6 points
- j) W1. C.1: Eliminate turf and only drought tolerant plants – 4 points
- k) W1. D.2: Water efficient toilets/urinals (1.5 gpm) – 3 points
- l) W1. D.3: Water efficient faucets (1.28 gpm) – 3 points
- m) T1. A.2: Car/vanpool program with preferred parking – 2 points
- n) T4. A.1: Larger parking spaces to accommodate ride-sharing vans – 1 point
- o) SW2. B.1: Recycle 20% of debris during construction – 6 points

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

080 - Planning. 6 MM NOI 4.11-2 - Building Plan Notes Not Satisfied

Prior to any issuance of building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

080 - Planning. 7 MM NOI 4.11-5 - Additional Acoustic Study Not Satisfied

Should any of the buildings accommodate a user that requires special noise generators, including but not limited to outdoor compressors, air scrubbers, emergency generators, large HVAC units, or outdoor amplification (speakers), prior to the issuance of a building permit or occupancy permit that would allow installation of the noise generator, an acoustical study shall be prepared to show that noise levels at noise sensitive receivers would not exceed the Riverside County Noise Ordinance operational noise standards for noise-sensitive receivers of 65 dBA nighttime and 45 dBA nighttime.

080 - Planning. 8 Plans Showing Bike Racks Not Satisfied

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

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Plans Showing Bike Racks (cont.) Not Satisfied
Planning Department for approval.

080 - Planning. 9 Required Applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

080 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

080 - Planning. 11 School Mitigation Not Satisfied

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

080 - Planning. 12 Trail Dedication Not Satisfied

Prior to building permit issuance, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

080 - Planning. 13 Wall/Fencing Plan Required Not Satisfied

A wall and 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. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 14 Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

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

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

080 - Planning-EPD. 2 0080-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a building permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.22 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Survey

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 0080-Survey-USE - ACCESS RESTRICTION Not Satisfied

By the project's design, access on Ellsworth Street shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Ellsworth Street.

080 - Survey. 2 0080-Survey-USE - VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Oleander Avenue. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Oleander Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Ellsworth Street and Oleander Avenue.
- (2) Streetlights.
- (3) Traffic signals per the traffic condition of approval.
- (4) Street sweeping.

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

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

080 - Transportation. 2 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 0080-Transportation-USE - LANDSCAPING Not Satisfied

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 Ellsworth Street and Oleander Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4

0080-Transportation-USE - LC LANDSCAPE PLOT PLAN

Not Satisfied

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 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.

080 - Transportation. 5

0080-Transportation-USE - LC LANDSCAPE SECURITIES

Not Satisfied

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

NOTE:

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

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

080 - Transportation. 6 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

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

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____

080 - Transportation. 7 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

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.

080 - Transportation. 8 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Ellsworth Street shall be conveyed for public use to provide for a 100' to 112' foot full-width right-of-way per Standard No. 94, pages (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along Oleander Avenue shall be conveyed for public use to provide for a 39 foot half-width right-of-way per Standard No. 111, Ordinance 461.

080 - Transportation. 9 0080-Transportation-USE - TS/GEOMETRICS Not Satisfied

The intersection of I-215 Southbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

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

NOTE: The project shall restripe the westbound approach to provide a 200-foot left-turn lane and one through lane.

The intersection of I-215 Northbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

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

NOTE: The project shall restripe the eastbound approach to provide a 200-foot left-turn lane and two through lanes.

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 0080-Transportation-USE - UTILITY PLAN Not Satisfied

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.

080 - Transportation. 11 0080-Transportation-USE - WAREHOUSE IMPACT FEE Not Satisfied

Applicant is advised that the County Transportation Department intends to conduct a study of cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies.

The study may lead to the establishment of a new impact fee related to traffic generated by logistic warehouses. Should such a fee be adopted by the County, through official action of the Board of Supervisors, prior to the issuance of the project's first building permit, the project Developer, or successor in interest, shall pay the fee in accordance with the provisions of the ordinance establishing the fee.

080 - Transportation. 12 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 13 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project-Proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 14 MM 4.15-1 Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for improvements to the Ellsworth Street (Decker Road) / Oleander Avenue intersection which are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Install a traffic signal;
- Install southbound left turn lane;
- Install southbound through lane; and
- Install southbound shared through-right turn lane.

The Project's fair share of the above-listed improvements is 5.5%.

080 - Transportation. 15 MM 4.15-2 Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, for improvements to the Harvill Avenue / Harley Knox Boulevard intersection that are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Modify traffic signal to implement overlap phasing on the northbound right turn lanes; and
- Modify traffic signal to implement overlap phasing on the eastbound right turn lane.

The Project's fair share of the above-listed improvements is 5.0%.

Plan: PP25837

Parcel: 314020019

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 16 MM 4.15-3 Not Satisfied

In the event that Caltrans establishes a fair-share funding program for cumulatively considerable impacts to freeway system segments caused by private development projects that would be applicable to the Project site, prior to the issuance of a building permit for the Project, the Project Applicant shall provide evidence to Riverside County that such fair-share fee has been paid. If Caltrans has not established such a fee prior to building permit issuance, the Project Applicant shall have no further obligation associated with this mitigation measure.

080 - Transportation. 17 RR-40 Not Satisfied

Mitigation Measure RR-40

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

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 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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION (cont.) Not Satisfied

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.

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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 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.

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied
control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied
Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

090 - Fire. 2 0090-Fire-USE-#45-FIRE LANES Not Satisfied
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.

090 - Fire. 3 0090-Fire-USE* - FIRE COMMAND CENTER Not Satisfied
A Fire Command Center is required for buildings over 300,000 square feet in accordance with Riverside County Ordinance 787.7.

090 - Fire. 4 0090-Fire-USE* -#77-SUPER FH/FLOW Not Satisfied
Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 4,000 GPM shall be installed within 400 feet of all buildings and spaced in accordance with Appendix C of the California Fire Code.

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied
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 website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 MM AQ 4.3-3 - Truck Parking Sign (cont.) Not Satisfied
obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

090 - Planning. 5 MM AQ 4.3-4 - Truck Idling Signs Not Satisfied

Prior to building final inspection, signs shall be posted 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 three (3) minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

090 - Planning. 6 MM NOI 4.11-4 - Building Plan Notes Not Satisfied

Prior to building permit final inspection, the County of Riverside shall review building plans to ensure that the following notes are included. Contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request. Additionally, prior to building permit final inspection, the Project's property owner(s) shall provide documentation to the County of Riverside verifying that provisions are made in the builder's lease agreement that inform tenants of the following:

a) All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.

b) Speed bumps are not allowed. Quality pavement conditions shall be maintained on the property that is free of vertical deflection (i.e. speed bumps) to minimize truck noise.

090 - Planning. 7 MM TRA 4.15-3 - Truck Travel Signs Not Satisfied

Prior to building permit final inspection, the developer or successor in interest shall be required to install and perpetually maintain durable, legible, weather-proof signs at exit driveways that prohibit trucks from traveling south on Ellsworth Street (previously known as Decker Road).

090 - Planning. 8 Parking Paving Material Not Satisfied

A minimum of 258 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.

090 - Planning. 9 Roof Equipment Shielding Not Satisfied

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

090 - Planning. 10 Trail Maintenance Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas along south side of Oleander Avenue until such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

090 - Planning. 11 Truck Idling Signs Not Satisfied

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

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 Truck Idling Signs (cont.) Not Satisfied
on-sight for more than 15 minutes.

090 - Planning. 12 Truck Monitoring Not Satisfied

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

a)tenants 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. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

b)The facility operator will ensure that site enforcement staff in charge of keeping the daily log and 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).

c)Require facility operator to become a SmartWay Partner.

d)Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.

090 - Planning. 13 Utilities Undergrounded Not Satisfied

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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Ellsworth Street and Oleander Avenue.
- (2) Streetlights.
- (3) Traffic signals per the traffic condition of approval.
- (4) Street sweeping.

090 - Transportation. 2 0090-Transportation-USE - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 0090-Transportation-USE - DEDICATIONS Not Satisfied

Ellsworth Street along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - DEDICATIONS (cont.) Not Satisfied
County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 4 0090-Transportation-USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 5 0090-Transportation-USE - LANDSCAPING Not Satisfied

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 Ellsworth Street and Oleander Avenue.

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.

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied

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 Ellsworth Street and Oleander Avenue.

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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.

090 - Transportation. 8 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

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.

090 - Transportation. 9 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-Transportation-USE - LNDSCEP INSPCTN RQRMNTS (cont.) Not Satisfied

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

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

090 - Transportation. 10 0090-Transportation-USE - OFF-SITE ACCESS SL1 Not Satisfied

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access roads to a paved and maintained road. Said access roads shall be constructed with a minimum of 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Oleander Avenue to a paved County maintained Oleander Avenue.

or as approved by the Director of Transportation.

090 - Transportation. 11 0090-Transportation-USE - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 12 0090-Transportation-USE - PART-WIDTH Not Satisfied

Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 89' full-width dedicated right-of-way (39' on the project side and 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 13 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 14 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM36950, PP25838, and PP25837.

090 - Transportation. 15 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 15 0090-Transportation-USE - UTILITY INSTALL (cont.) Not Satisfied
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.

090 - Transportation. 16 0090-Transportation-USE - WRCOG TUMF Not Satisfied
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.

090 - Transportation. 17 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 18 0090-Transportation-USE- STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

090 - Transportation. 19 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 20 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the Project-Proponent is required to register the project with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied
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.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.

04/18/18
12:22

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 29

Plan: PP25837

Parcel: 314020019

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2

0090-Waste Resources-USE - WASTE REPORTING FORM (cont.)

Not Satisfied



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/27/18, 9:42 am

PM36950

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36950. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM36950) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, dated 3/2/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
(Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(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, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36950 proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision pursuant to Riverside County Ordinance No. 460, the subdivision is being required to provide Schedule E improvements that are more consistent with the industrial nature of the development.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 6 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 7 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

BS-Grade. 8 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 9 0010-BS-Grade-MAP - OBEY ALL GDG REGS

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)

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.

BS-Grade. 10 0010-BS-Grade-MAP - RETAINING WALLS

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

BS-Grade. 11 0010-BS-Grade-MAP - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, ECP concludes no further environmental assessment is required for this project.

Non-hazardous debris observed at the site shall be removed and properly disposed of in accordance with appropriate regulations.

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 Program at (951)955-8980 for further information.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PM36950 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - GEO02491 ACCEPTED (cont.)
upon application for grading and/or building permits.

Planning. 2 0010-Planning-MAP - IF HUMAN REMAINS FOUND
(PART 1 OF 2)

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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

-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.

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND
(PART 2 OF 2)

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND
(PART 2 OF 2) (cont.)

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.
- 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.

Planning. 4 0010-Planning-MAP - LOW PALEO

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP - PDA04987 ACCEPTED (cont.)
County Archaeological Letter Report (PDA) No. 4978 submitted for this project (PM36962 and PM36950) was prepared by Brian F. Smith and Associates and is entitled: "Relocation of Bedrock Milling Features located within the Decker Parcels I) (Planning Case No. 36950) and Decker parcels II (Planning Case no. 36962) Projects", dated March 29, 2016.

This document are herein incorporated as a part of the record for project.

Planning. 7 0010-Planning-MAP - PDP01511 ACCEPTED

County Paleontological Report (PDP) No. 1511 submitted for this project (PM36950 and PM36962) was prepared by George L. Kennedy of Brian F. Smith and Associates and is entitled: "Paleontological Resources Assessment for the Decker Parcels I and II Project, unincorporated Riverside County, California (Tracts 32289 and 36418) dated July 21, 2015.

The report concluded that the geology of the project site is composed of the Val Verde pluton and there is no potential of paleontological resources being present. Thus, no Paleontological Resource Mitigation and Monitoring Program is necessary or recommended.

These documents have been accepted and are herein incorporated as a part of the record for project.

Planning. 8 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

a) 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.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0015 - PDP01511 Accepted (cont.)

Planning. 9 0015 - PDP01511 Accepted

County Paleontological Report (PDP) No. 1511, submitted for this case (PM36950 & PM36962), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Knox Business Park Buildings D and E Project, unincorporated Riverside County, California (Parcel Maps 36950 and 36962; APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008, 314-020-010, 314-020-017, and 314-020-019-4", dated 1 November 2017.

PDP01511 concluded:

Because of the established presence of abundantly fossiliferous localities in the Inland Empire and the documented paleontological sensitivity of the older alluvial fan sediments in this area, paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading will achieve depths of four feet or greater.

PDP01511 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading/excavation will achieve depths of four feet or greater.

PDP01511 satisfies the requirement for a PRIMP for this site grading. PDP01511 is hereby accepted for PM36950 and PM36962. PDP01511 shall be implemented for site grading under the grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01511 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Planning. 10 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors original 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.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (cont.)

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PM36950

Parcel: 314040001

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

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. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 5 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. 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.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

Planning

050 - Planning. 1 ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

Plan: PM36950

Parcel: 314040001

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - DEDICATION Not Satisfied

Decker Road (Ellsworth Street) along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalk 9' from the curb line (both sides) within the 18' parkway.

050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 6 0050-Transportation-MAP - MAP CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 7 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved County maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Decker Road (Ellsworth Street) to Harley Knox Boulevard and the easterly extension of Harley Knox Boulevard to a paved County maintained Harley Knox Boulevard.

050 - Transportation. 8 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 9 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' to 89' full-width dedicated right-of-way (39' on the project side and 30' to 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

Plan: PM36950

Parcel: 314040001

50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - PART-WIDTH (cont.) Not Satisfied

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207 A, Ordinance 461.

050 - Transportation. 10 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

050 - Transportation. 11 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 12 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP25838.

050 - Transportation. 13 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 14 0050-Transportation-MAP - STREET SWEEPING 2 Not Satisfied

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 15 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

050 - Transportation. 16 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

Plan: PM36950

Parcel: 314040001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.) Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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.

Plan: PM36950

Parcel: 314040001

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 36950 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - CONTROLLED GRADING Not Satisfied

Several bedrock milling features at cultural sites CA-RIV-8401 and CA-RIV-8402 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report.

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR. Not Satisfied

The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance

Plan: PM36950

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR. (cont.) Not Satisfied
measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-MAP - FEATURE RELOCATION Not Satisfied
Building D Site: In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II" and as a condition of the grading permit for the Building D Site (Planning Case No. 36950), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-8401 and CA-RIV-8402 shall be recovered and recorded, and photo documentation of each situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report.

060 - Planning. 4 0060-Planning-MAP - NATIVE MONITOR Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

060 - Planning. 5 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 6 Grading Permit Reference Not Satisfied
All grading permits shall be subject to the conditions of approval of Plot Plan No. 25838.

060 - Planning. 7 Required Applications Not Satisfied
No grading permits shall be issued until General Plan Amendment No. 1151, and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL Not Satisfied
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a

Plan: PM36950

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL (cont.) Not Satisfied

pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BURROWING OWL RELOCATION Not Satisfied

Prior to the issuance of a grading permit, a Burrowing Owl Relocation Plan shall be prepared if burrowing owls are determined to be occupying the project site at the time of the 30-Day pre-construction burrowing owl survey. The relocation plan shall comply with the Burrowing Owl Species Account Objectives within Appendix B of Volume 2 - The MSHCP Reference Document. Passive relocation shall not be allowed at the project site.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts

Plan: PM36950

Parcel: 314040001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BURROWING OWL RELOCATION (cont.) Not Satisfied

(survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.

-A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.

-A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).

-Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36950 (APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.18 acre of rehabilitation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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.

Plan: PM36950

Parcel: 314040001

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Paleo Monitoring Report Not Satisfied

PRIOR TO GRADING FINAL:

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

070 - Planning. 2 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to grading final, provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project; such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 3 0070-Planning-MAP - PHASE IV CULTURAL REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Plan: PM36950

Parcel: 314040001

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM (cont.) Not Satisfied
Also a map or APN page showing the location of the fire hydrant and access to the property.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied
Parcel Map 36950 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 Building Permit Reference Not Satisfied
All building permits shall be subject to the conditions of approval of Plot Plan No. 25838.

080 - Planning. 2 Required Applications Not Satisfied
No building permits shall be issued until General Plan Amendment No. 1151, and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied
Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied
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 other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights.
- (2) Graffiti abatement of walls and other permanent structures along Decker Road (Ellsworth Street) and Oleander Avenue.
- (3) Street sweeping.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied
A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE

Plan: PM36950

Parcel: 314040001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL (cont.) Not Satisfied
PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT,
FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1 0090-Fire-MAP-#45-FIRE LANES Not Satisfied
The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating
required fire lanes with appropriate lane painting and/or signs.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - E STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with development in accordance with the approved street lighting plan
and standards of County Ordinance 460 and 461.

Street light 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).

090 - Transportation. 2 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
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.

090 - Transportation. 3 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
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.

090 - Transportation. 4 0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied
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 Administrator
2. Letter establishing interim energy account from SCE or other electric provider.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/27/18, 9:45 am

PM36962

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36962. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM36962) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, dated 2/21/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
(Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(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, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36962 proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

BS-Grade

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO (cont.)

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. $F_c=2500$ p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 5 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE
(cont.)

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 10 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 11 0010-BS-Grade-MAP - RETAINING WALLS

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

BS-Grade. 12 0010-BS-Grade-MAP - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

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.

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PM36962 is proposing potable water service and sanitary sewer service from Eastern

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE
(cont.)

Municipal Water District (EMWD). 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.

Fire

Fire. 1 0010-Fire-MAP-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 400 feet apart in any direction.

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Fire. 3 0010-Fire-MAP* -#16-HYDRANT/SPACING

Provide approved super fire hydrants (6"x4"x2-2 1/2") within 400 feet of all portions of all structures and spaced in accordance with Appendix C of the California Fire Code. Minimum fire flow shall be 4,000 GPM for 4 hour duration at 20 PSI vased on Type V-B construction and buildings having an approved fire sprinkler system.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 36962 is a proposal to merge three contiguous parcels into two parcels on a 37-acre site in the Mead Valley Area. The site is located on the southwest corner of Old Oleander Avenue and Decker Road, approximately 3,000 feet west of Harvill Avenue. Change of Zone 07873, which proposes to change the current zoning of the site from Light Agriculture - 1-Acre Minimum (A-1-1), Rural Residential - 1/2-Acre Minimum (R-R-1/2), and Industrial Park (I-P) to all Industrial Park (I-P), and Plot Plan 25837, which proposes to construct a warehouse/distribution center, are being processed concurrently.

This site receives runoff from a tributary offsite and onsite drainage area of approximately 60 acres from the hills to the west while an additional drainage area of approximately 25 acres is tributary to the southern portion of the site. This site lies within the Perris Valley Master Drainage Plan (MDP). The existing drainage infrastructure was constructed in 1996 by Community Facilities District (CFD) No. 88-8

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - IF HUMAN REMAINS FOUND
(PART 1 OF 2) (cont.)

- 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.

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND
(PART 2 OF 2)

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.
- 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.

Planning. 4 0010-Planning-MAP - LOW PALEO

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - LOW PALEO (cont.)

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 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.

Planning. 5 0010-Planning-MAP - PDA 4953R1 ACCEPTED

County Archaeological Report (PDA) No 4953r1 submitted for this project (PM36962)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - UNANTICIPATED RESOURCES
(cont.)

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

a) 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. b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 10 0015 - PDP01511 Accepted

County Paleontological Report (PDP) No. 1511, submitted for this case (PM36950 & PM36962), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Knox Business Park Buildings D and E Project, unincorporated Riverside County, California (Parcel Maps 36950 and 36962; APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008, 314-020-010, 314-020-017, and 314-020-019-4", dated 1 November 2017.

PDP01511 concluded:

Because of the established presence of abundantly fossiliferous localities in the Inland Empire and the documented paleontological sensitivity of the older alluvial fan sediments in this area, paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading will achieve depths of four feet or greater.

PDP01511 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading/excavation will achieve depths of four feet or greater.

PDP01511 satisfies the requirement for a PRIMP for this site grading. PDP01511 is hereby accepted for PM36950 and PM36962. PDP01511 shall be implemented for site grading under the grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01511 for fossil protection and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0015 - PDP01511 Accepted (cont.)

recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

Planning. 11 Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original 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.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 4 0010-Transportation-MAP - R-O-W
EXCEEDS/VACATION

If the existing right-of-way along Oleander Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - R-O-W
EXCEEDS/VACATION (cont.)

excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PM36962

Parcel: 314020019

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

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. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. 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.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

Planning

050 - Planning. 1 ECS Note-Mt. Palomar Lighting Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

Plan: PM36962

Parcel: 314020019

50. Prior To Map Recordation

Planning

050 - Planning. 2 Required Applications Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

050 - Planning. 3 Trail Dedication Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Ellsworth Street and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 3 0050-Survey-MAP - VACATION Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Oleander Avenue. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Oleander Avenue and Ellsworth Street.
- (2) Streetlights.
- (3) Traffic signals located on (_____) at intersection of (_____).
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

Plan: PM36962

Parcel: 314020019

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

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

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - LANDSCAPING Not Satisfied

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 shall be improved within Oleander Avenue and Ellsworth Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 6 0050-Transportation-MAP - OFF-SITE ACCESS 2 Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way or as approved by the Director Transportation in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Oleander Avenue to a paved County maintained Day Street.

050 - Transportation. 7 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

Plan: PM36962

Parcel: 314020019

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - OFF-SITE INFO (cont.) Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 8 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

050 - Transportation. 9 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 10 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP25837, PM36950, and PP25838.

050 - Transportation. 11 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 12 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

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

050 - Transportation. 13 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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.

050 - Transportation. 14 0050-Transportation-MAP- MAP CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.) Not Satisfied
all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'Y ONLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 36962 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - CONTROLLED GRADING Not Satisfied

Some of The bedrock milling features at CA-RIV-8901 and CA-RIV-1330 and CA-RIV-11874 will be impacted during construction activities and the soils surrounding them will be disturbed. Prior to a grading permit being issued, a controlled grading program will be developed by the Project Archaeologist and will be required in order to identify and evaluate any previously unidentified subsurface artifacts or features. The document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR. Not Satisfied

The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR. (cont.) Not Satisfied

the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-MAP - FEATURE RELOCATION Not Satisfied

In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II" and as a condition of the grading permit for the Building E Site (Planning Case No. 36962), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-1330H and CA-RIV-11874 shall be recovered and recorded, and photo documentation of each situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in a Phase IV Monitoring Report.

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN NOTES Not Satisfied

Prior to issuance of a grading permit for Planning Case No. 36962, the developer/permit applicant shall provide evidence to the County Archaeologist that the following notes have been provided on the Grading Plan: "Temporary fencing shall be provided for the protection of the off-site parcel located to the immediate west during any grading activities within 100 feet of the western property boundary. The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed."

060 - Planning. 5 0060-Planning-MAP - NATIVE MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A Native American monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, and trenching. In conjunction with an Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition.

060 - Planning. 6 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 7 Grading Permit Reference Not Satisfied

All grading permits shall be subject to the conditions of approval of Plot Plan No. 25837.

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 Grading Permit Reference (cont.) Not Satisfied

060 - Planning. 8 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1152, and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BURROWING OWL RELOCATION Not Satisfied

Prior to the issuance of a grading permit, a Burrowing Owl Relocation Plan shall be prepared if burrowing owls are determined to be occupying the project site at the time of the 30-Day pre-construction burrowing owl survey. The relocation plan shall comply with the Burrowing Owl Species Account Objectives within Appendix B of Volume 2 - The MSHCP Reference Document. Passive relocation shall not be allowed at the project site.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - BURROWING OWL RELOCATION (cont.) Not Satisfied

need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.26 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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.

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied

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.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Paleo Monitoring Report Not Satisfied

PRIOR TO GRADING FINAL:

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

070 - Planning. 2 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 0080-E Health-USE - WATER/SEWER WILL SERVE Not Satisfied

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

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

Contact the fire department to inspect the fire hydrants installed on oleander and decker roads.

Plan: PM36962

Parcel: 314020019

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM (cont.) Not Satisfied

951-955-5282

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 36962 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 Building Permit Reference Not Satisfied

All building permits shall be subject to the conditions of approval of Plot Plan No. 25837.

080 - Planning. 2 Required Applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 1152, and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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 other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Oleander Avenue and Ellsworth Street.
- (2) Streetlights.
- (3) Traffic signals located on (_____) at intersection of (_____)
- (4) Street sweeping.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

Plan: PM36962

Parcel: 314020019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL (cont.) Not Satisfied
A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1 0090-Fire-MAP-#45-FIRE LANES Not Satisfied
The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - DEDICATION Not Satisfied
Ellsworth Street along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100' to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 2 0090-Transportation-MAP - E STREET LIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Street light 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).

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING Not Satisfied
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 shall be improved within Oleander Avenue and Ellsworth Street.

090 - Transportation. 4 0090-Transportation-MAP - PART-WIDTH Not Satisfied
Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 89' full-width dedicated right-of-way (39' on the project side and 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in

Plan: PM36962

Parcel: 314020019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
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.

090 - Transportation. 6 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
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.

090 - Transportation. 7 0090-Transportation-MAP STREETLIGHT AUTHORIZATION Not Satisfied

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

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

DATE: June 30, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
Eastern Municipal Water District

Southern California Edison
Southern California Gas Co.
Val Verde Unified School District
Verizon
CALTRANS #8
South Coast Air Quality Management
City of Perris
March Air Reserve Base

GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838 – EA42802 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 34.5 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing - Medium (M-M), and Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Manufacturing – Medium (M-M) and Rural Residential (R-R) to Industrial Park (I-P). The Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck-loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-040-001, -002, -003, and -008.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on July 16, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx> Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran, (951) 955-3025**, Contract Planner, or e-mail at mcorcora@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 30, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
March Air Reserve Base

Val Verde Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Management
Verizon
CALTRANS #8
City of Perris

GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-020-010, -017, and -019.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 13, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, (951) 955-3025, **Contract Planner**, or e-mail at mcorcora@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



SINCE 1950

Board of Directors

July 10, 2015

President

Randy A. Record

Vice President

David J. Slawson

Directors

Joseph J. Kuebier, CPA

Philip E. Paule

Ronald W. Sullivan

General Manager

Paul D. Jones II, P.E.

Treasurer

Joseph J. Kuebier, CPA

Chairman of the Board,

The Metropolitan Water

District of So. Calif.

Randy A. Record

Legal Counsel

Lemieux & O'Neill

Attn: Mark Corcoran
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Knox Business Park
GPA No. 1151 – CZ 7872 – PM No. 36950 – Plot Plan No. 25838
APNS: 314-040-001, -002, -003, -008
Applicant: Trammel Crow Southern California Development

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

On January 27, 2015, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2015-027.

The project requires on-site and offsite facilities, as well as potential associated easements to adequately serve the project demands.

To date, EMWD has not received a Work Order deposit to develop Plan Of Service for this project.

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

Sincerely,

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

ME:emn

Attachment: County of Riverside Initial Case Transmittal dated June 30, 2015



**South Coast
Air Quality Management District**
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

July 14, 2015

Mark Corconran, Contract Planner
Riverside County, Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**Notice of Preparation of a CEQA Document for the
GPA No. 1151, CZ No. 7872, PM No. 36950 and PP No. 25838 Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source->

toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>

SCAQMD Recommendation for Truck Trip Rates for High Cube Warehouse Projects

SCAQMD recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 s.f. and 0.64 average daily truck trips per 1,000 s.f.). Consistent with CEQA Guidelines, the EIR may use a non-default trip rate if there is substantial evidence indicating another rate is more appropriate for the air quality analysis.

For high cube warehouse projects, the SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emission represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

RVC150707-04
Control Number

DEPARTMENT OF TRANSPORTATION**DISTRICT 8****PLANNING (MS 722)**464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

July 20, 2015

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

Knox Business Park – Building D, General Plan Amendment No. 1151 (RIV 215 PM R31.9)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse/distribution center with 109 truck-loading bays. APNs: 314-040-001, -002, -003, and 008.

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

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

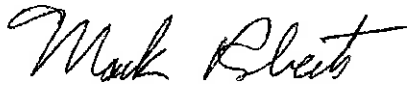
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays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

Mr. Corcoran
July 20, 2015
Page 3

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

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

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive, flowing style.

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

August 10, 2015

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

Knox Business Park – Building E, General Plan Amendment No. 1152 (RIV 215 PM R31.9)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse/distribution center with 73 truck-loading bays 135 truck trailer parking stalls, 188 automobile parking stalls with required improvements on the project site and along adjacent streets. APNs: 314-020-010, -017, and -019.

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

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

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

Mr. Corcoran
August 10, 2015
Page 3

- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

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

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

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



Board of Directors

August 12, 2015

President

Randy A. Record

Vice President

David J. Slawson

Directors

Joseph J. Kuebler, CPA

Philip E. Paule

Ronald W. Sullivan

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

Attention: Marc Corcoran

General Manager

Paul D. Jones II, P.E.

Subject: Knox Business Park (Formerly Decker II)
GPA No. 1152, CZ No. 7873, PM No. 36962 and Plot Plan No. 25837
APNs: 314-020-010, -017, and -019

Treasurer

Joseph J. Kuebler, CPA

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

Randy A. Record

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

Legal Counsel

Lemieux & O'Neill

The POS evaluation will identify the potential requirement to construct new facilities, such as on-site and offsite water and sewer pipelines, facilities relocation related to conflicts with proposed improvements, (such as street realignment or proposed medians), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On January 27, 2015, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2015-027.

To date, EMWD has not received a Work Order deposit to develop the POS for this project.

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

Sincerely,

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

ME:emn

Attachment

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

Rcvd 8.6.15

DATE: July 30, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. ALUC
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
March Air Reserve Base

Val Verde Unified School District
Eastern Municipal Water District
Southern California Edison
Southern California Gas Co.
South Coast Air Quality Management
Verizon
CALTRANS #8
City of Perris

GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-020-010, -017, and -019.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 13, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, (951) 955-3025, **Contract Planner**, or e-mail at mcorcora@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 18, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PM36950, CZ07872, GPA01151

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible. The Tribe is currently in consultation with the County on this project and we request to continue that consultation as well as being the Lead Tribe, per the request of the Applicant.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

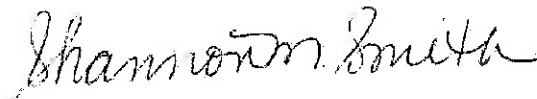
The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixéival* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

P.P. 

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

October 2, 2015

Desiree Bowie, Clerk
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
dbowie@rctlma.org

Mary Stark, Planning Commission Secretary
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
MCSTARK@rctlma.org

Mark Corcoran, Planner
Riverside County
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92501
mcorcora@rctlma.org

Steve Weiss, AICP
Planning Director
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Kecia Harper-Ihem
Clerk of the Board of Supervisors
Riverside County
4080 Lemon Street, 1st floor
Riverside, California 92501
mailto:cob@rebos.org

Re: CEQA and Land Use Notice Request for the Project known as GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 for Developer Trammel Crow Southern California Development (SCH2015081081)

Dear All:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in Riverside County and the City of Perris ("LiUNA"), regarding the Project known as GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 for Developer Trammel Crow Southern California Development

October 2, 2015

CEQA and Land Use Notice Request for the GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 (SCH2015081081)

Page 2 of 3

(SCH2015081081), including all actions related or referring to the construction of a 702,645 sf and 555,615 sf warehouse/distribution centers and all other necessary and required improvements to the project site and adjacent roadways on approximately 70.70 acres in three phases in the City of Perris near cross streets Oleander Avenue and Decker Road. ("Project").

We hereby request that the County of Riverside ("County") send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
 - Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code

October 2, 2015

CEQA and Land Use Notice Request for the GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 (SCH2015081081)

Page 3 of 3

governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092,** which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

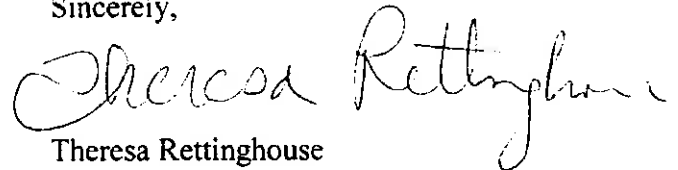
In addition, we request that the County send to us email or U.S. Mail a copy of all Planning Commission and Board of Supervisors meeting and/or hearing agendas with Project information.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
theresa@lozeaudrury.com

Please call should you have any questions. Thank you for your attention to this matter.

Sincerely,



Theresa Rettinghouse
Paralegal
Lozeau | Drury LLP

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax

January 11, 2016

Damaris Abraham
Riverside County- Planning Department
4080 Lemon St.
Riverside, Ca 92502

Re: General Plan Amendment No. 01151

Dear Mrs. Abraham:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



January 11, 2016

Damaris Abraham
Riverside County- Planning Department
4080 Lemon St.
Riverside, Ca 92502

Re: General Plan Amendment No. 01152

Dear Mrs. Abraham:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.

January 19, 2016

Attn: Damaris Abraham, Urban Regional Planner IV
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: General Plan Amendment No. 01152

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 18, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

VACANCY

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Mr. Russell Brady, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1250MA17
Related File Nos.: PP25837 and PP25838 (Plot Plans)
APNs: 314-020-010, -017, -019, 314-040-001 thru -003, -008

Dear Mr. Brady:

On May 11, 2017, the Riverside County Airport Land Use Commission (ALUC) found ZAP1250MA17, a proposal to increase the height above ground level of two warehouse buildings to be located southerly of Oleander Road and westerly of Harvill Avenue previously determined conditionally consistent through ALUC Case ZAP1150MA15 from 44 feet to 55 feet (including an allowance for roof-mounted equipment), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:


1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.
4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited at this location: wastewater management facilities, trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
8. Building D shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,640 feet above mean sea level. Building E shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,673 feet above mean sea level.
9. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment such as cranes used during actual construction of Building D shall not exceed a height of 55 feet and a maximum elevation of 1,640 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. Temporary construction equipment such as cranes used during actual construction of Building E shall not exceed a height of 55 feet and a maximum elevation of 1,673 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of each building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions). This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

Editor's Note/Clarification: Building D referenced in these conditions is the 702,645 square foot warehouse proposed through Plot Plan Case No. 25838 on the site easterly of Decker Road. Building E referenced in these conditions is the 555,615 square foot warehouse proposed through Plot Plan Case No. 25837 on the site westerly of Decker Road. The associated General Plan Amendment Nos. 1151 and 1152 and Change of Zone Case Nos. 7872 and 7873 were previously reviewed by ALUC (ZAP1150MA15) and received determinations of consistency on November 12, 2015.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE

cc: Trammell Crow So Cal Development, Inc. (applicant/fee-payer)
Mike and Lydia Bastian, Henry-Ann Company, Inc (representative)
Harry and Roy Muranaka/C.R. Cousins, Inc. MPP (landowners)
Ralph and Marcia Thomas, and Donald Parker (landowners)
Jack Robert Rech (landowner)
Arthur and Lucy Lopez (landowners)
Lance and Diane Verdugo (landowners)
Donald and Dianne Ecker, and Carole Munaretto (landowners)
Debbie Walsh, Rural Mead Valley Association
Peggy Miller (concerned citizen)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1250MA17\ZAP1250MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-AWP-2411-OE

Issued Date: 04/11/2017

Lydia Bastian
 Henry-Ann Co., Inc.
 32823 Temecula Parkway
 temecula, CA 92592

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

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

Structure:	Building Knox Business Park, Building D
Location:	Perris, CA
Latitude:	33-51-30.20N NAD 83
Longitude:	117-16-08.00W
Heights:	1585 feet site elevation (SE)
	55 feet above ground level (AGL)
	1640 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/11/2018 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

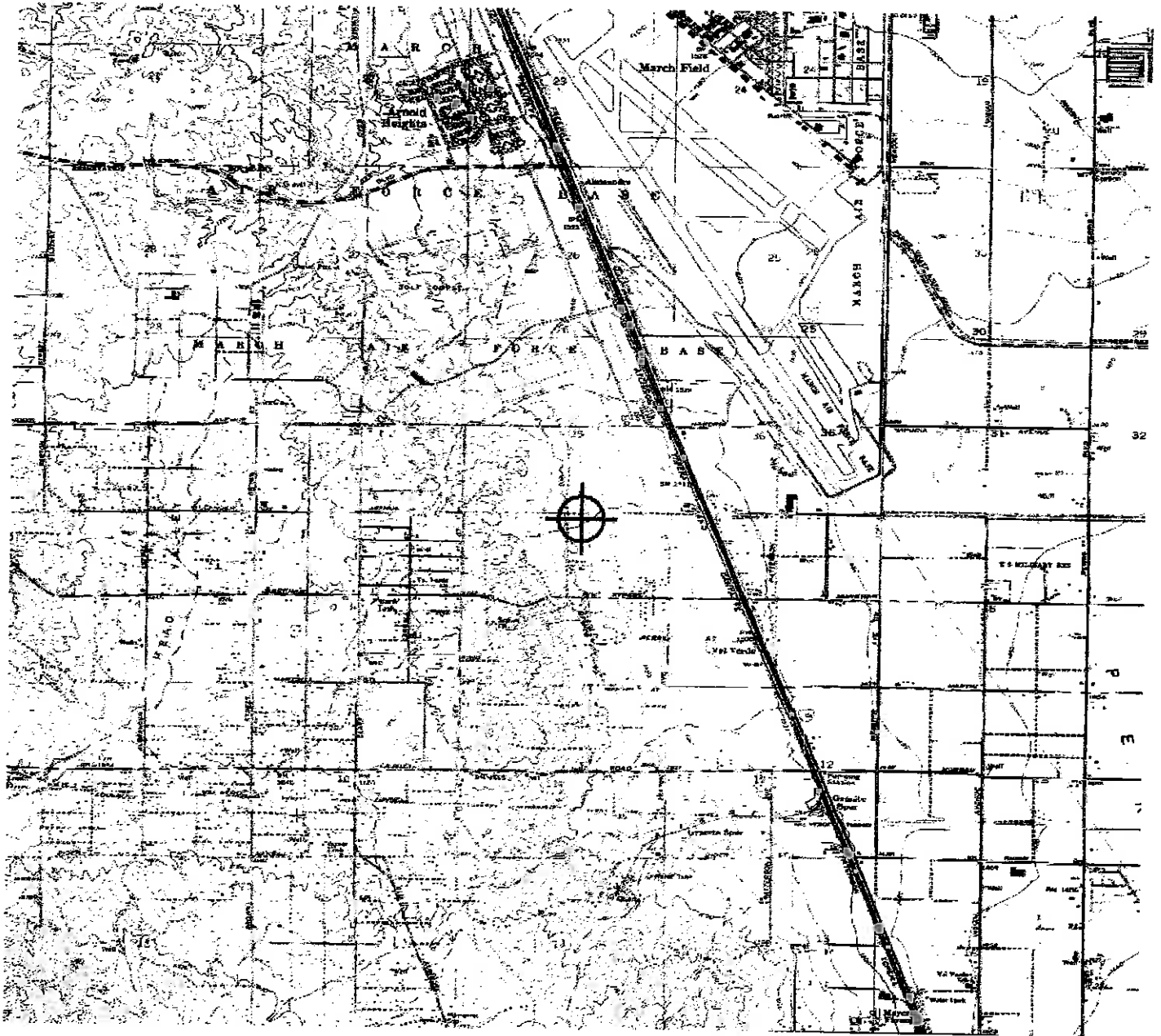
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-2411-OE.

Signature Control No: 326383640-328035041
Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2017-AWP-2412-OE

Issued Date: 04/11/2017

Lydia Bastian
 Henry-Ann Co., Inc.
 32823 Temecula Parkway
 temecula, CA 92592

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

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

Structure: Building Knox Business Park, Building E
 Location: Perris, CA
 Latitude: 33-51-30.00N NAD 83
 Longitude: 117-16-22.32W
 Heights: 1618 feet site elevation (SE)
 55 feet above ground level (AGL)
 1673 feet above mean sea level (AMSL)

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

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

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

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

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/11/2018 unless:

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

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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

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

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

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

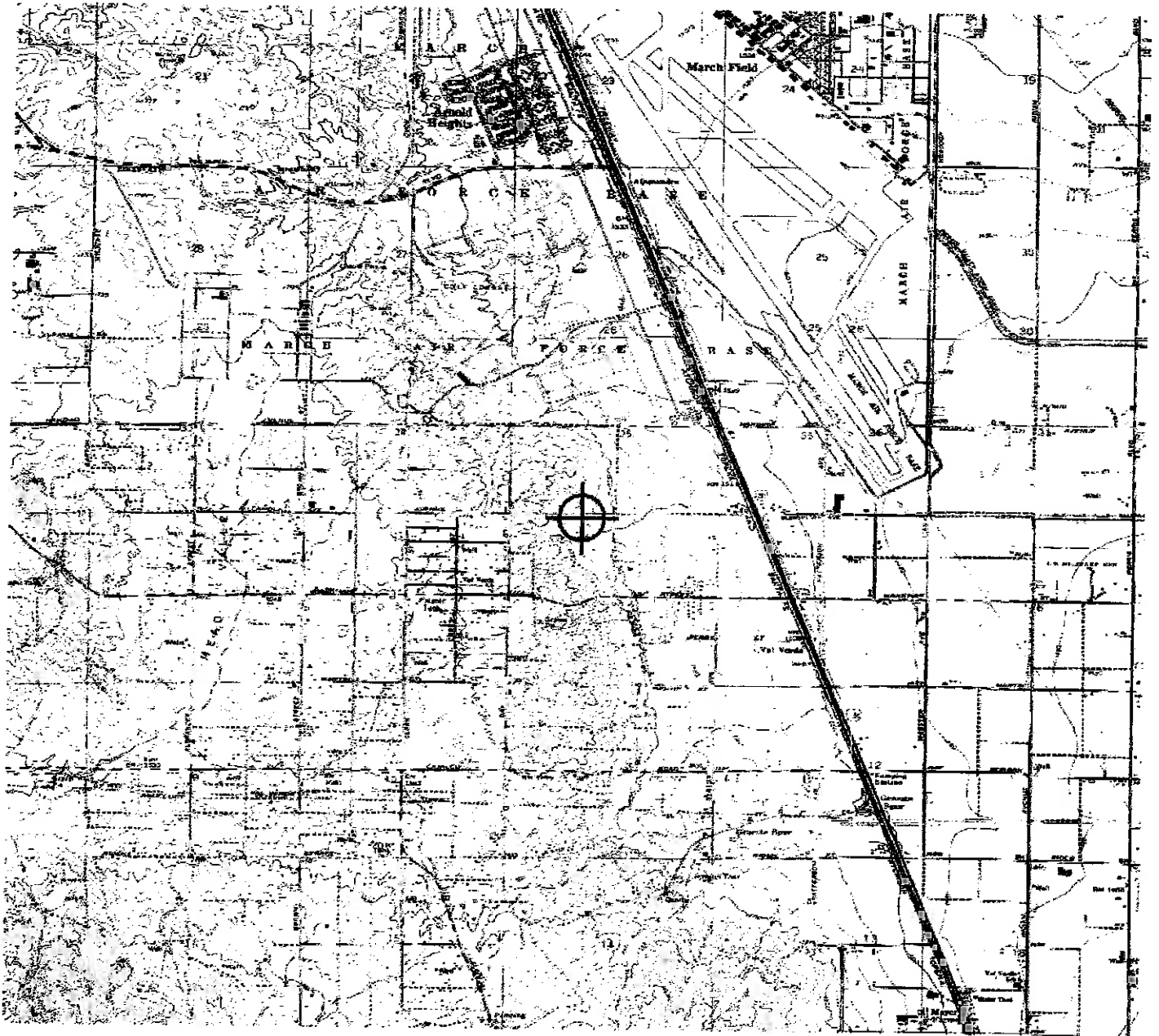
If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-2412-OE.

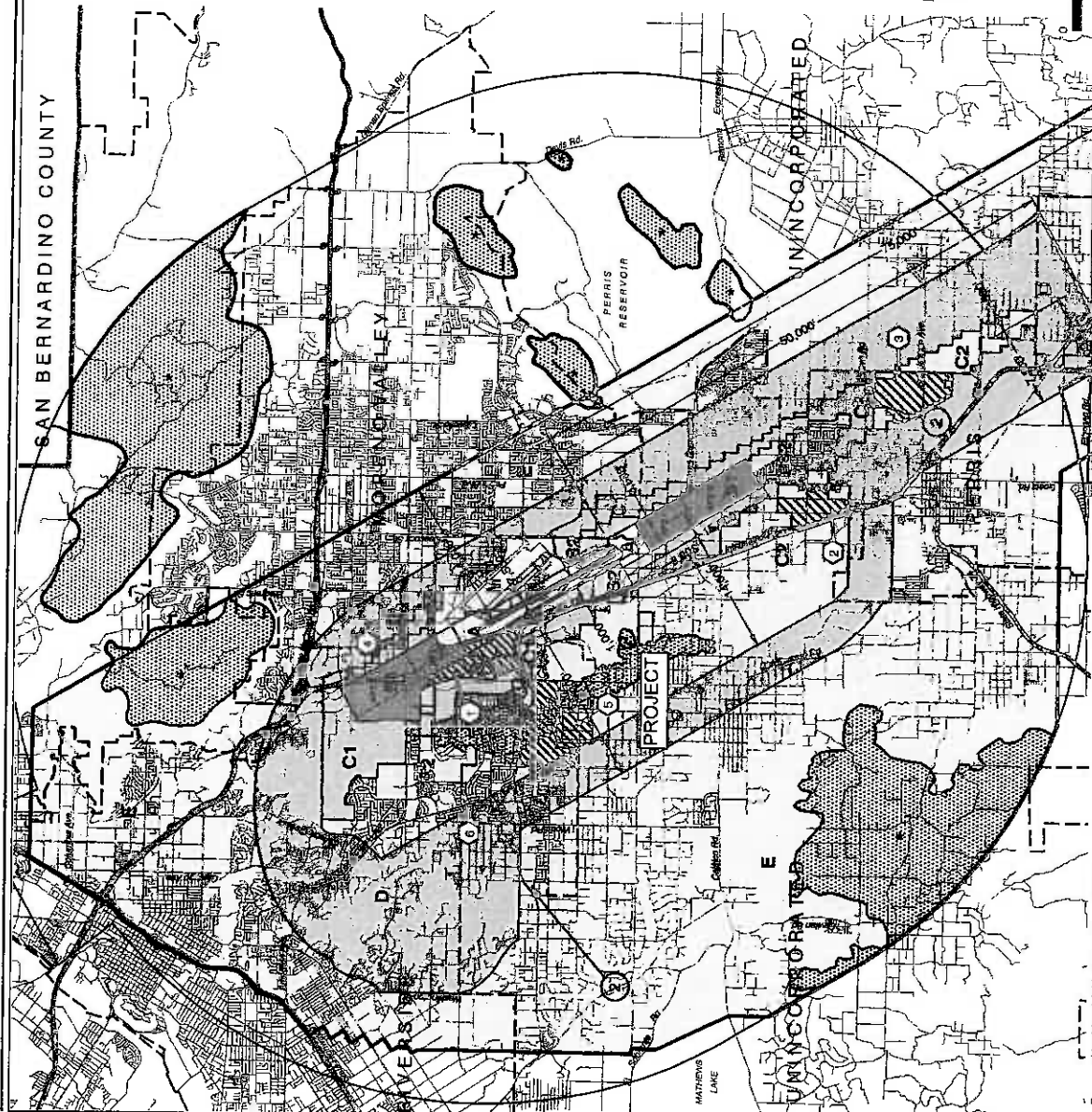
Signature Control No: 326384461-328035042

Karen McDonald
Specialist

(DNE)

Attachment(s)
Map(s)





LEGEND

Compatibility Zones

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

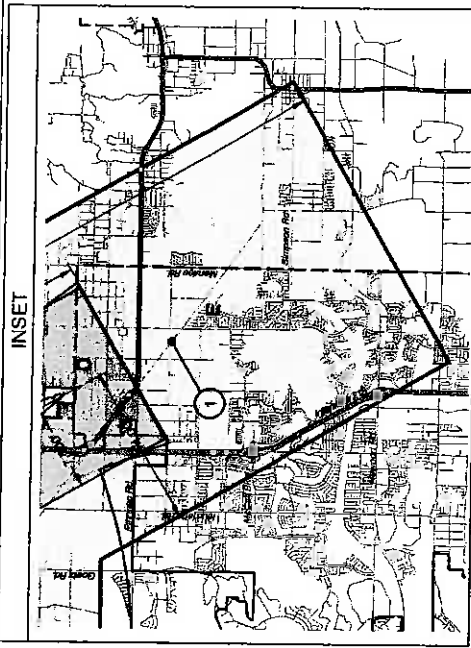
Boundary Lines

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

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

- 1 Point at which aircraft on Runway 36 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



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



Base map source: County of Riverside 2013

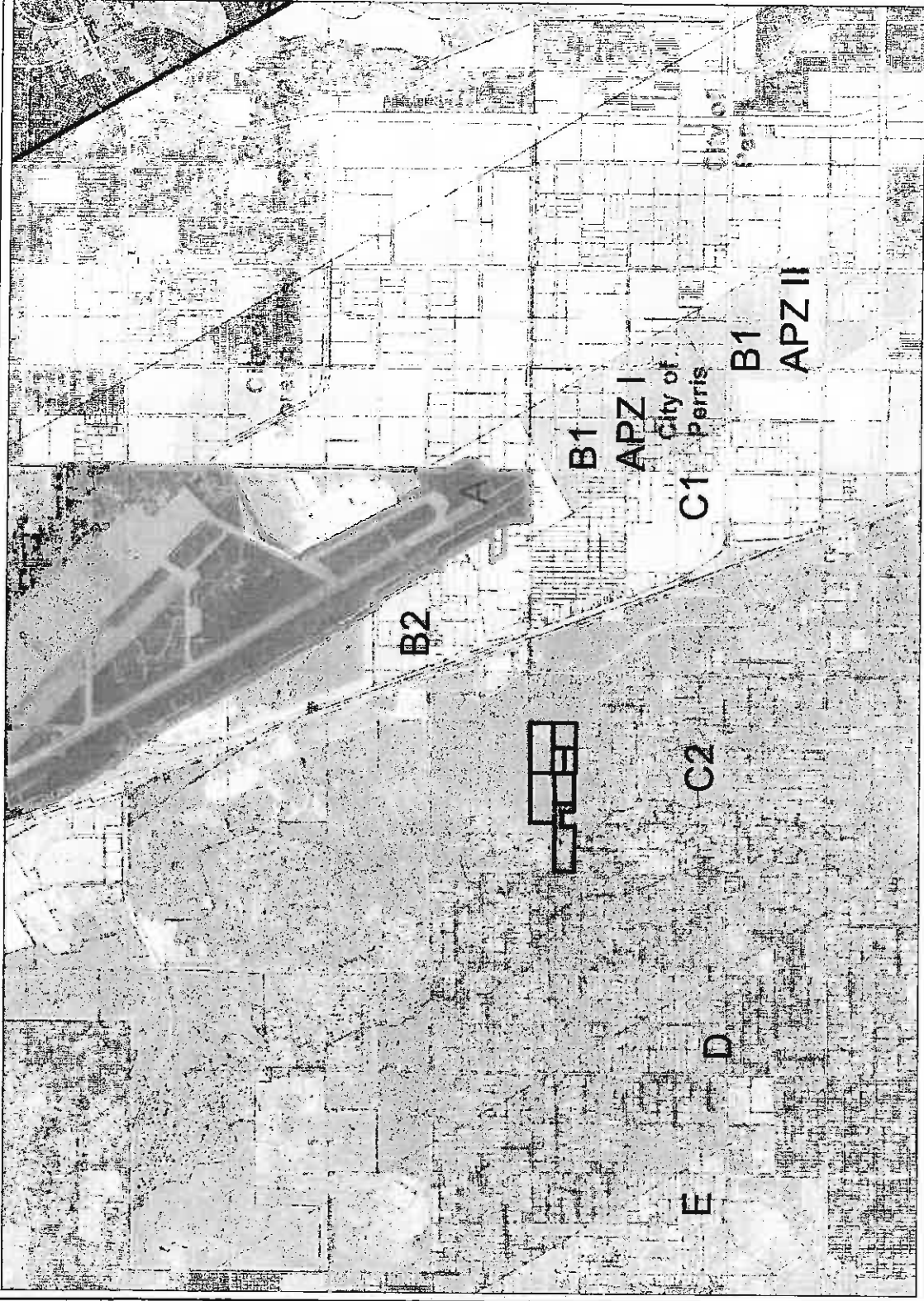
Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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



0 4,906

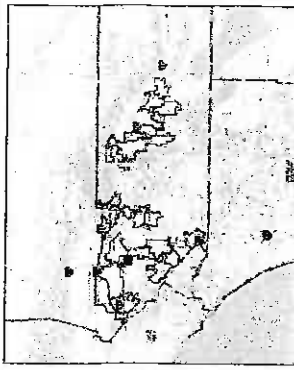
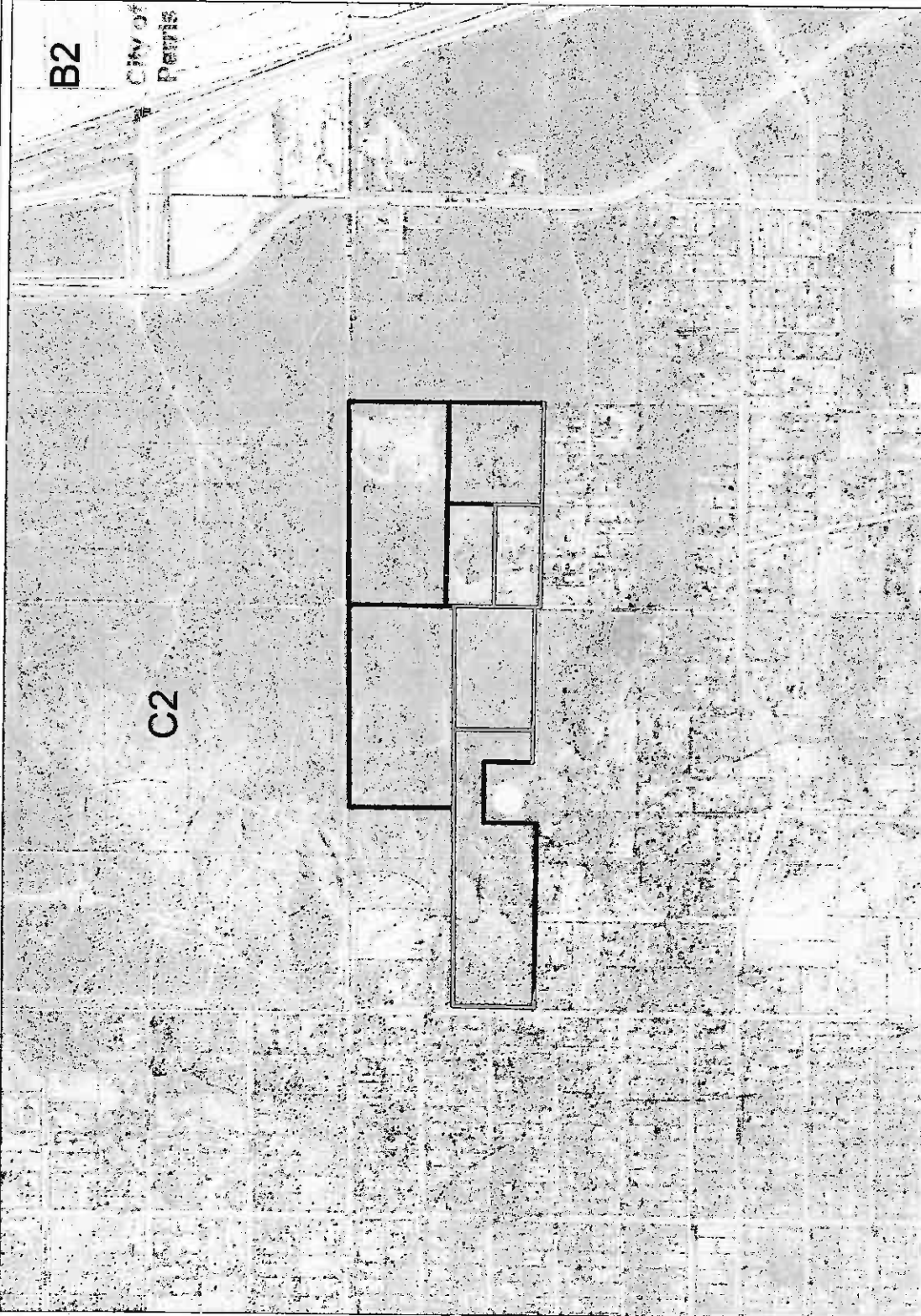
9,813 Feet



REPORT PRINTED ON... 3/30/2017 10:52:09 AM

© Riverside County RCIT GIS

My Map



Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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



0 1,227

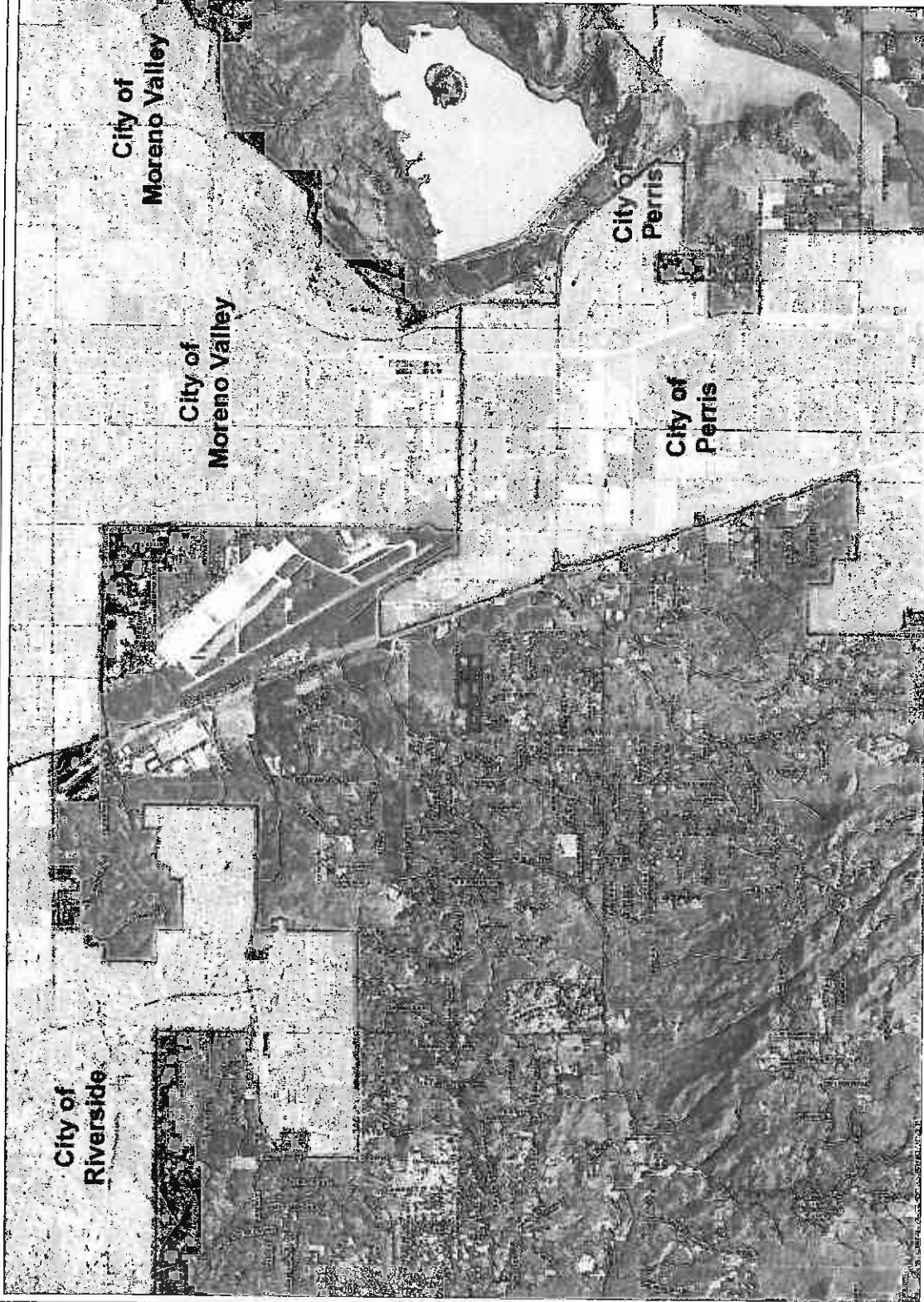
2,453 Feet



REPORT PRINTED ON... 3/30/2017 10:50:28 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- US-HWY
- counties
- cities

Notes

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



0 9,813

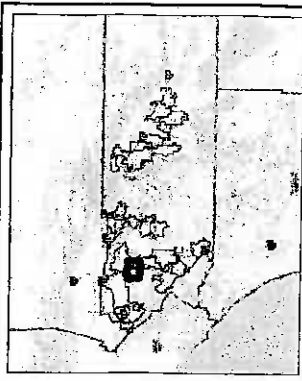
19,626 Feet



REPORT PRINTED ON... 3/30/2017 10:53:32 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



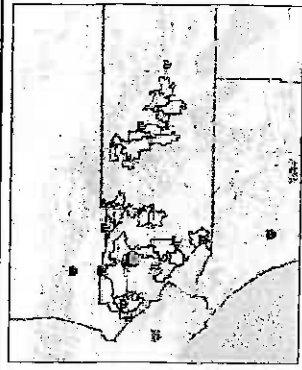
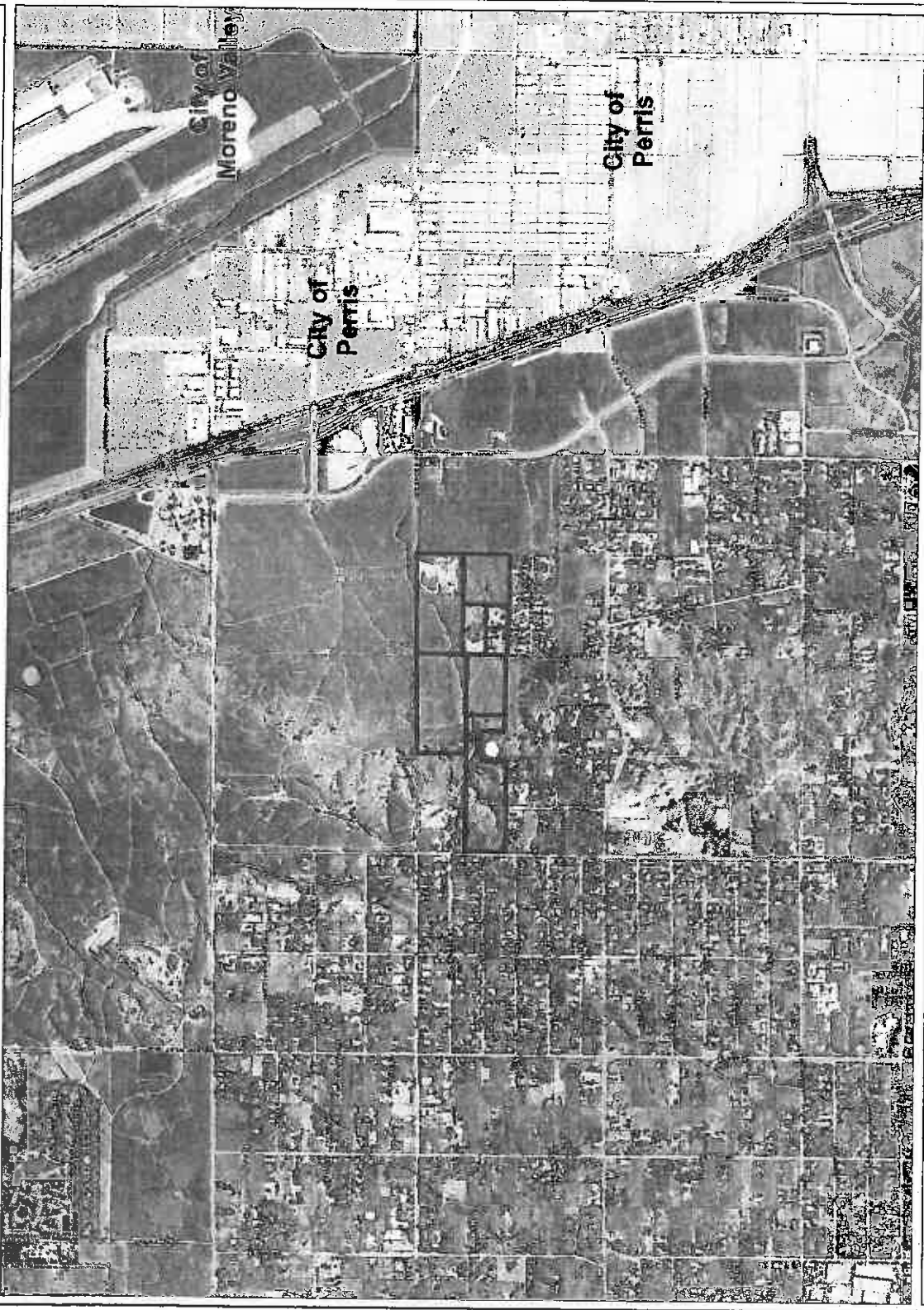
0 4,906 9,813 Feet



REPORT PRINTED ON...3/30/2017 10:54:06 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

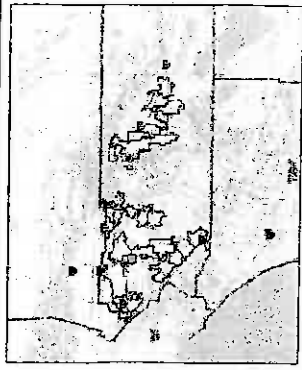
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

0 2,453 4,906 Feet

REPORT PRINTED ON...3/30/2017 10:54:37 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



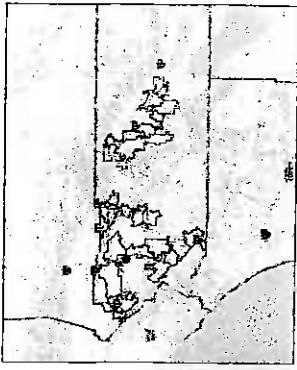
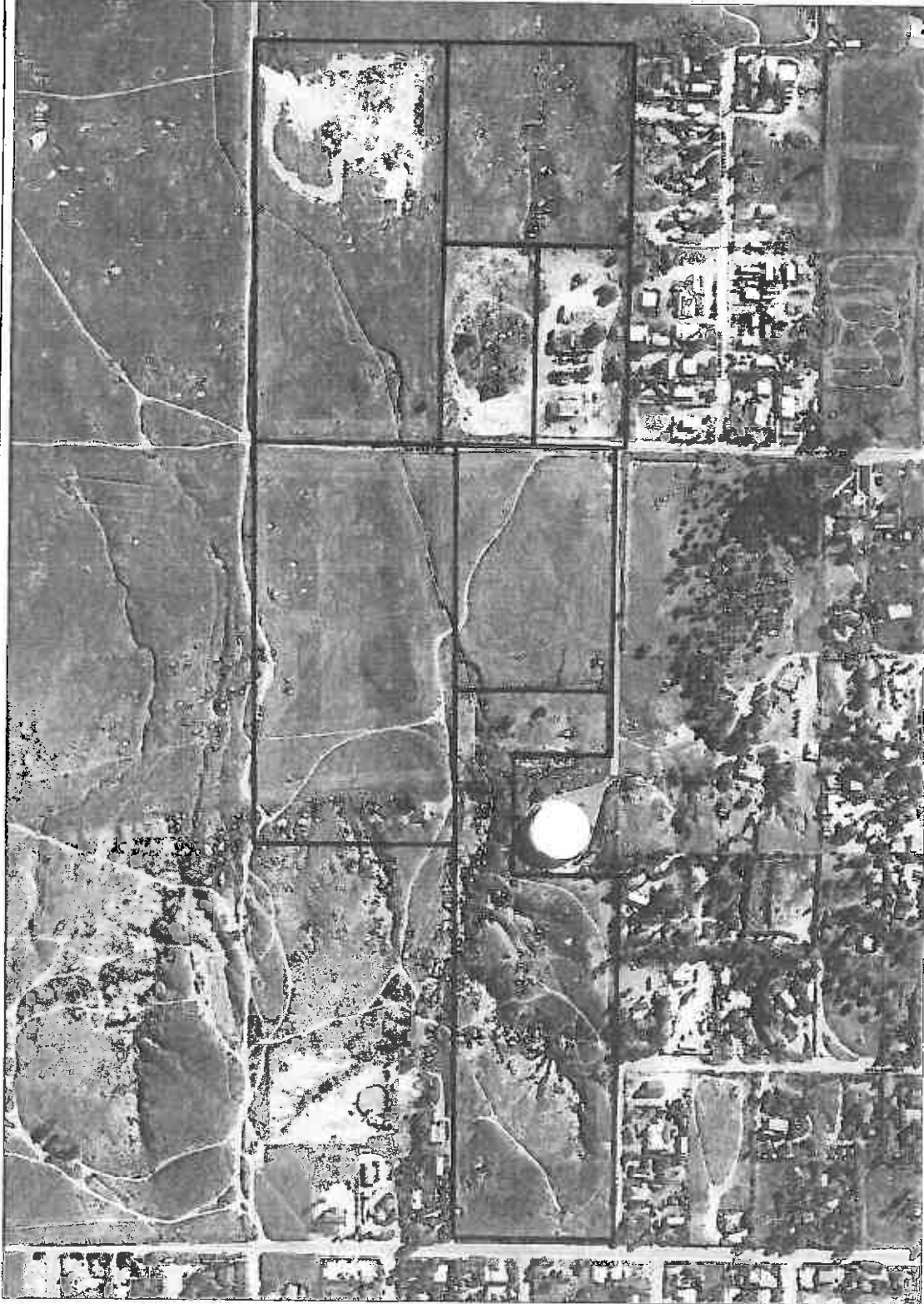
0 1,227 2,453 Feet



REPORT PRINTED ON... 3/30/2017 10:55:08 AM

© Riverside County RCIT GIS

My Map



Legend

-  City Boundaries
-  Cities
-  roads
-  highways
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  counties
-  cities
-  hydrography
-  waterbodies
-  Lakes
-  Rivers



0 613

1,227 Feet



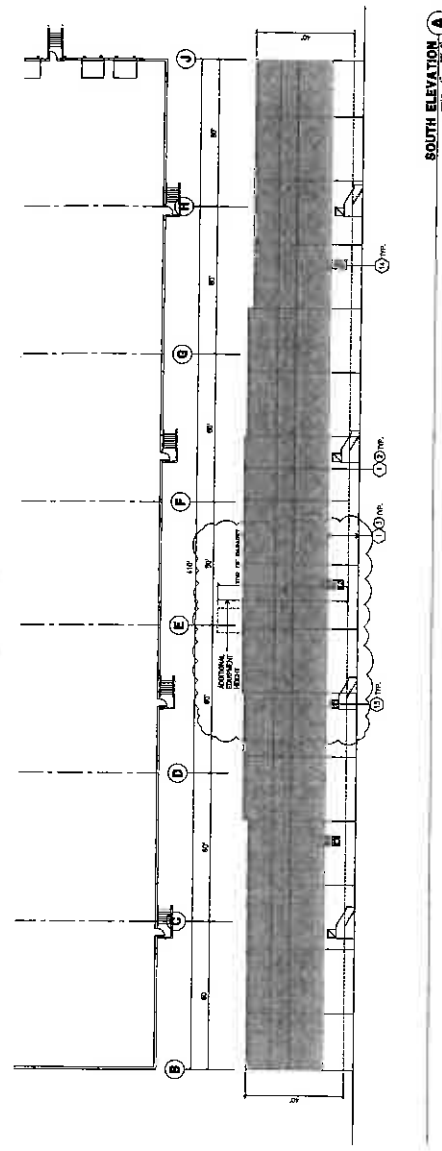
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

REPORT PRINTED ON... 3/30/2017 13:56:51 AM

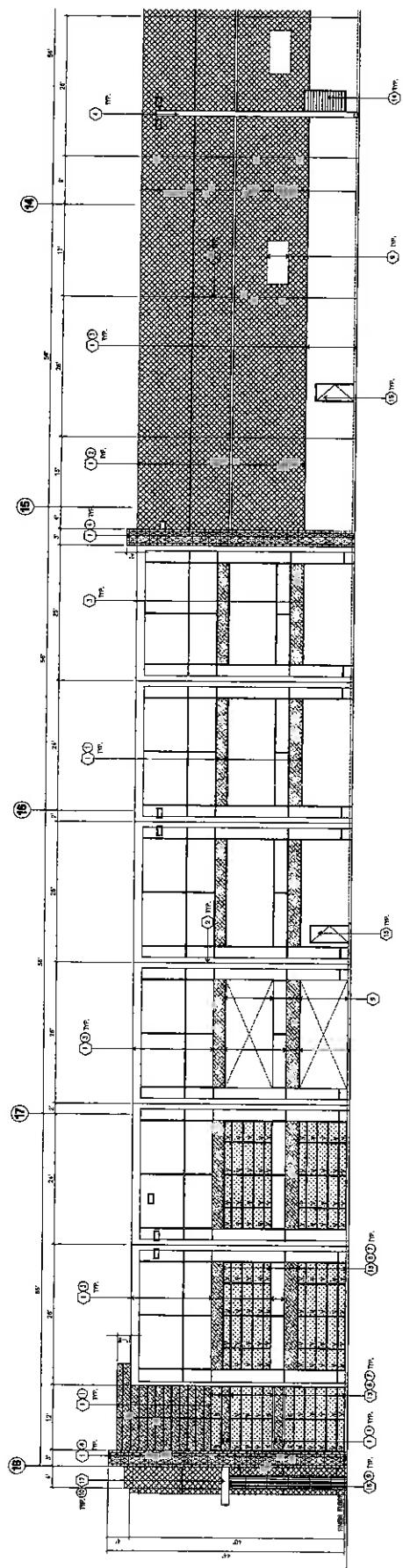
© Riverside County RCIT GIS

Notes

REVISED HEIGHT



SOUTH ELEVATION (A)



ENLARGED WEST ELEVATION (B)

KEYNOTES - ELEVATIONS

- 1 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 2 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 3 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 4 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 5 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 6 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 7 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 8 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 9 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 10 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 11 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 12 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 13 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 14 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 15 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 16 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.
- 17 CONCRETE IN-LUP PANELS, SEE 0000 SCHEDULE, FINISH AS SHOWN.

GENERAL NOTES - ELEVATIONS

- 1. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 2. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 3. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 4. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 5. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 6. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 7. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 8. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 9. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 10. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 11. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 12. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 13. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 14. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 15. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 16. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.
- 17. ALL FINISH COLORS CHANGES TO COLOR OF PAINT OR OTHER FINISH SHALL BE NOTED BY THE ARCHITECT.

COLOR SCHED. - ELEVATIONS

- 1 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 2 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 3 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 4 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 5 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 6 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 7 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 8 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 9 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 10 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 11 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 12 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 13 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 14 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 15 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 16 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 17 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.

SLAZING LEGEND

- 1 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 2 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 3 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 4 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 5 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 6 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 7 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 8 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 9 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 10 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 11 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 12 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 13 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 14 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 15 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 16 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.
- 17 CONCRETE IN-LUP PANEL, FINISH AS SHOWN.

JIPA
1801 Lakeside Drive, #4, #10
Folsom, CA 95630
Tel: 916-983-1779
Fax: 916-983-0871
www.jipa.com

TRAMMELL CROW COMPANY
3501 Lakeside Road, Suite 200
Folsom, CA 95630
Tel: 916-983-1779
Fax: 916-983-0871

Project:
KNOX BUSINESS PARK
Building E
County of Riverside, CA

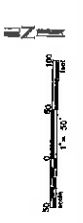
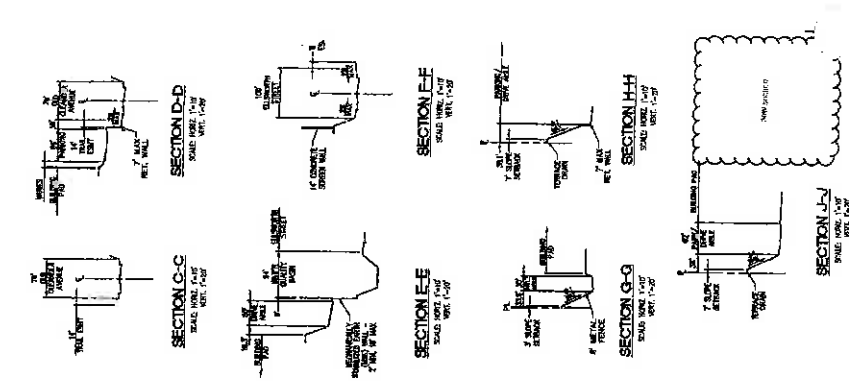
Consultants:
DAVID BOWEN LASSER
ARCHITECTS
ELECTRICAL
MECHANICAL
PLUMBING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN

Project Number: 1408
Drawn by: J.V.
Checked by: G.S. 1/17
Revision:

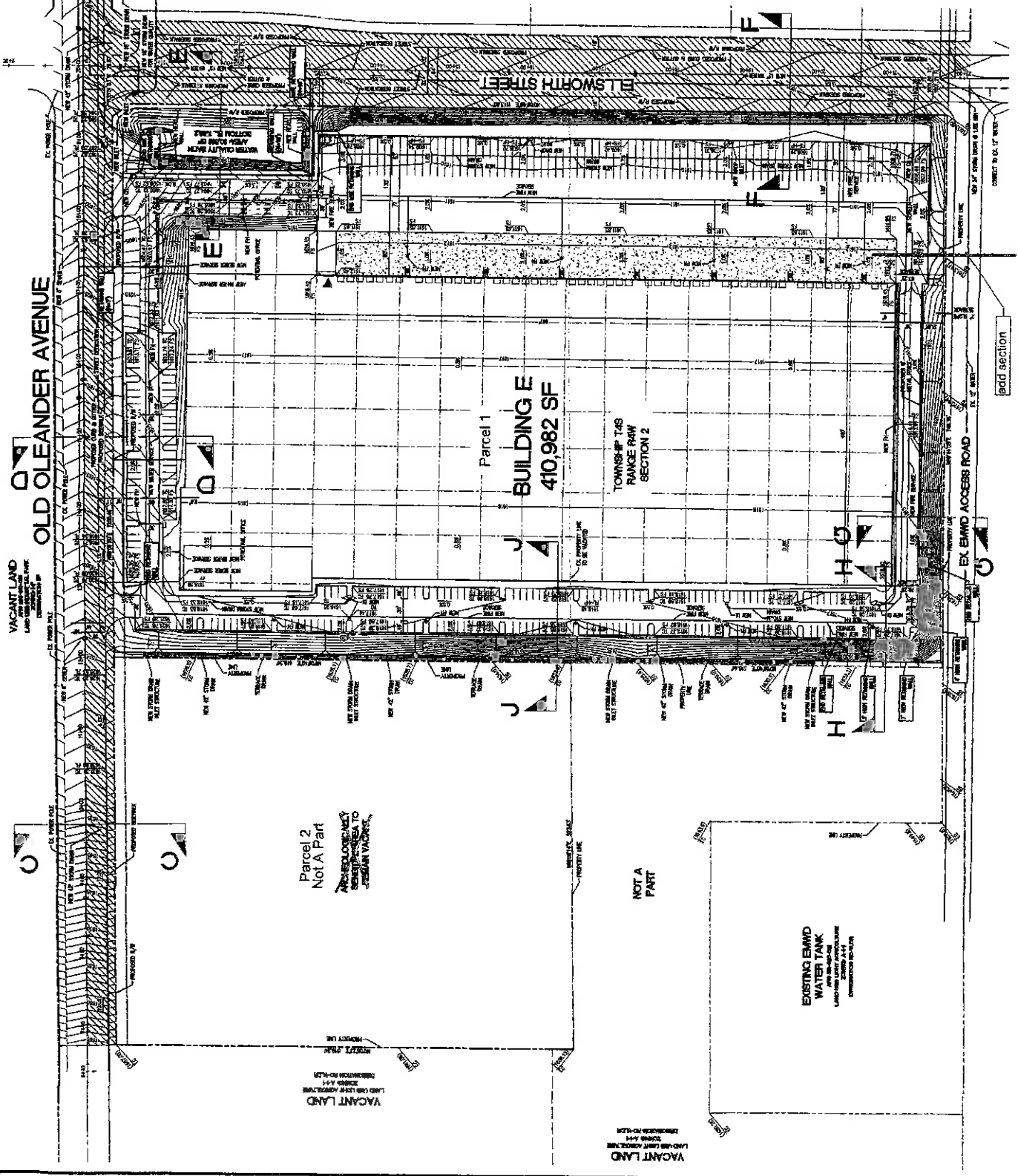
Sheet: E-DAB-3.4

LEGEND

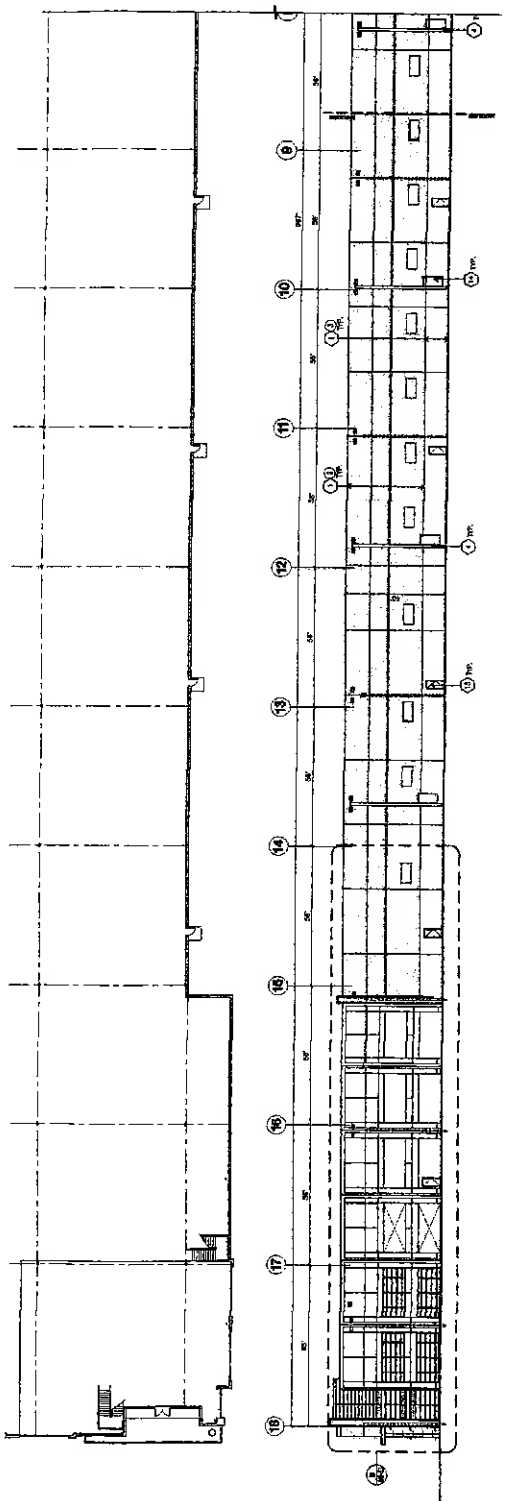
- TOP OF SLOPE
- BOT OF SLOPE
- TOP OF FINISHED
- ASPH PAVEMENT
- STREET SIDEWALK
- ROAD MARK OF TRAVEL
- CURBLINE
- CONCRETE
- METAL FENCE
- RETAINING WALL
- PROPOSED R/W
- CEMENT
- TRENCH DRAIN



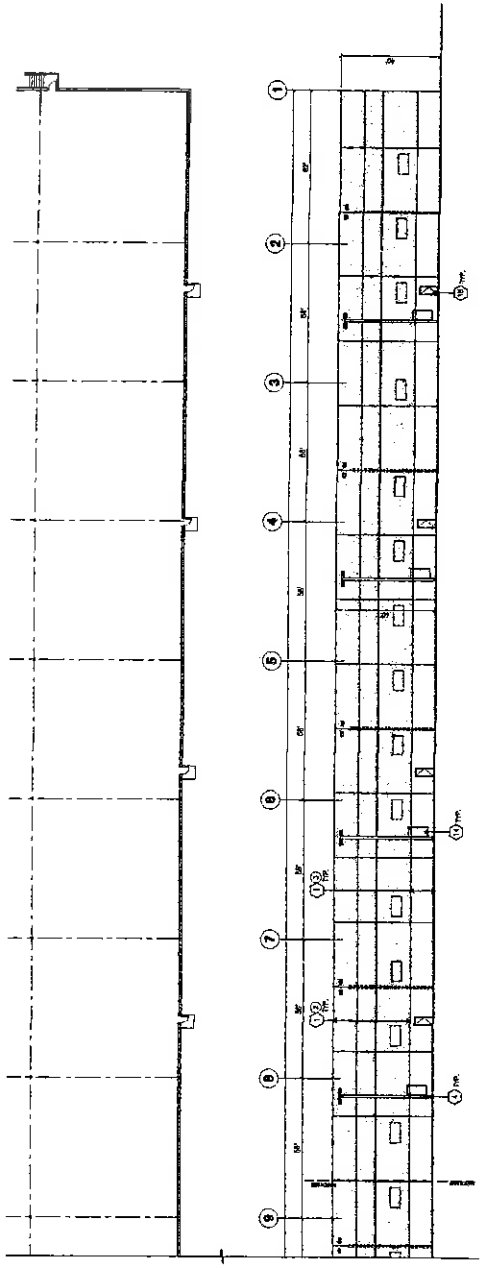
COUNTY OF RIVERSIDE	
PLOT PLAN 28837	
KNOX BUSINESS PARK - BUILDING E	
SITE PLAN / CONCEPTUAL GRADING	
DATE: 11/20/20	DRAWN BY: DAVID EVANS
SCALE: AS SHOWN	CHECKED BY: DAVID EVANS
PROJECT: 11/20/20	DATE: 11/20/20
2 of 2	



add section

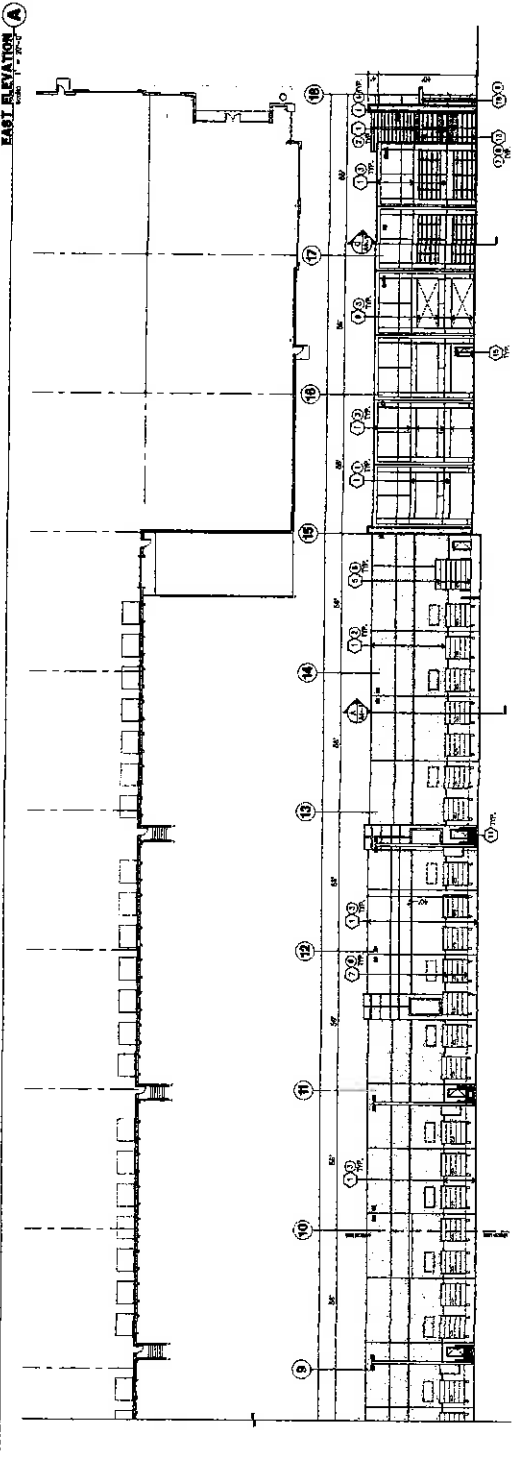
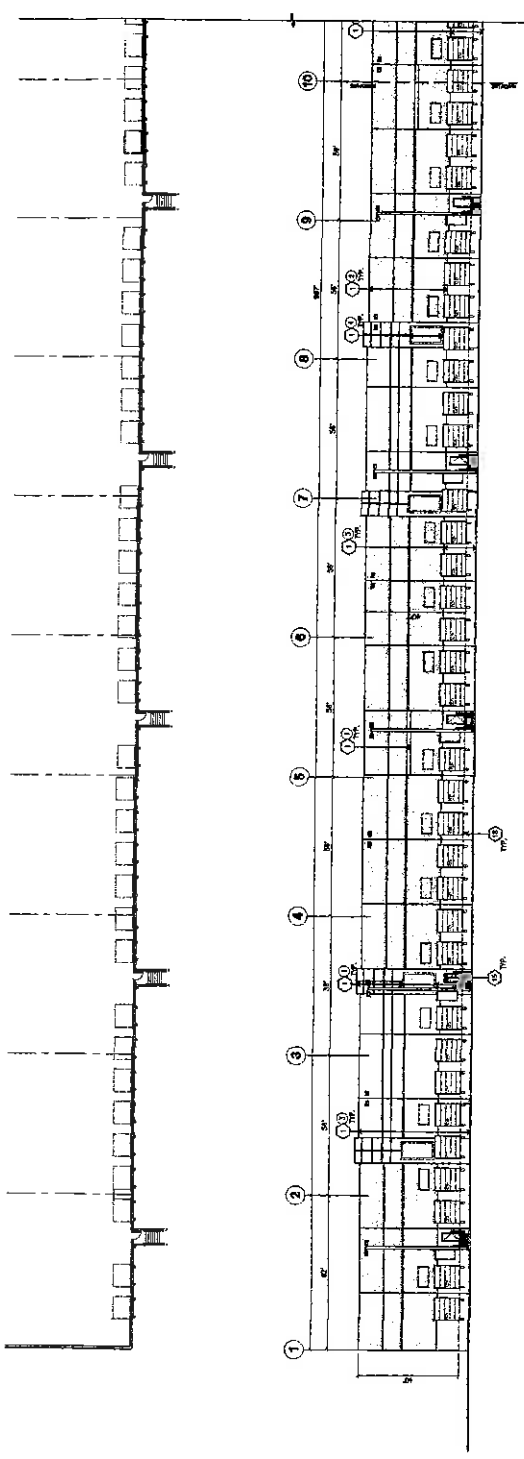


WEST ELEVATION
SECTION A-A



WEST ELEVATION
SECTION A-A

- KEYNOTES - ELEVATIONS**
1. ALL WALLS SHALL BE CONCRETE UNLESS NOTED OTHERWISE.
 2. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 3. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 4. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 5. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 6. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 7. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 8. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 9. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 10. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 11. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 12. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 13. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 14. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 15. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 16. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 17. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 18. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
- GENERAL NOTES - ELEVATIONS**
1. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 2. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 3. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 4. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 5. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 6. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 7. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 8. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 9. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 10. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 11. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 12. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 13. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 14. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 15. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 16. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 17. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
 18. ALL WALLS SHALL BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD OVER 1/2" TYPE X GYPSUM BOARD.
- COLOR SCHEDULE - ELEVATIONS**
1. CONCRETE TILT-UP PANEL
 2. CONCRETE TILT-UP PANEL
 3. CONCRETE TILT-UP PANEL
 4. CONCRETE TILT-UP PANEL
 5. CONCRETE TILT-UP PANEL
 6. CONCRETE TILT-UP PANEL
 7. CONCRETE TILT-UP PANEL
 8. CONCRETE TILT-UP PANEL
 9. CONCRETE TILT-UP PANEL
 10. CONCRETE TILT-UP PANEL
 11. CONCRETE TILT-UP PANEL
 12. CONCRETE TILT-UP PANEL
 13. CONCRETE TILT-UP PANEL
 14. CONCRETE TILT-UP PANEL
 15. CONCRETE TILT-UP PANEL
 16. CONCRETE TILT-UP PANEL
 17. CONCRETE TILT-UP PANEL
 18. CONCRETE TILT-UP PANEL
- GLAZING LEGEND**
1. Tinted glass, clear
 2. Tinted glass, blue
- COLOR LEGEND**
1. Concrete Tilt-Up Panel
 2. Concrete Tilt-Up Panel
 3. Concrete Tilt-Up Panel
 4. Concrete Tilt-Up Panel
 5. Concrete Tilt-Up Panel
 6. Concrete Tilt-Up Panel
 7. Concrete Tilt-Up Panel
 8. Concrete Tilt-Up Panel
 9. Concrete Tilt-Up Panel
 10. Concrete Tilt-Up Panel
 11. Concrete Tilt-Up Panel
 12. Concrete Tilt-Up Panel
 13. Concrete Tilt-Up Panel
 14. Concrete Tilt-Up Panel
 15. Concrete Tilt-Up Panel
 16. Concrete Tilt-Up Panel
 17. Concrete Tilt-Up Panel
 18. Concrete Tilt-Up Panel



KEYNOTES - ELEVATIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
5. ALL ROOF ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
12. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
14. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.

GENERAL NOTES - ELEVATIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
4. ALL CEILING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
5. ALL ROOF ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
9. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
10. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
11. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
12. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
13. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
14. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.

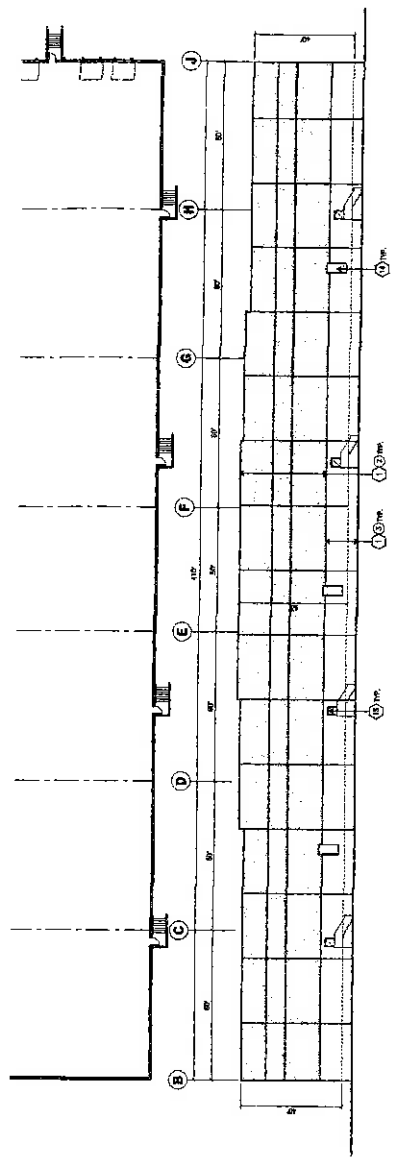
COLOR SCHEDULE - ELEVATIONS

1. CONCRETE EXPOSED
2. CONCRETE EXPOSED
3. CONCRETE EXPOSED
4. CONCRETE EXPOSED
5. CONCRETE EXPOSED
6. CONCRETE EXPOSED
7. CONCRETE EXPOSED
8. CONCRETE EXPOSED
9. CONCRETE EXPOSED
10. CONCRETE EXPOSED
11. CONCRETE EXPOSED
12. CONCRETE EXPOSED
13. CONCRETE EXPOSED
14. CONCRETE EXPOSED
15. CONCRETE EXPOSED
16. CONCRETE EXPOSED
17. CONCRETE EXPOSED
18. CONCRETE EXPOSED
19. CONCRETE EXPOSED
20. CONCRETE EXPOSED
21. CONCRETE EXPOSED
22. CONCRETE EXPOSED
23. CONCRETE EXPOSED
24. CONCRETE EXPOSED
25. CONCRETE EXPOSED
26. CONCRETE EXPOSED
27. CONCRETE EXPOSED
28. CONCRETE EXPOSED
29. CONCRETE EXPOSED
30. CONCRETE EXPOSED
31. CONCRETE EXPOSED
32. CONCRETE EXPOSED
33. CONCRETE EXPOSED
34. CONCRETE EXPOSED
35. CONCRETE EXPOSED
36. CONCRETE EXPOSED
37. CONCRETE EXPOSED
38. CONCRETE EXPOSED
39. CONCRETE EXPOSED
40. CONCRETE EXPOSED
41. CONCRETE EXPOSED
42. CONCRETE EXPOSED
43. CONCRETE EXPOSED
44. CONCRETE EXPOSED
45. CONCRETE EXPOSED
46. CONCRETE EXPOSED
47. CONCRETE EXPOSED
48. CONCRETE EXPOSED
49. CONCRETE EXPOSED
50. CONCRETE EXPOSED

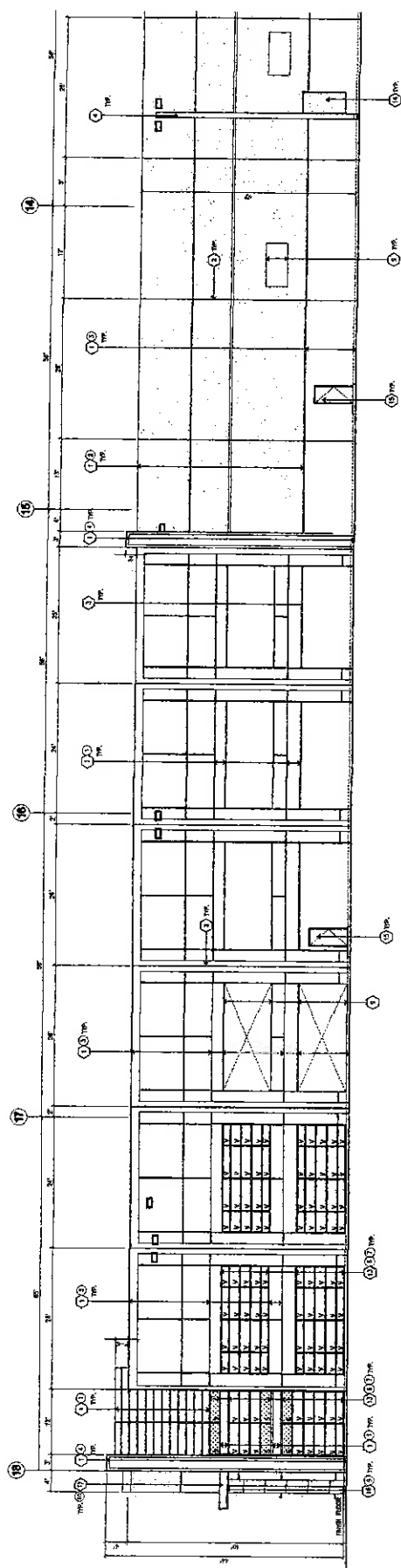
GLAZING LEGEND

1. TYPICAL WINDOW GLASS
2. TYPICAL WINDOW GLASS
3. TYPICAL WINDOW GLASS
4. TYPICAL WINDOW GLASS
5. TYPICAL WINDOW GLASS
6. TYPICAL WINDOW GLASS
7. TYPICAL WINDOW GLASS
8. TYPICAL WINDOW GLASS
9. TYPICAL WINDOW GLASS
10. TYPICAL WINDOW GLASS
11. TYPICAL WINDOW GLASS
12. TYPICAL WINDOW GLASS
13. TYPICAL WINDOW GLASS
14. TYPICAL WINDOW GLASS
15. TYPICAL WINDOW GLASS
16. TYPICAL WINDOW GLASS
17. TYPICAL WINDOW GLASS
18. TYPICAL WINDOW GLASS
19. TYPICAL WINDOW GLASS
20. TYPICAL WINDOW GLASS
21. TYPICAL WINDOW GLASS
22. TYPICAL WINDOW GLASS
23. TYPICAL WINDOW GLASS
24. TYPICAL WINDOW GLASS
25. TYPICAL WINDOW GLASS
26. TYPICAL WINDOW GLASS
27. TYPICAL WINDOW GLASS
28. TYPICAL WINDOW GLASS
29. TYPICAL WINDOW GLASS
30. TYPICAL WINDOW GLASS
31. TYPICAL WINDOW GLASS
32. TYPICAL WINDOW GLASS
33. TYPICAL WINDOW GLASS
34. TYPICAL WINDOW GLASS
35. TYPICAL WINDOW GLASS
36. TYPICAL WINDOW GLASS
37. TYPICAL WINDOW GLASS
38. TYPICAL WINDOW GLASS
39. TYPICAL WINDOW GLASS
40. TYPICAL WINDOW GLASS
41. TYPICAL WINDOW GLASS
42. TYPICAL WINDOW GLASS
43. TYPICAL WINDOW GLASS
44. TYPICAL WINDOW GLASS
45. TYPICAL WINDOW GLASS
46. TYPICAL WINDOW GLASS
47. TYPICAL WINDOW GLASS
48. TYPICAL WINDOW GLASS
49. TYPICAL WINDOW GLASS
50. TYPICAL WINDOW GLASS

EAST ELEVATION (CONT.)



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



ENLARGED WEST ELEVATION
 SCALE: 1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

GLAZING LEGEND

1. TYPICAL WINDOW GLAZING
 2. TYPICAL WINDOW GLAZING
 3. TYPICAL WINDOW GLAZING
 4. TYPICAL WINDOW GLAZING
 5. TYPICAL WINDOW GLAZING
 6. TYPICAL WINDOW GLAZING
 7. TYPICAL WINDOW GLAZING
 8. TYPICAL WINDOW GLAZING
 9. TYPICAL WINDOW GLAZING
 10. TYPICAL WINDOW GLAZING

COLOR SCHEDULE - ELEVATIONS

1. CONCRETE TYPICAL PANEL
 2. CONCRETE TYPICAL PANEL
 3. CONCRETE TYPICAL PANEL
 4. CONCRETE TYPICAL PANEL
 5. CONCRETE TYPICAL PANEL
 6. CONCRETE TYPICAL PANEL
 7. CONCRETE TYPICAL PANEL
 8. CONCRETE TYPICAL PANEL
 9. CONCRETE TYPICAL PANEL
 10. CONCRETE TYPICAL PANEL

KEYNOTES - ELEVATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Make Conservation
A California Way of Life.*

November 16, 2017

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

Knox Business Park – Building D, General Plan Amendment No. 1151 (RIV 215 PM R31.9)

Mr. Brady,

We have completed our initial review for the above mentioned proposal to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse/distribution center with 109 truck-loading bays. APNs: 314-040-001, -002, -003, and 008.

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

We have no comment for this project at this time. However, this is not to be consider as final and California Department of Transportation reserves the right to comment at a later date and time. If this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

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

Mr. Brady
November 16, 2017
Page 2

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive style with a large, stylized initial "M".

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning



T 510.836.4200
F 510.836.4205

410 17th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

March 7, 2018

VIA E-MAIL and US MAIL

Riverside County Planning Commission
c/o Elizabeth Sarabia, Planning Commission Secretary
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

Carl Bruce Shaffer (District 1)
Aaron Hake (District 2)
Ruthanne Taylor Berger (District 3)
Bill Sanchez (District 4)
Eric Kroencke (District 5)
Email: esarabia@rivco.org

Re: Notice of Support for Knox Business Park Buildings III and IV ("Project")

Honorable Members of the Planning Commission:

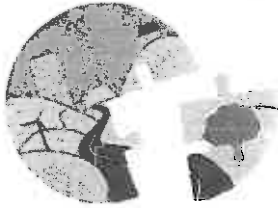
Laborers International Union of North America, Local Union No. 1184 ("LIUNA") is pleased to support the Knox Business Park Buildings II and IV Project. LIUNA believes that the construction and operation of the Project will benefit the County, and that the project has incorporated adequate mitigation measures to offset & reduce its potential effect on the environment. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", is written over a light blue horizontal line.

Richard Drury
Counsel for Laborers International Union of North America (LIUNA)
Local Union 1184

314-040-008



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: PP 25838

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230

Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Co. Inc. E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway

Temecula, CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Jack Rech E-Mail: _____

Mailing Address: 2447 Alamo Heights Dr.

Diamond Bar, CA 91765
City State ZIP

Daytime Phone No: (909) 263-6969 Fax No: () _____

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

David Nazaryk

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Jack Rech

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-040-008

Section: 2 Township: 4S Range: 4 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 9.44

General location (nearby or cross streets): North of Markham, South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B-7, C-7

Project Description: (describe the proposed project in detail)
702,645 S. F. Industrial Business Center; existing three parcels merged to create one parcel

Related cases filed in conjunction with this application:
General Plan Amendment, Change of Zone, Tract Map, Lot Line Adjustment, Plot Plan

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 192,500

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 192,500

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

Import _____ Export _____ Neither _____

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

This is a balanced site

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

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 702,645 sq. ft.

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

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

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

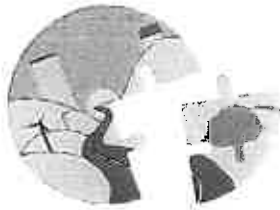
Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

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

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

Santa Ana River Santa Margarita River Whitewater River

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36950 DATE SUBMITTED: 5/22/15

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230
Newport Beach Street 92660
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc. E-Mail: Mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway
Temecula, CA 92592 Street
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Lance and Diane Verdugo E-Mail: _____

Mailing Address: 16589 Arabian Ave.
Riverside, CA 92504 Street
City State ZIP

Daytime Phone No: (951) 212-0651 Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01151 DATE SUBMITTED: 5/22/15

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel, Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230
Street
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Eng: Hall & Forman / Represent: Henry-Ann Co. E-Mail: mbastian@henryanninc.com

Mailing Address: Hall & Forman - 17782 17th St., #200 Tustin, CA 92780-1947
Street
Henry-Ann Co. - 32823 Temecula Pkwy., Temecula, CA 92592
City State ZIP

Daytime Phone No: (714) 665-4532 . HAC - 951-302-2600 Fax No: ()

Property Owner's Name: Arthur and Lucy Lopez E-Mail:

Mailing Address: 3000 Tyler Ave.
Street
Riverside, CA 92503
City State ZIP

Daytime Phone No: (951) 805-1310 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN


If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

David Nazaryk 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

ARTHUR AND LUCY LOPEZ _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-040-002

Section: 2 Township: 4S Range: 4 West

Approximate Gross Acreage: 5.03

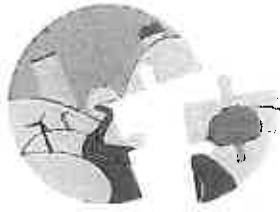
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B -7, C-7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change zones from R-R, R-C VLDR and B-P to I-P

Related cases filed in conjunction with this request:



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: PP 25837 (555,615 sq ft)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230

 Street
Newport Beach, CA 92660

 City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Co. Inc. E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway

 Street
Temecula, CA 92592

 City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Donald Ecker E-Mail: _____

Mailing Address: 609 Deep Valley Dr., #340

 Street
Rolling Hills Estates, CA 90274

 City State ZIP

Daytime Phone No: (310) 962-6736 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

David Nazaryk

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Donald Ecker

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-020-019

Section: 2 Township: 4S Range: 4 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.17

General location (nearby or cross streets): North of Markham, South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B-7, C-7

Project Description: (describe the proposed project in detail)
702,645 S. F. Industrial Business Center; existing three parcels merged to create one parcel

Related cases filed in conjunction with this application:
General Plan Amendment, Change of Zone, Tract Map, Lot Line Adjustment, Plot Plan

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 192,500

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 192,500

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
This is a balanced site

What is the anticipated route of travel for transport of the soil material?
NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 702,645 sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36962

DATE SUBMITTED: 5/22/15

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)

E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230

<u>Newport Beach</u>	<i>Street</i>	
	CA	92660
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (949) 477-4700 Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc.

E-Mail: mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway

<u>Temecula, CA 92592</u>	<i>Street</i>	
	State	ZIP
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)

E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd. Suite 230

<u>Newport Beach, CA 92660</u>	<i>Street</i>	
	State	ZIP
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

APPLICATION FOR SUBDIVISION AND DEVELOPMENT


addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

DAVID NAZARYK 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-020-010, 314-020-017, 314-020-019

Section: 2 Township: 4s Range: 4 West

Approximate Gross Acreage: 33.62

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Markham, South of Oleander Ave., East of Decker Rs., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747,B-7, C-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

555,615 S.F. Industrial Business Center; existing three parcels merged to create one parcel.

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 1,800

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 195,500

Estimated amount of fill = cubic yards 195,500

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

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

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

Does the subdivision exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River Whitewater River


APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 5/21/15

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>

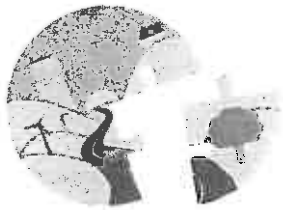
¹Land area is based on acreage disturbed

²Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01152 DATE SUBMITTED: 5/22/15

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel, Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230
Street
Newport Beach, CA 92660
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Eng: Hall & Forman / Represent: Henry-Ann Co. E-Mail: mbastian@henryanninc.com

Mailing Address: Hall & Forman - 17782 17th St., #200 Tustin, CA 92780-1947
Street
Henry-Ann Co. - 32823 Temecula Pkwy., Temecula, CA 92592
City State ZIP

Daytime Phone No: (714) 665-4532 . HAC - 951-302-2600 Fax No: () _____

Property Owner's Name: Roy and Harry Muranaka E-Mail: _____

Mailing Address: P.O. Box 8360
Street
Northridge, CA 91327
City State ZIP

Daytime Phone No: (818) 491-0638 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

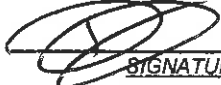
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

DAVID NAZARYK 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

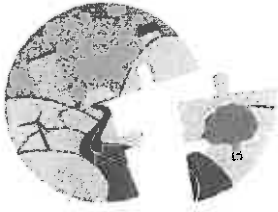
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

HARRY MURANAKA 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
ROY MURANAKA 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-020-010
Section: 2 Township: 4S Range: 4 West
Approximate Gross Acreage: 20.01



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36950 DATE SUBMITTED: 5/22/15

APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230
Newport Beach CA 92660
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc. E-Mail: Mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway
Temecula, CA 92592
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Lance and Diane Verdugo E-Mail: _____

Mailing Address: 16589 Arabian Ave.
Riverside, CA 92504
City State ZIP

Daytime Phone No: (951) 212-0651 Fax No: (____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT


addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

DAVID NAZARYK 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LANCE AND DIANE VERDUGO _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-040-008

Section: 2 Township: 4s Range: 4 West

Approximate Gross Acreage: 4.22

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

DAVID NAZARYK
PRINTED NAME OF APPLICANT _____

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See Attached Document

PRINTED NAME OF PROPERTY OWNER(S) _____
SIGNATURE OF PROPERTY OWNER(S)
See Attached Document

PRINTED NAME OF PROPERTY OWNER(S) _____
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-020-010

Section: 2 Township: 4S Range: 4 West

Approximate Gross Acreage: 20.01 Acres

General location (nearby or cross streets): North of Markham St., South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

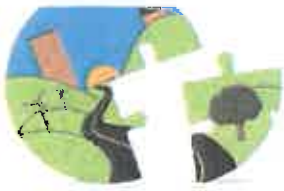
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B -7, C-7

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change zones from R-R, R-C VLDR and B-P to I-P

Related cases filed in conjunction with this request:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 MARCH 3, 2018

Property Owner(s) Signature(s) and Date

JACK RECH

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

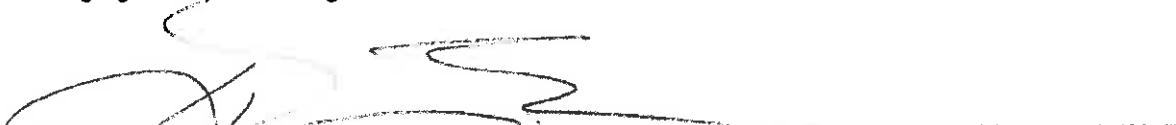


RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

HARRY MURANAKA TRUSTEE C-R COUSINS MONEY PURCHASE
PRINTED NAME of Property Owner(s) PENSION PLAN

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Donald Parker 3-5-2018
Property Owner(s) Signature(s) and Date

DONALD PARKER
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Lance R. Verdugo 3-6-18 Diana K. Verdugo 3-6-18
Property Owner(s) Signature(s) and Date

Lance R. Verdugo Diana K. Verdugo
PRINTED NAME of Property Owner(s)

if the property is owned by multiple owners, the paragraph above must be signed by each owner.
Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State
- If the property owner is a trust, provide a copy of the trust certificate

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NOS. 1151 AND 1152, CHANGE OF ZONE NOS. 7872 AND 7873, PLOT PLAN NOS. 25837 AND 25838, TENTATIVE PARCEL MAP NOS. 36950 AND 36962 – Intent to Certify an Environmental Impact Report (EIR) No. 546 – EIR00546 – Applicant: Trammel Crow Inc. – Representative: David Evans and Associates Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) – Community Development: Business Park (CD-BP) – Location: Southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street – Zoning: Rural Residential – ½ acre minimum (R-R-½) – Medium Manufacturing (M-M) – Industrial Park (I-P) – **REQUEST: Building D - GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan Land Use Designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building D site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) to make the entire Building D site Industrial Park (I-P). **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 sq. ft. warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 sq. ft. of office space, 10,000 sq. ft. of mezzanine, and 677,645 sq. ft. of warehouse space with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule “E” subdivision of 37.08 gross acres to consolidate the existing four (4) parcels into one (1) parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **Building E - GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan Land Use Designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building E site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcels 314-020-010 from Rural Residential – ½ acre minimum (R-R-½) to Industrial Park (I-P) to make the entire Building E site Industrial Park (I-P). **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 sq. ft. warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 sq. ft. of office space and 395,982 sq. ft. of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule “E” subdivision of 21.52 gross acres into two (2) parcels, one (1) for the proposed development and one (1) to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	APRIL 4, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 546, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as

a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 28, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25837 / PP25838 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

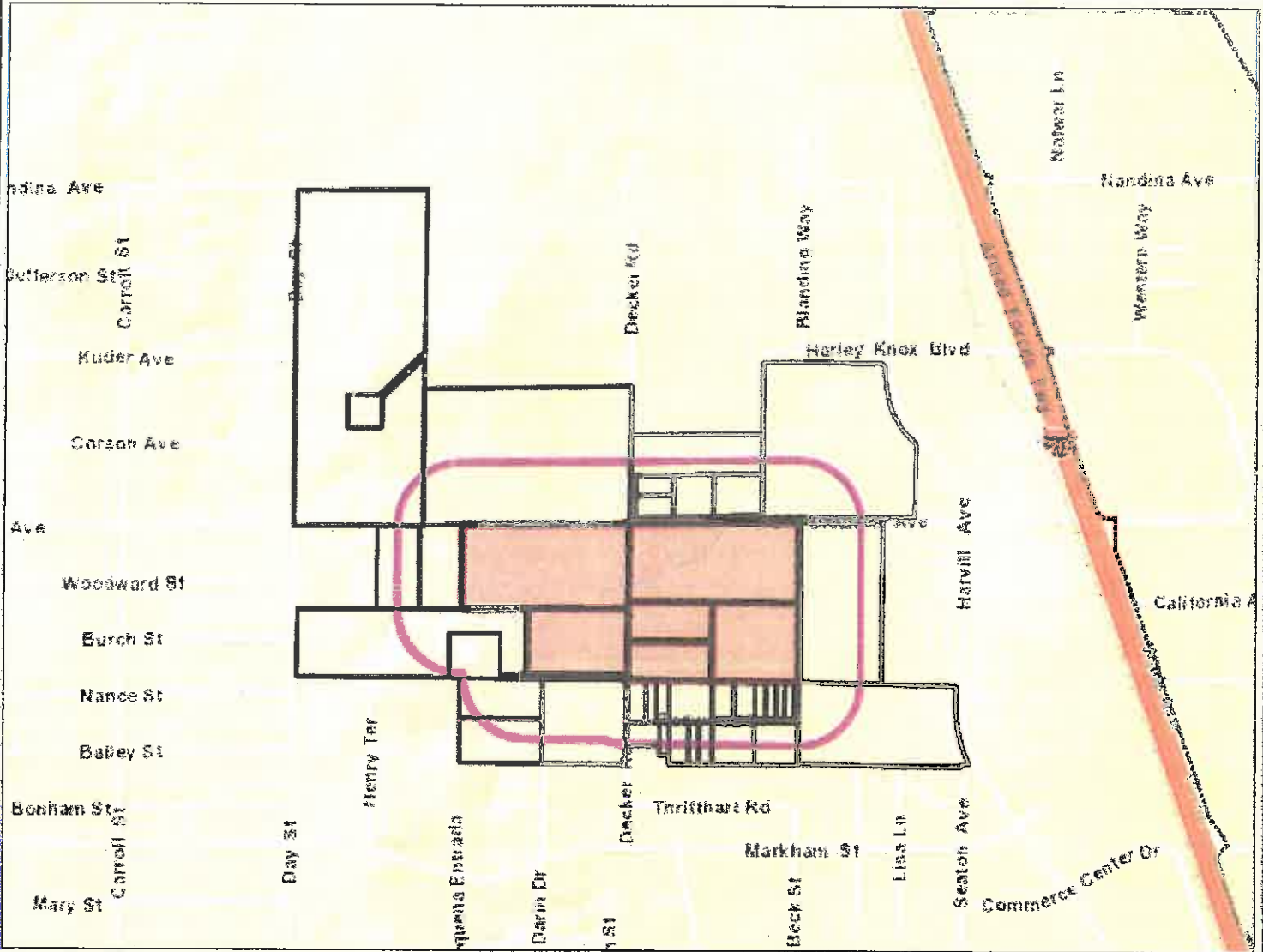
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. -- 5 p.m.): (951) 955-8158

Riverside County GIS

PP25837 / PP25838 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



0 1,505 3,009 Feet



A graphic scale bar showing distances in feet, with markings at 0, 1,505, and 3,009 feet.

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

REPORT PRINTED ON... 2/28/2018 2:50:12 PM

© Riverside County RCIT

314020017
JACK ROBERT RECH
2447 ALAMO HEIGHTS DR
DIAMOND BAR CA 91765

314020021
EASTERN MUNICIPAL WATER DIST
C/O C/O DEPT OF BLDG SERV
P O BOX 8300
PERRIS CA 92572

314030025
THOMAS GORDON SMITH
2324 DONELLA CIR
LOS ANGELES CA 90077

314040002
ARTHUR M LOPEZ
LUCY V LOPEZ
3000 TYLER ST
RIVERSIDE CA 92503

314030023
JAY MAROUN
MEGDALENE MAROUN
15543 SADDLEBACK RD
RIVERSIDE CA 92506

314040003
DONALD CLYDE PARKER
RALPH W THOMAS
MARCIA A THOMAS

43910 FLORES DR
TEMECULA CA 92592

314200010
LINDA M CUSTA
P O BOX 1624
PERRIS CA 92572

314200007
NICK JONES
CHRISTINA JONES
22710 REDWOOD DR
PERRIS CA. 92570

314200004
JIM ESTEVANOVICH
P O BOX 117
PERRIS CA 92572

314030024
RODOLFO PADILLA
22430 MARKHAM ST
PERRIS CA. 92570

314200003
MARY WASSO
ROBERT WASSO
22540 REDWOOD DR
PERRIS CA. 92570

314200008
SONIA GUILLEN
332 YOSEMITE AVE
PERRIS CA 92570

314200017
JASON PEREZ
SHARIE PEREZ
6309 MITCHELL AVE
RIVERSIDE CA 92505

314200006
OSCAR ZERMENO
ELIDA ZERMENO
521 CRONY AVE
HENDERSON NV 89011

314200001
THERESA WASSO
BETTY WASSO
22510 REDWOOD DR
PERRIS CA. 92570

314200005
HOME EXPO FINANCIAL INC
23580 ALESSANDRO NO 9818
MORENO VALLEY CA 92552

314200015
RICHARD STANLEY
TONYA STANLEY
22601 REDWOOD DR
PERRIS CA. 92570

314200012
JUAN M GONZALES
MARIA R GONZALES
22721 REDWOOD DR
PERRIS CA. 92570

314200014
RICKY J GEORGE
DIANA M GEORGE
22621 REDWOOD DR
PERRIS CA. 92570

314200013
JOHN PAUL RAMOS
JOHN P RAMOS
P O BOX 2222
PERRIS CA 92572

314040008
LANCE R VERDUGO
DIANE K VERDUGO
16589 ARABIAN AVE
WOODCREST CA 92504

314200002
SHERRY WASSO
22530 REDWOOD DR
PERRIS CA. 92570

314200011
VICKIE EBELING
DONNA L MCDERMOTT
DONNA LYNN MCDERMOTT
C/O DONNA L MCDERMOTT
26346 RIDGEMOOR RD
SUN CITY CA 92586

314200009
NICK JOHN STANLEY
MINNIE JOYCE STANLEY
22730 REDWOOD DR
PERRIS CA. 92570

314200018
JACK STEVE STANKA
18330 DECKER RD
PERRIS CA. 92570

314200016
JIMMY TODOROVITCH
SHELLEY TODOROVITCH
C/O C/O DAN GEORGE
22589 REDWOOD DR
PERRIS CA 92570

314040004
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDA J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314020019
CAROL E MUNARETTO
DONALD N ECKER
DIANNE M ECKER

6350 HAWARDEN
RIVERSIDE CA 92506

314020010
HARRY MURANAKA
ROY MURANAKA
CAROLYN MURANAKA

PO BOX 8360
PORTER RANCH CA 91327

314020008
RONALD L FROEHE
CLAUDINE L FROEHE
7151 PERALTA PL
RIVERSIDE CA 92509

314020009
RONALD L FROEHE
CLAUDINE L FROEHE
7151 PERALTA PL
RIVERSIDE CA 92509

314040001
DONALD CLYDE PARKER
RALPH W THOMAS
MARCIA A THOMAS

43910 FLORES DR
TEMECULA CA 92592

295310042
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310044
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310043
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310018
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310015
SRG PERRIS
C/O C/O BRAD H NIELSEN
18802 BARDEEN AVE
IRVINE CA 92612

295310041
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDAY J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310001
LILLIAN G ALTEMUS
402 S MAIN ST
HUNTERSVILLE NC 28078

314051015
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDA J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

295310054
KNOX LOGISTICS
C/O C/O CLARION PARTNERS
1717 MCKINNEY STE 1900
DALLAS TX 75202

Applicant:

Trammel Crow Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

Engineer:

David Evans and Associates Inc.
17782 17th Street, Suite 200
Tustin, CA 92780

Applicant:

Trammel Crow Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

Engineer:

David Evans and Associates Inc.
17782 17th Street, Suite 200
Tustin, CA 92780

Applicant:

Trammel Crow Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

Engineer:

David Evans and Associates Inc.
17782 17th Street, Suite 200
Tustin, CA 92780

Owner:

Arthur and Lucy Lopez
3000 Tyler Street
Riverside, CA 92503

Owner:

Munaretto Carol
6350 Hawarden Drive
Riverside, CA 92506

Owner:

Arthur and Lucy Lopez
3000 Tyler Street
Riverside, CA 92503

Owner:

Munaretto Carol
6350 Hawarden Drive
Riverside, CA 92506

State Clearinghouse
Scott Morgan
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812

Native American Heritage Commission
Gayle Totton
1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95961

Golden State Environmental and Social Justice Alliance
Joe Bourgeois
160 West Foothill Parkway, Suite 105-92
Corona, CA 92882

Johnson, Smith and Foy Attorneys at Law
Kimberly Foy
P.O. Box 1029
Temecula, CA 92593

Lozeau Drury, LLP
Richard Drury
410 12th Street, Suite 250
Oakland, CA 94607

Rural Association of Mead Valley
Debbie Walsh
P.O. Box 2433
Perris, CA 92572

Blum Collins, LLP
Hannah Bentley
Aon Center 707 Wilshire Boulevard, Suite 4880
Los Angeles, CA 90017

Ray Miller and Peggy Miller
22075 Nance Street
Perris, CA 92570

Pechanga Tribal Historic Preservation Office
Gary P. DuBois
P.O. Box 2183
Temecula, CA 92593

Soboba Band Of Luiseno Indians
Joseph Ontiveros
P.O. Box 487
San Jacinto, CA 92581

South Coast Air Quality Management District
Lijin Sun
21865 Copley Drive
Diamond Bar, CA 91765

Mary Tithof
17831 Big Sky Circle
Perris, CA 92570

Rincon Band Of Luiseno Indians
Destiny Colocho
1 West Tribal Road
Valley Center, CA 92082

Oscar Zermeno
22690 Redwood Drive
Perris, CA 92570

Raymond W. Johnson
Johnson and Sedlack
26785 Camino Seco
Temecula, CA 92590

Wayne Peterson
14225 Corporate Way
Moreno Valley, CA 92553

City of Perris
101 N. D Street
Perris, CA 92570

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Mead Valley MAC
18870 Springwood Ln.
Perris, CA 92570

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

RTA
1825 Third St.
Riverside, CA 92517-1968



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, Plot Plan Nos. 25837 and 25838, EIR No. 546

Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

2015081081

State Clearinghouse Number (if submitted to the State Clearinghouse)

Trammel Crow, Inc.
Project Applicant

3501 Jamboree Road, Suite 230, Newport Beach, CA 92660
Address

The project is located southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street.

Project Location

GENERAL PLAN AMENDMENT NO. 1151 proposes to change the General Plan land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building D site will then have a land use designation of Community Development: Light Industrial (CD:LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P), and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P). The entire Building D site will then have a zoning classification of Industrial Park (I-P). **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision pursuant to Riverside County Ordinance No. 460, the subdivision is being required to provide Schedule E improvements that are more consistent with the industrial nature of the development. The Schedule E improvements are greater than those of a Schedule H subdivision. **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 square foot warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building E site will then have a land use designation of Community Development: Light Industrial (CD:LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcel 314-020-010 from Rural Residential, 1/2 acre minimum (R-R-1/2) to Industrial Park (I-P). The entire Building E site will then have a zoning classification of Industrial Park (I-P). **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 square foot warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,168.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06184)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Trammell Crow So Cal Dev Inc
3501 Jamboree Rd, Ste
Newport Beach, Ca 92660

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06184	05/22/2015	05/22/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06184	0451 - CF&G TRUST	\$3,069.75
	0452 - CF&G TRUST: RECORD FEES	\$50.00
18220 Decker Rd Perris,	SUB TOTAL	\$3,119.75

TOTAL **\$3,119.75**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211