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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 12, 2009

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 516 / CHANGE OF ZONE NO.: 7604, 7600, & 7626 / PLOT PLAN NO.: 23182, 23168, & 23277 / TENTATIVE PARCEL MAP NO.: 35710, 35711, & 35712 – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street – 67.56 Gross Acres - Zoning: Manufacturing-Medium (M-M), Light Agriculture (A-1), Rural Residential (R-R), and One Family Dwellings (R-1) - **REQUEST:** The Environmental Impact Report will address potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report ("EIR") for the projects are warranted. **Change of Zone No. 7604** proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23182** proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 sq. ft. The proposal includes eight (8) structures ranging from 17,925 sq. ft. to 90,875 sq. ft. and 769 parking spaces. **Parcel Map No. 35711** proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres. **Change of Zone No. 7600** proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23168** proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces. **Parcel Map No. 35710** proposes a schedule 'E' subdivision of 8.36 gross acres into six

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGES)

RG:db

REVIEWED BY EXECUTIVE OFFICE
DATE _____ Tina Grande
Departmental Concurrence

☒ Policy ☐ Policy
☐ Consent ☐ Consent
Dep't Rec.: Per Exec. Ofc.:

Prev. Agn. Ref. | **District:** Second | **Agenda Number:**

PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER

I. **AGENDA ITEM 8.5: ENVIRONMENTAL IMPACT REPORT NO. 516 / CHANGE OF ZONE NO. 7604 / CHANGE OF ZONE NO. 7600 / CHANGE OF ZONE NO. 7626 / PLOT PLAN NO. 23182 / PLOT PLAN NO. 23168 / PLOT PLAN NO. 23277 / TENTATIVE PARCEL MAP NO. 35710 / TENTATIVE PARCEL MAP NO. 35711 / TENTATIVE PARCEL MAP NO. 35712** – Intent to Certify an Environmental Impact Report – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street – 67.56 Gross Acres - Zoning: Manufacturing-Medium (M-M), Light Agriculture (A-1), Rural Residential (R-R), and One Family Dwellings (R-1). (Legislative)

II. **PROJECT DESCRIPTION**

The Environmental Impact Report will address the potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (CEQA) Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report (EIR) for the projects are warranted. Change of Zone No. 7604 proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23182 proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 square feet The proposal includes eight (8) structures ranging from 17,925 square feet to 90,875 square feet and 769 parking spaces. Parcel Map No. 35711 proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres. Change of Zone No. 7600 proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23168 proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 square feet. The proposal includes six (6) buildings ranging in size from 14,722 square feet to 28,197 square feet, and 203 parking spaces. Parcel Map No. 35710 proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres. Change of Zone No. 7626 proposes to change a portion of the project site's existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 square feet to 30,066 square feet totaling 116,164 square feet of building area, 282 parking spaces, and a water quality basin. Parcel Map No. 35712 proposes a schedule "E" subdivision of approximately 11.09 acres into one (1) parcel for condominium purposes.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:
Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org.

The following spoke in favor of the subject proposal:
Alan Tuntland, Applicant, 18201 Von Karman, Irvine, California 92612

The following spoke in a neutral position of the subject proposal:

Sonya Hooker, Applicant's Representative, 3788 McCray St., Riverside, California 92506

No one spoke in opposition position of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, with modifications, recommended to the Board of Supervisors;

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 516**, based on the findings incorporated in the EIR and the conclusion that the project will have a significant effect on the environment and statements of overriding findings will be adopted;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7604,** proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7600**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7626**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35711,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35710,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35712**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN NO. 23182,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN NO. 23168,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23277**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SEE ADDENDUM STAFF REPORT FOR MODIFICATIONS

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

(6) parcels with a minimum parcel size of 0.93 net acres. **Change of Zone No. 7626** proposes to change a portion of the project site existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC). **Plot Plan 23277** proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin. **Parcel Map No. 35712** proposes a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 516**, based on the findings incorporated in the Staff Report, and subject to adoption of a resolution certifying the Environmental Impact Report and approving the parcel maps and plot plans, (herein after referred to as the "EIR Resolution");

APPROVAL of **CHANGE OF ZONE NO. 7604,** proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **CHANGE OF ZONE NO. 7600**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **CHANGE OF ZONE NO. 7626**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, subject to adoption of a zoning ordinance and the EIR Resolution;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35711,** subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35710,** subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35712**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of **PLOT PLAN NO. 23182,** subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution;

APPROVAL of **PLOT PLAN NO. 23168,** subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution; and,

APPROVAL of **PLOT PLAN NO. 23277**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report, and subject to adoption of the EIR Resolution.

Agenda Item No.: 8.5
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Jeffery Childers
Planning Commission: September 30, 2009

Change of Zone No.: 7604, 7600, & 7626
Plot Plan No.: 23182, 23168, & 23277
Tentative Parcel Map No.: 35711, 35710, & 35712
Environmental Impact Report No. 516
Applicant: Birtcher Development, LLC
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT

PLANNING COMMISSION REVISIONS / ADDITION TO PROJECT CONDITIONS OF APPROVAL:

The following conditions of approval were revised and added by the Planning Commission, September 30, 2009:

AREA A

Plot Plan No. 23182:

(Added) 90.PLANNING.41 "USE - HOURS OF OPERATION"

The Applicant, Owner, Tenant, or any other successor-in-interest shall verify in writing to the Planning Department that the hours of operation are consistent with Condition of Approval 10.PLANNING.11.

AREA B

Plot Plan No. 23168:

(Added) 90.PLANNING.37 "USE - HOURS OF OPERATION"

The Applicant, Owner, Tenant, or any other successor-in-interest shall verify in writing to the Planning Department that the hours of operation are consistent with Condition of Approval 10.PLANNING.08.

AREA C

Plot Plan No. 23277:

(Revised) 10.PLANNING.14 "USE - HOURS OF OPERATION"

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 6:00 p.m., 7 days a week (Monday through Sunday) in order to reduce conflict with adjacent residential zones and/or land uses.

Agenda Item No.: 8.5
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisorial District: Second
Project Planner: Jeffery Childers
Planning Commission: September 30, 2009

Change of Zone No.: 7604, 7600, & 7626
Plot Plan No.: 23182, 23168, & 23277
Tentative Parcel Map No.: 35711, 35710, & 35712
Environmental Impact Report No. 516
Applicant: Birtcher Development, LLC
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 516 will address potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report ("EIR") for the projects are warranted.

AREA A

Change of Zone No. 7604 proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan No. 23182 proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 sq. ft. The proposal includes eight (8) structures ranging from 17,925 sq. ft. to 90,875 sq. ft. and 769 parking spaces.

Parcel Map No. 35711 proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres.

AREA B

Change of Zone No. 7600 proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan No. 23168 proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces.

Parcel Map No. 35710 proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres.

AREA C

Change of Zone No. 7626 proposes to change a portion of the project site existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

9/15/09

Plot Plan No. 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin.

Parcel Map No. 35712 proposes a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.

The project is located in the Belltown and Rubidoux communities of western Riverside County, more specifically, northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street.

ISSUES OF POTENTIAL CONCERN:

Environmental Impacts (EIR 516):
The project has been designed or conditioned to mitigate most environmental impacts to below a level of significance. However, the Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for the following unavoidable adverse impacts:

Air Quality (cumulative: indirect) - In the long-term, the project's vehicular-related emissions would contribute to the regional inability to attain the ozone standard based on SCAQMD's established significance levels for Mobile Source Emissions.

Transportation and Traffic (cumulative: direct and indirect) - The increase in traffic will potentially result in significant impacts to intersections and roadway segments which are currently operating at unacceptable levels.

FURTHER PLANNING CONSIDERATIONS:

Currently one of the parcels included in the Environmental Impact Report, Area B (APN 178-191-001) has not been acquired by the applicant, but has been reviewed and analyzed. The assumptions used for the 4.65 acre site was three (3) two-story structures for office, storage, and manufacturing uses, with associated parking and landscaping. As of this hearing, no use applications have been submitted on this parcel.

Therefore, the project description, as reviewed in the Environmental Impact Report, consists of 67.56 gross acres with twenty eight (28) industrial park buildings totaling 859,973 square feet.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the east, Open Space: Open Space-

	Conservation (OS:OS-C) to the west, and Highwy-60 to the south.
4. Existing Zoning (Ex. #3):	Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1).
5. Proposed Zoning (Ex. #3):	Manufacturing-Service Commercial (M-SC)
6. Surrounding Zoning (Ex. #3):	One Family Dwelling (R-1), Light Agriculture (A-1) and Residential Incentive (R-6) to the east, Manufacturing Medium (M-M) to the north, Specific Plan (SP)(Rio Vista SP 243) to the west, and One Family Dwelling (R-1) to the south.
7. Existing Land Uses (Ex. #1):	Vacant Land
8. Surrounding Land Use (Ex. #1):	Residential and vacant land
7. Project Data:	Total Acreage: 62.91 gross acres
7. Environmental Concerns:	Final Environmental Impact Report No. 516

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 516**, based on the findings incorporated in the EIR and the conclusion that the project will have a significant effect on the environment and statements of overriding findings will be adopted;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7604**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7600**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7626**, proposing to change the site's zoning classification from Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) in accordance with Exhibit 3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35770,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35710,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE PARCEL MAP NO. 35712**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN NO. 23182,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **PLOT PLAN NO. 23168,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23277**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

6. The Environmental Impact Report has determined that most of the potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures.

7. There are two impacts that cannot be mitigated to a level of less than significant, Air Quality (cumulative/direct) and Transportation and Traffic (cumulative/indirect).

8. The Riverside County Board of Supervisors will be required to adopt a statement of overriding findings for unavoidable impacts of Air Quality (cumulative/direct) and Transportation and Traffic (cumulative/indirect).

9. The job related and fiscal benefits of the project to the County will outweigh the unavoidable adverse impacts and the project will be of significant benefit to the County.

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

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Jurupa Area Plan.

2. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the east, Open Space: Open Space-Conservation (OS:OS-C) to the west, and Highwy-60 to the south.

3. The proposed use, development of an Industrial Park, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.

4. The existing zoning for the subject site is Manufacturing-Medium (M-M), Light Agriculture (A-1), and One-Family Dwellings (R-1).

5. The proposed use, development of an Industrial Park, is consistent with the development standards set forth in the Manufacturing-Service Commercial (M-SC).

6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1), Light Agriculture (A-1) and Residential Incentive (R-6) to the east, Manufacturing Medium (M-M) to the north, Specific Plan (SP) to the west, and One Family Dwelling (R-1) to the south.

7. Any subsequent projects applied for under this change of zone shall conform to the design guidelines of the Manufacturing-Service Commercial (M-SC) zoning designation.

8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.

9. Environmental Impact Report No. 516 identified the following potentially significant impacts:

    a. Air Quality
    b. Biological Resources
    c. Cultural Resources
    d. Hydrology and Water Quality
    e. Noise
    f. Transportation and Traffic

    These listed impacts will be fully mitigated by the measures in the environmental impact report, conditions of approval, and attached letters. Air Quality (cumulative/direct) and Transportation and Traffic (cumulative/indirect) could not be mitigated to a level of less than significant; as such, the adoption of overriding findings is recommended as it has been determined that the benefits of the project outweigh and render acceptable those impacts identified in EIR 516.

10. The Project will attract new businesses that can provide jobs in Western Riverside County to assist in providing a better jobs/housing balance and reduce the need for the local workforce to commute to adjacent counties.

11. The Project will promote the development of a variety of stable employment and business uses that provide a diversity of employment opportunities for those that live and work in the community.

12. The Project will offer the opportunity for a mix of businesses in proximity to transportation facilities and utilities, and along transit corridors.

13. The air quality and transportation and traffic impacts are outweighed and rendered acceptable because the Project has the potential to foster economic growth in the surrounding environment.

14. The property primarily consists of a vacant former dairy and vacant undeveloped land previously for the production of agricultural crops. Implementation of the proposed Project will not stimulate growth in the area beyond that anticipated by the General Plan and the Jurupa Area Plan.

15. The air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will implement the Riverside County General Plan's land use designation for the Project site through the creation of a well-designed light industrial business park in proximity to existing and future supporting office and commercial uses. Development of the Project will provide necessary infrastructure, desired amenities, and common landscape and design elements for the site that would not otherwise be possible if the property were developed in accordance with the existing agricultural zoning, which includes Light Agriculture (A1), One Family Dwelling (R-1) and Medium Manufacturing (M-M).

16. The air quality, and transportation and traffic impacts are outweighed and rendered acceptable because the Project will create an aesthetically pleasing and distinct light industrial business park community identity (sense of place) through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features. The Planning Commission has determined and finds that it is more important in this case to obtain the benefit of the Project's aesthetic enhancement for the community than to forego the Project out of regard for the air quality and transportation and traffic impacts.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A City of sphere of influence;
   b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   c. Fringe Toed Lizard sand source area;
   d. A Flood Zone;
   e. A Policy Area;
   f. WRCMSHCP Criteria Cell;
   g. An Airport Influence Area;
   h. An Area drainage plan area; or,
   i. A dam inundation area.

3. The project site is located within:
   a. The boundaries of the Jurupa Area Plan;
   b. The Jurupa Area Recreation and Parks District;
   c. A State responsibility area;
   d. The boundaries of the Jurupa Valley Amendment Area

and Rubidoux Redevelopment Areas;
e. An area of High & Low Paleontological potential;
f. An Area Moderate Liquefaction Potential;
g. An area susceptible to subsidence; and,
h. The boundaries of the Jurupa Unified School District;

4. These projects were received in October, 2007 and reviewed by the Land Development Committee a number of times; December 7, 2007, December 13, 2007, March 18, 2008, June 26, 2008, August 14, 2008, November 20, 2008, December 18, 2008, March 5, 2009, and April 16, 2009.

5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total for all the cases involved in the General Plan Amendment and the Change of Zone, $156,091.57.

6. The subject site is currently designated as Assessor's Parcel Numbers 178-070-004, 178-070-007, 178-070-006, 178-120-002, 178-120-001, 179-060-002, 178-191-015, 178-191-004, 178-191-002, 179-060-007, 179-060-006, 179-060-005, and 179-060-004

Supervisior: Tavaglione
District: 2
Date Drawn: 8/05/09

CZ07604 PM35711 PP23182
CZ07600 PM35710 PP23168
CZ07626 PM35712 PP23277
DEVELOPMENT OPPORTUNITY

Planner: Jeff Childers
Date: 9/30/09
Exhibit Overview



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 9

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W E
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0 500 1,000 2,000 3,000 4,000
Feet

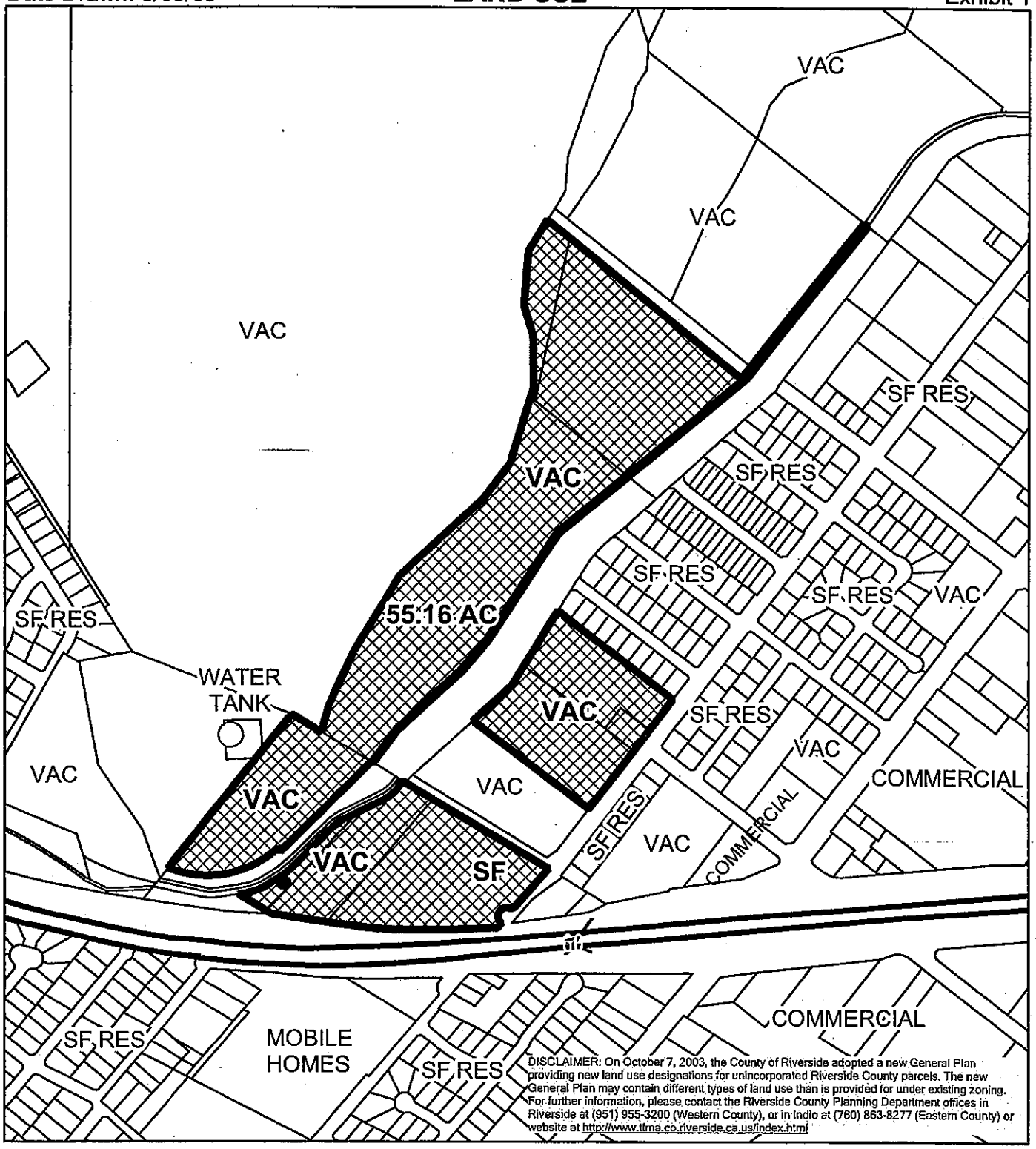
Assessors
Bk. Pg. 178-07, 178-12
178-19, 178-06
Thomas
Bros. Pg. 645 D7

CZ07604 PM35711 PP23182
CZ07600 PM35710 PP23168
CZ07626 PM35712 PP23277

Supervisior: Tavaglione
District: 2
Date Drawn: 8/05/09

Planner: Jeff Childers
Date: 9/30/09
Exhibit 1

LAND USE



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 9

N
W E
S

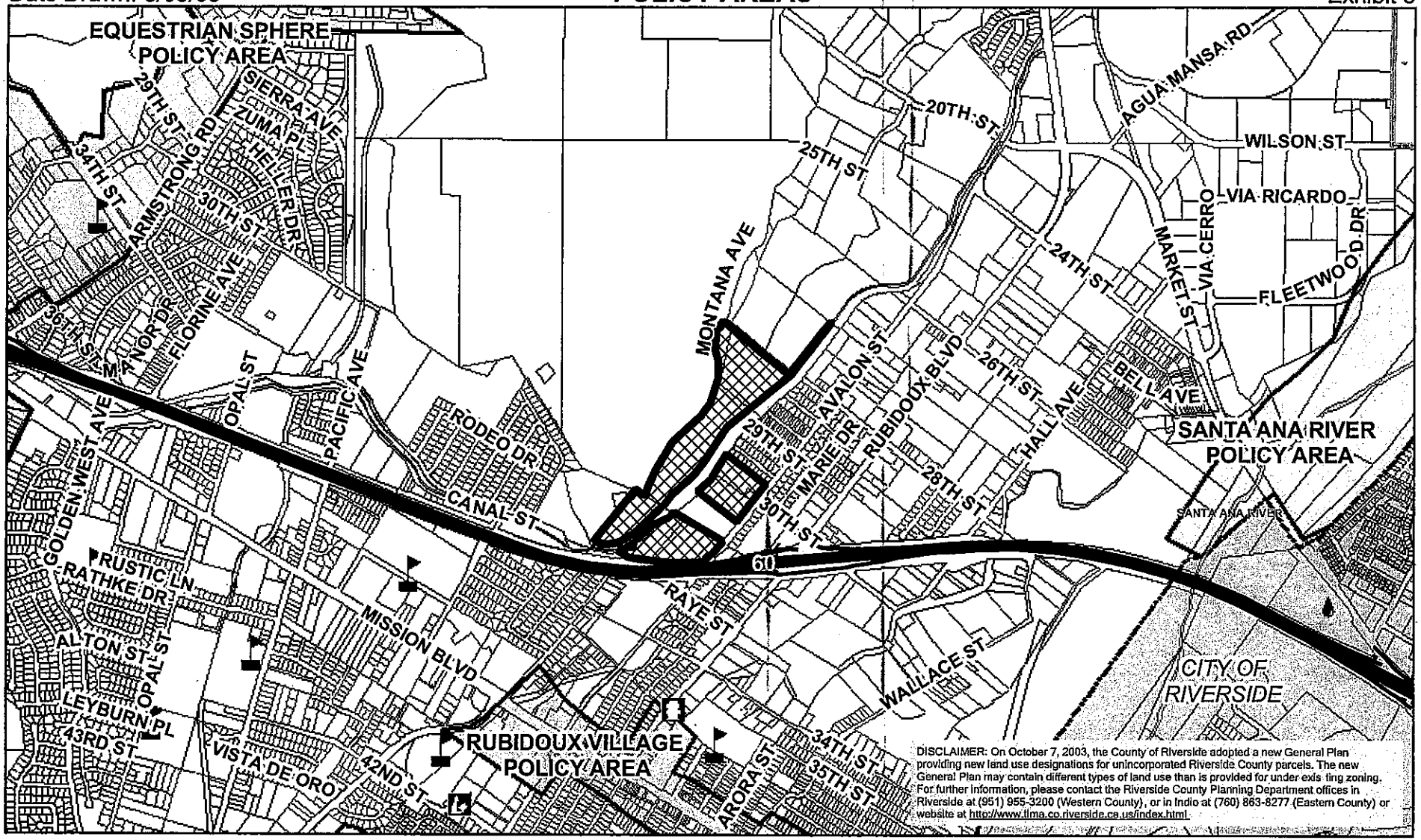
0 337.5 675 1,350 2,025
Feet

Assessors
Bk. Pg. 178-07, 178-12
178-19, 178-06
Thomas
Bros. Pg. 645 D7

Supervisior: Tavaglione
District: 2
Date Drawn: 8/05/09

CZ07604 PM35711 PP23182
CZ07600 PM35710 PP23168
CZ07626 PM35712 PP23277
POLICY AREAS

Planner: Jeff Childers
Date: 9/30/09
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 9

N
W E
S

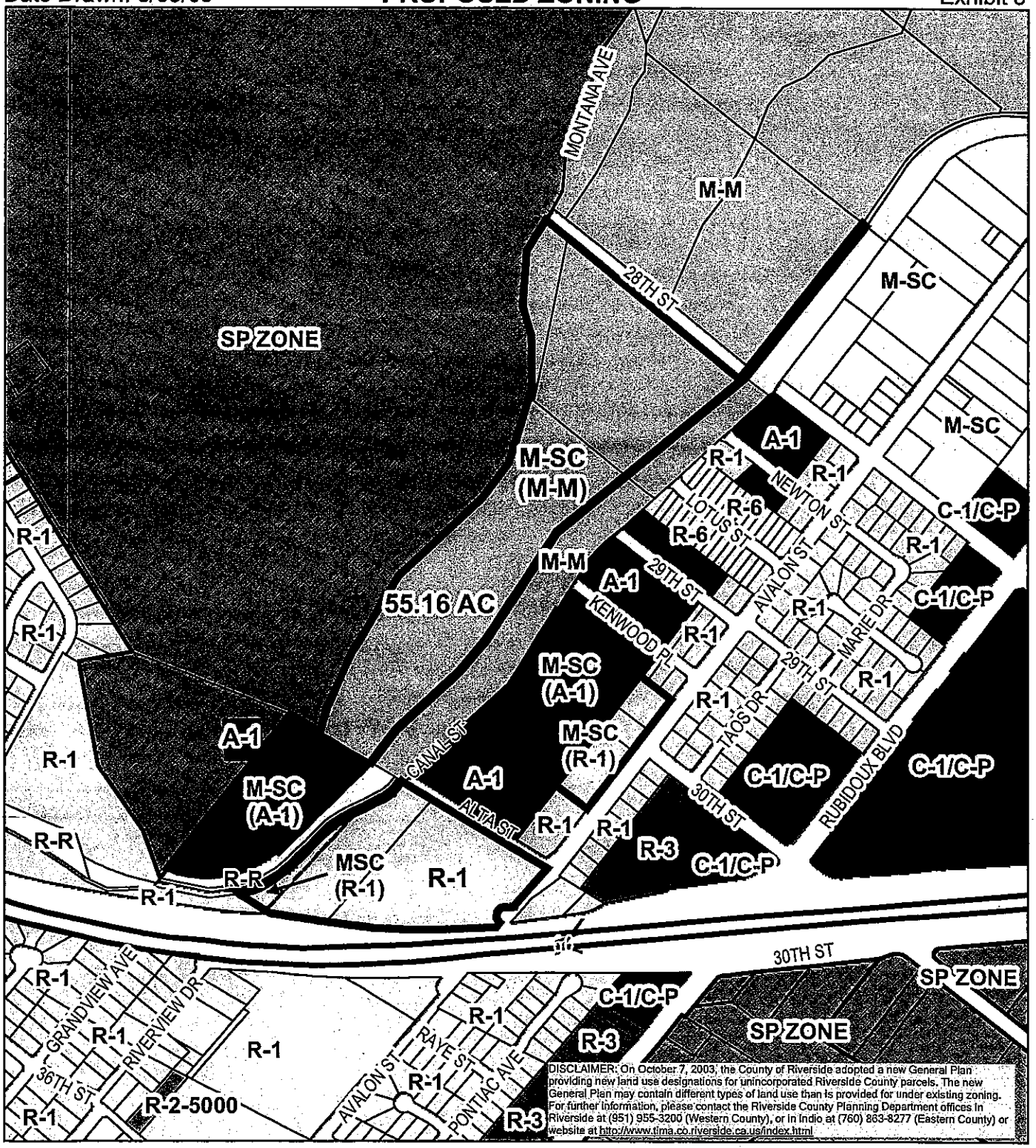
0 1,450 2,900 5,800 8,700
Feet

Assessors
Bk. Pg. 178-07, 178-12
178-19, 178-06
Thomas
Bros. Pg. D7

Supervisior: Tavaglione
District: 2
Date Drawn: 8/05/09

CZ07604 PM35711 PP23182
CZ07600 PM35710 PP23168
CZ07626 PM35712 PP23277
PROPOSED ZONING

Planner: Jeff Childers
Date: 9/30/09
Exhibit 3



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at http://www.tlma.co.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 9

N
W E
S

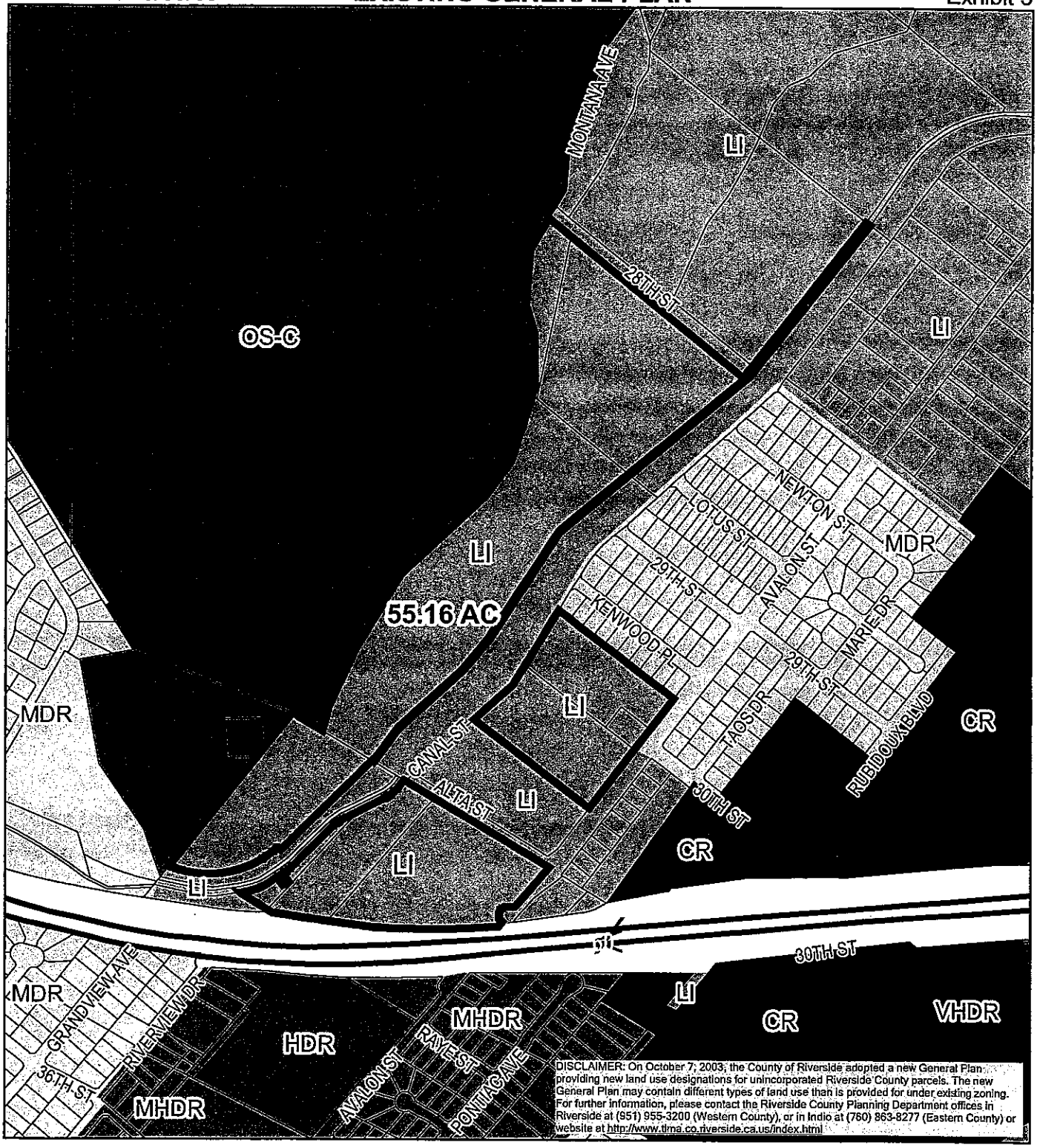
0 340 680 1,360 2,040
Feet

Assessors
Bk. Pg. 178-07, 178-12
178-19, 178-06
Thomas
Bros. Pg. 645 D7

Supervisior: Tavaglione
District: 2
Date Drawn: 8/05/09

CZ07604 PM35711 PP23182
CZ07600 PM35710 PP23168
CZ07626 PM35712 PP23277
EXISTING GENERAL PLAN

Planner: Jeff Childers
Date: 9/30/09
Exhibit 5



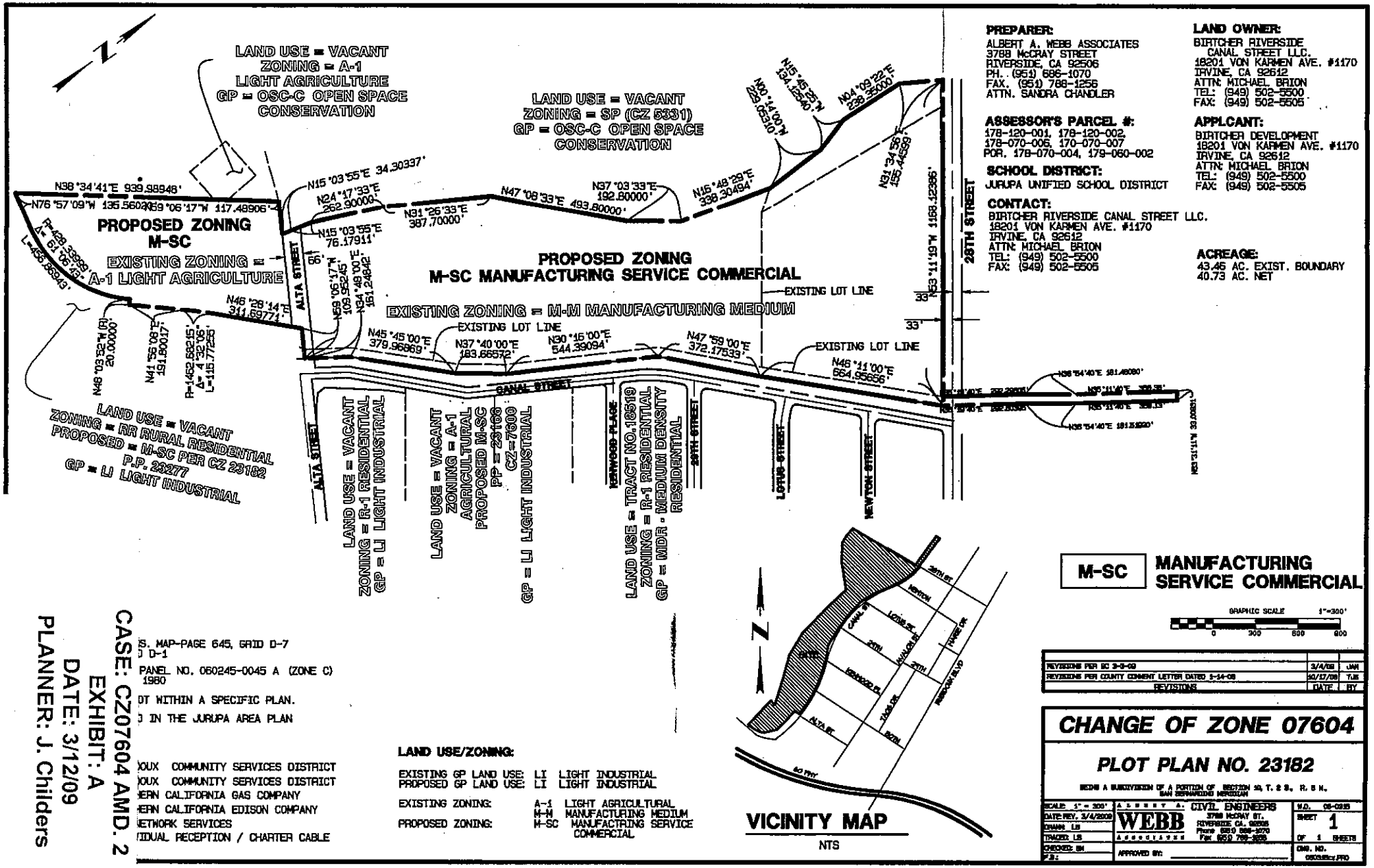
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Rubidoux
Township/Range: T2SR5W
Section: 9

N
W E
S

0 337.5 675 1,350 2,025
Feet

Assessors
Bk. Pg. 178-07, 178-12
178-19, 178-06
Thomas
Bros. Pg. 645 D7



PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
PH. (951) 686-1070
FAX. (951) 788-1256
ATTN. SANDRA CHANDLER

LAND OWNER:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

ASSESSOR'S PARCEL #:
178-120-001, 178-120-002,
178-070-006, 170-070-007
POR. 178-070-004, 179-060-002

APPLCANT:
BIRTCHER DEVELOPMENT
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

CONTACT:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

ACREAGE:
43.46 AC. EXIST. BOUNDARY
40.73 AC. NET

U.S. MAP-PAGE 645, GRID D-7
D-1
PANEL NO. 060245-0045 A (ZONE C)
1980
OT WITHIN A SPECIFIC PLAN.
IN THE JURUPA AREA PLAN

JOUX COMMUNITY SERVICES DISTRICT
JOUX COMMUNITY SERVICES DISTRICT
HERN CALIFORNIA GAS COMPANY
HERN CALIFORNIA EDISON COMPANY
NETWORK SERVICES
IDUAL RECEPTION / CHARTER CABLE

LAND USE/ZONING:

EXISTING GP LAND USE:	LI	LIGHT INDUSTRIAL
PROPOSED GP LAND USE:	LI	LIGHT INDUSTRIAL
EXISTING ZONING:	A-1	LIGHT AGRICULTURAL
	M-M	MANUFACTURING MEDIUM
PROPOSED ZONING:	M-SC	MANUFACTRING SERVICE COMMERCIAL

VICINITY MAP
NTS

M-SC MANUFACTURING SERVICE COMMERCIAL

GRAPHIC SCALE 1"=300'
0 300 600 900

REVISIONS	DATE	BY
REVISIONS PER SC 3-5-09	3/4/09	JAH
REVISIONS PER COUNTY COMMENT LETTER DATED 5-14-08	10/17/08	TJK

CHANGE OF ZONE 07604

PLOT PLAN NO. 23182

BEING A SUBDIVISION OF A PORTION OF SECTION 30, T. 2 S., R. 5 W., SAN BERNARDINO MERIDIAN

SCALE: 1" = 300'
DATE: REV. 3/4/2009
DRAWN: LS
TRACED: LS
CHECKED: BM
P.E.:

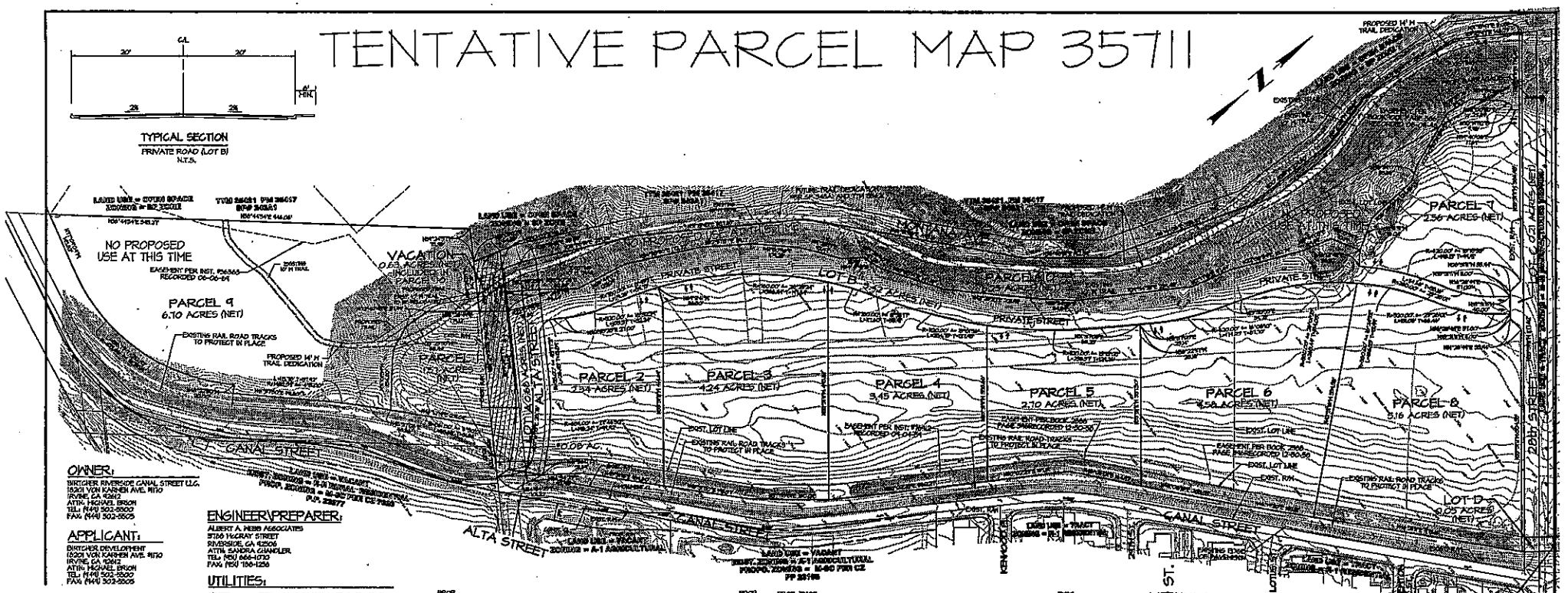
ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
3788 McCRAY ST.
RIVERSIDE, CA. 92506
Phone (951) 686-1070
Fax (951) 788-1256

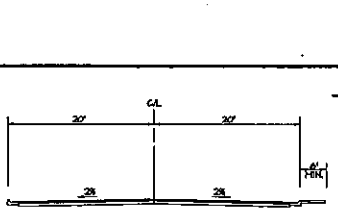
APPROVED BY: _____

W.O. 08-0335
SHEET 1 OF 1 SHEETS
DWG. NO. 0835Sec1.PRO

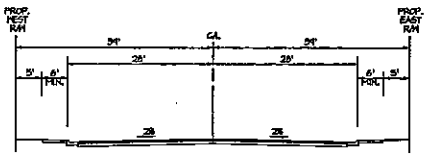
CASE: CZ07604 AMD. 2
EXHIBIT: A
DATE: 3/12/09
PLANNER: J. Childers

TENTATIVE PARCEL MAP 35711

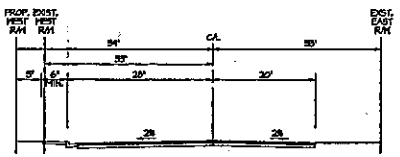




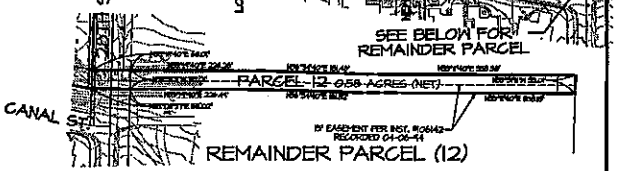
TYPICAL SECTION
PRIVATE ROAD (LOT B)
N.T.S.



TYPICAL SECTION
ALTA STREET
N.T.S.



TYPICAL SECTION
26th STREET
N.T.S.



OWNER:
BIRTCHER RIVERSIDE CANAL STREET LLC.
9201 VON KARMEN AVE. #150
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5900
FAX: (949) 502-5905

APPLICANT:
BIRTCHER DEVELOPMENT
9201 VON KARMEN AVE. #150
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5900
FAX: (949) 502-5905

ENGINEER\PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
ATTN: SANDY CHANDLER
TEL: (951) 686-1070
FAX: (951) 788-1256

UTILITIES:

WATER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	- AT&T NETWORK SERVICES
TELEVISION	- INDIVIDUAL RECEPTION / CHARTER CABLE

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

LAND USE / ZONING:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL
EXISTING ZONING: M-M MANUFACTURING MEDIUM, A-1 AGRICULTURAL
PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
EXISTING AND PROPOSED GENERAL PLAN DESIGNATION: I-I LIGHT INDUSTRIAL

USE A45, GRID D-1.
D LIQUIFACTION OR OTHER
\ SPECIAL STUDIES ZONE.
060245-0045 A (ZONE C) DATED APRIL 15, 1980
ID PLAIN, COUNTY OF RIVERSIDE
CT TO OVERFLOW, INUNDATION.
IS NOT INTENDED FOR THIS SITE.
IS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
LOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS
S ON THIS SITE, EXCEPT FOR SWALLOW HOLE SWALES
OR RECREATIONAL VEHICLES ON THIS SITE.
A SPECIFIC PLAN.
R RECREATIONAL SPACES ON THIS SITE.
E OIL TANKS PROPOSED FOR THIS SITE.
RUBIDOUX COMMUNITY SERVICES DISTRICT
HE FOOT INTERVALS

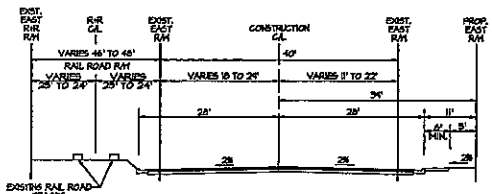
ACREAGE:
49.78 AC. (GROSS, BOUNDARY)
40.91 AC. NET

PROJECT DATA:
PARCEL 1 = 1.31 ACRES (NET)
PARCEL 2 = 2.34 ACRES (NET)
PARCEL 3 = 4.24 ACRES (NET)
PARCEL 4 = 3.45 ACRES (NET)
PARCEL 5 = 2.70 ACRES (NET)
PARCEL 6 = 4.58 ACRES (NET)
PARCEL 7 = 2.56 ACRES (NET)
PARCEL 8 = 5.16 ACRES (NET)
PARCEL 9 = 6.10 ACRES (NET)
PARCEL 10 = 6.23 ACRES (NET)
TOTAL = 54.21 ACRES (NET)

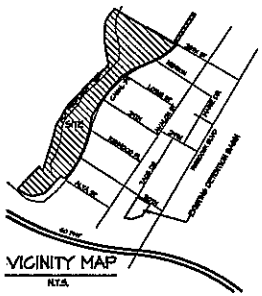
LOT A = 0.49 ACRES (NET) ALTA STREET
LOT B = 5.42 ACRES (NET) PRIVATE ROAD
LOT C = 0.21 ACRES (NET) 28TH STREET
LOT D = 0.21 ACRES (NET)
RE-DEDICATION OF 28TH STREET

VACATION OF ALTA STREET = 0.83 AC.
REMAINDER PARCEL (12) = 0.58 AC.
* RE-DEDICATION OF ALTA STREET (0.08AC.)

LEGEND:
AREA OF VACATION



TYPICAL SECTION
CANAL STREET
N.T.S.



GRAPHIC SCALE 1"=100'
0 100 200 300

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-06-09	03-11-09	T.B.
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08	12-5-08	T.B.

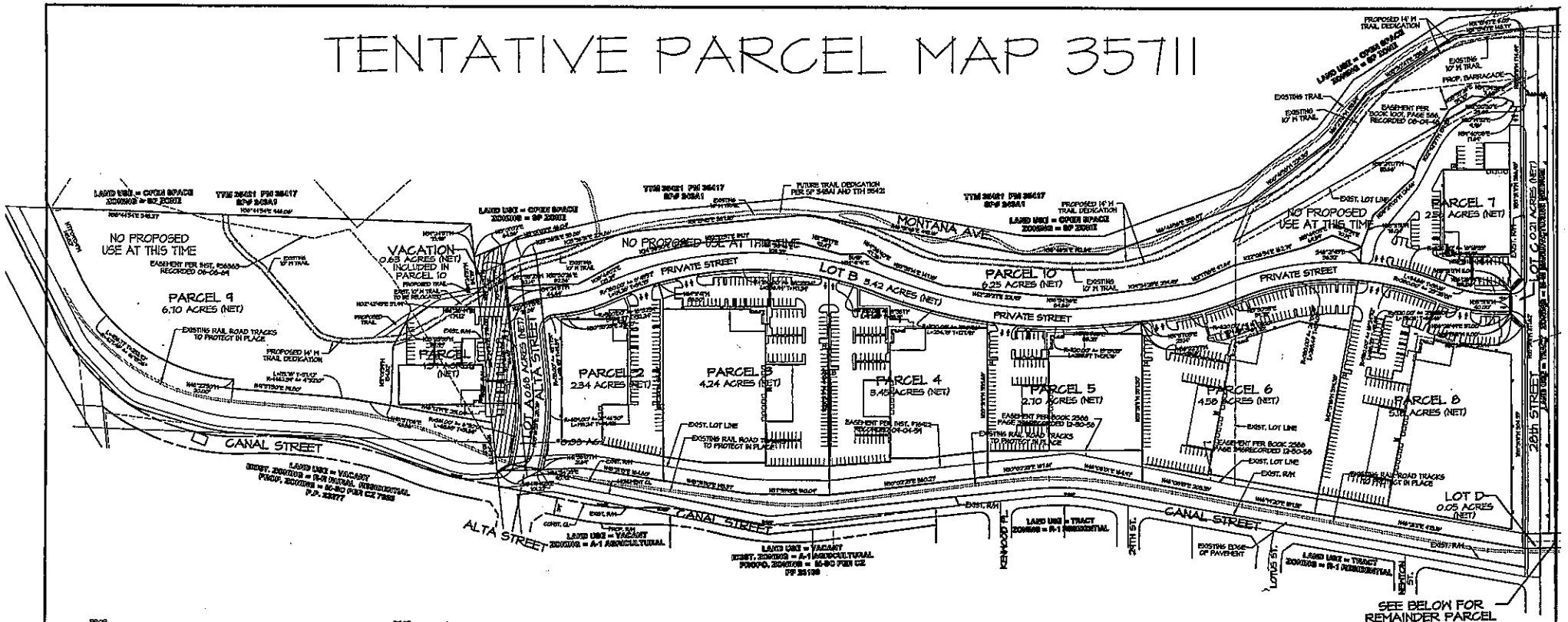
AMENDED NO. 2

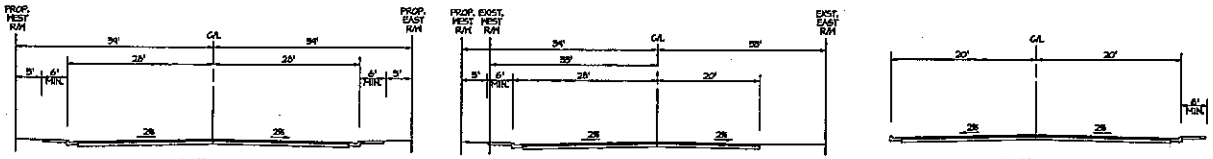
BIRTCHER DEVELOPMENT
COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35711
SEC 9 & 10, T2S, R5W

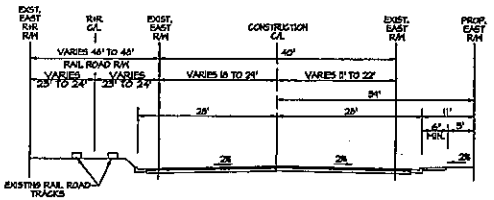
SCALE 1" = 100'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE, CA 92506 (951) 686-1070	W.O. 06-0169
DATE 2/24/2009			SHEET
DESIGNED T.B.			OF 2 SHEETS
CHECKED VMC			
PLN CK REV.			DWG. NO.
P.E.	PLOT DATE: 3/24/2009		06-0169TTM.PRO

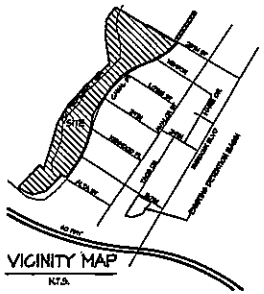
CASE: PM35711 AMD. 2
(SHEETS 1-2)
DATE: 3/12/09
PLANNER: J. Childers

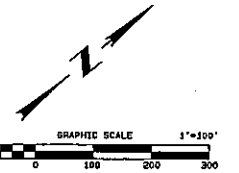
TENTATIVE PARCEL MAP 35711











REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-06-04	03-11-04	T.B.
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-05	10-18-05	T.B.

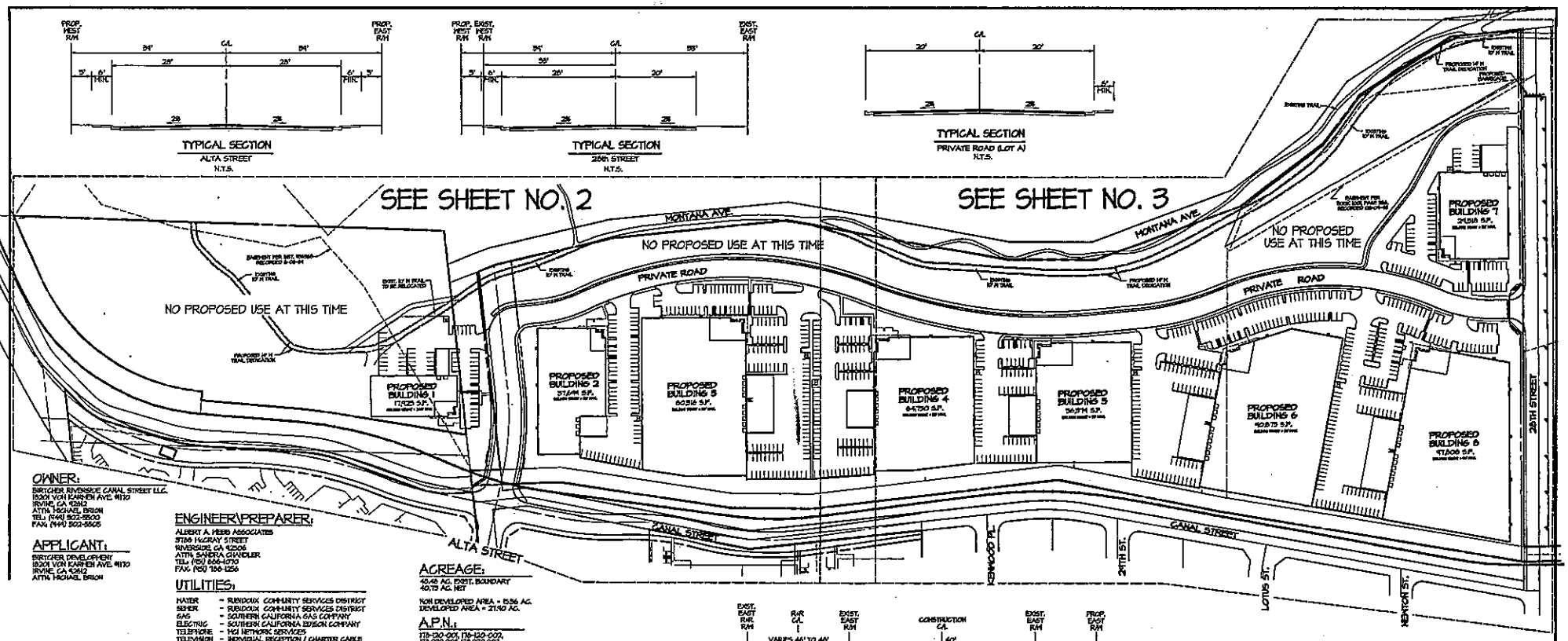
AMENDED NO. 2

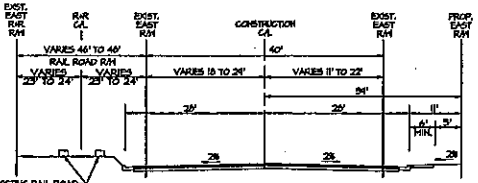
BIRTCHER DEVELOPMENT

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35711

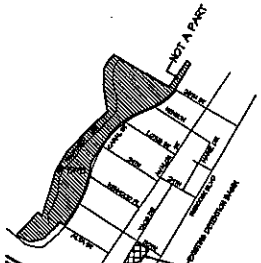
SEC 4-T4S, T2S, R5W.

SCALE 1"=100'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 MCKAY ST. RIVERSIDE CA. 92506 (951) 686-1070	NO. 05-0155
DATE 2/24/2005			SHEET 2
DESIGNED T.B.			OF 2 SHEETS
DRAWN VMC			
FILM CK. REP.	P.E. 61202 EXP. 06-30-06		DRWG. NO. 05035TTPLPRO
T.B.	PLOT DATE: 2/24/2005		





TYPICAL SECTION
CANAL STREET
N.T.S.



OWNER:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18201 VON KARMEN AVE. #170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-2500
FAX: (949) 502-2505

APPLICANT:
BIRTCHER DEVELOPMENT
18201 VON KARMEN AVE. #170
IRVINE, CA 92612
ATTN: MICHAEL BRION

ENGINEER\PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
ATTN: SANDRA CHANDLER
TEL: (951) 686-1070
FAX: (951) 788-1256

UTILITIES:
WATER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	- MCI NETWORK SERVICES
TELEVISION	- INDIVIDUAL RECEPTION / CHARTER CABLE

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

LAND USE / ZONING:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL
EXISTING ZONING: M-M MANUFACTURING MEDIUM, A-1 AGRICULTURAL
PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
EXISTING AND PROPOSED GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL

ACREAGE:
45.48 AC. (DIST. BOUNDARY
40.73 AC. NET

NON DEVELOPED AREA = 5.56 AC.
DEVELOPED AREA = 27.90 AC.

A.P.N.:
178-130-001, 178-130-002,
178-070-008 (178-070-001,
FOR 178-070-004, 178-080-002

LANDSCAPING:
LANDSCAPING REQUIRED (10%) = 144,44 SF (DEVELOPED AREA)
LANDSCAPING PROVIDED = 155,161 SF (10.2%)

PA:

	1	2	3	4	5	6	7	8	TOTAL
	846	20,164	48,734	47,813	44,841	44,436	4,248	58,065	268,884
	15,255	14,650	31,606	12,750	2,764	40,444	22,634	33,563	174,216
	846	1,655	3,376	3,161	2,764	4,443	1,416	4,840	23,362
	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	8,000
	17,925	37,644	60,516	64,750	56,974	40,875	24,518	41,806	475,270
	21%	35%	40%	54%	49%	41%	24%	57%	38%
	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	B/S-I/F III-N	
	1	20	44	46	30	45	4	56	210
	30	30	64	26	6	51	43	68	344
	7	12	20	17	15	22	10	23	126
	40	62	128	91	71	148	34	144	744
	41	51	126	90	65	145	62	144	726
	3	5	5	4	3	6	3	6	35
	50	62	131	94	71	141	65	150	768

NOTES:
1. 2007 THOMAS BROS. MAP-PAGE 645, GRID D-1.
2. THIS AREA IS NOT SUBJECT TO LIQUIFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
3. FEMA COMMUNITY PANEL NO. 060245-0045 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500 YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE
4. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
5. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
6. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
7. THERE ARE NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
8. THERE ARE NO OPEN CHANNELS ON THIS SITE, EXCEPT FOR SHALLOW NO SWALES
9. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
10. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
11. THERE ARE NO OPEN SPACE OR RECREATIONAL SPACES ON THIS SITE.
12. ALL DRIVEWAYS ARE ADA COMPLIANT AND PER COUNTY STANDARD 207A
13. THERE ARE NO FUEL OR WASTE OIL TANKS PROPOSED FOR THIS SITE.
14. ALL TRASH ENCLOSURES WILL HAVE A MINIMUM 6' HIGH SCREEN WALL.
15. THIS PROJECT IS WITHIN THE RUBIDOUX COMMUNITY SERVICES DISTRICT
16. EXISTING CONTOURS ARE IN ONE FOOT INTERVALS
17. NO GATES ARE PROPOSED AT THIS TIME, IN THE EVENT GATES ARE PROPOSED THEY MUST BE A MINIMUM OF 24' WIDE WITH KNOX RAPID ENTRY SYSTEM.

GRAPHIC SCALE 1"=100'
0 100 200 300

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-08-09	03-10-09	TJS
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08	10-8-08	TJS

AMENDED NO.2

BIRTCHER DEVELOPMENT

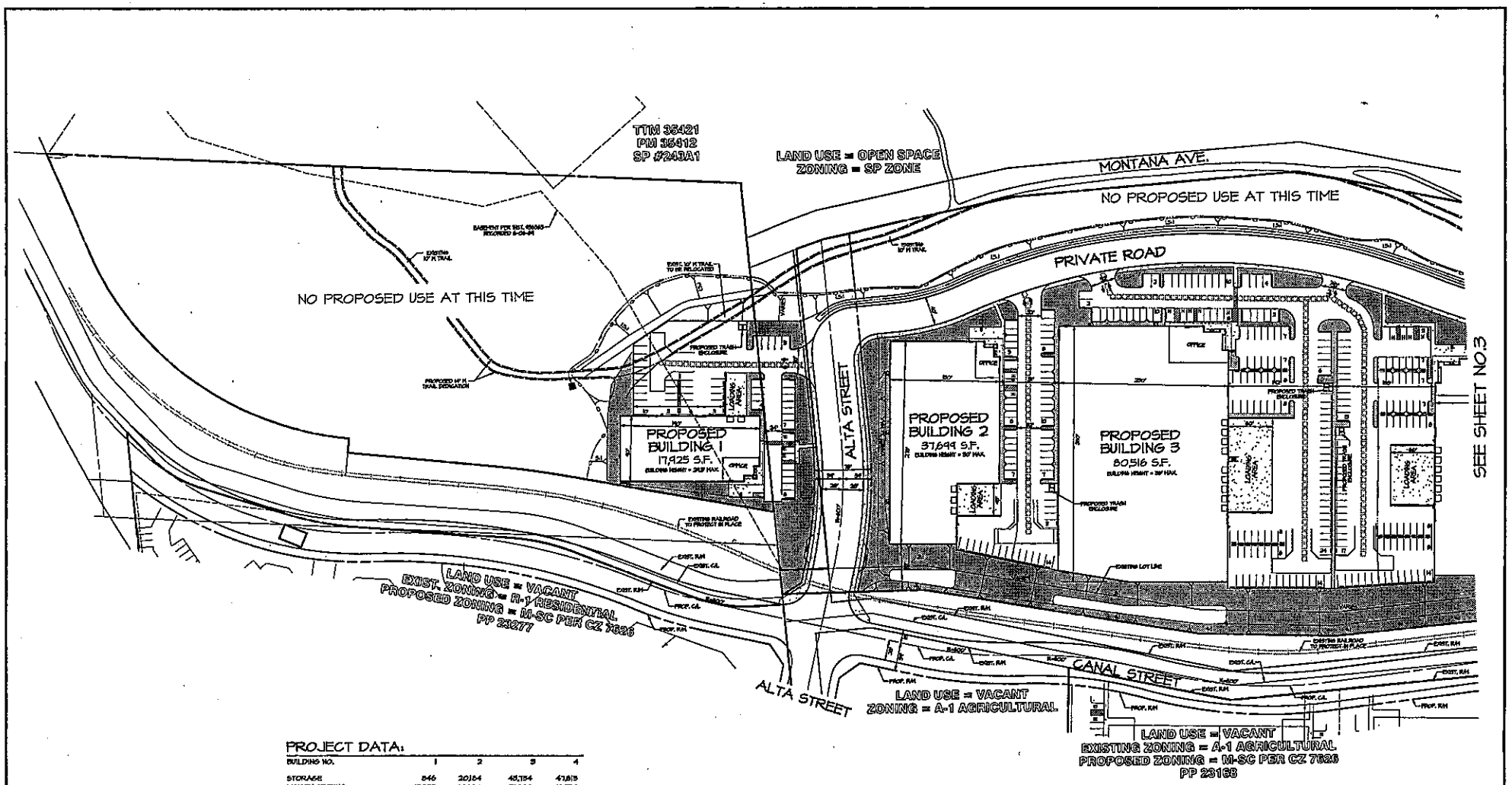
COUNTY OF RIVERSIDE
PLOT PLAN NO. 23182

SEC 4,10, T2S, R5W.

SCALE 1"=100'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS
DATE 9/4/2008	WEBB	3788 McCRAY ST. RIVERSIDE, CA. 92506 (951) 686-1070
DESIGNED TJS	ASSOCIATES	
CHECKED VRAC	PLUS 9/3/2008 K:\08-0\08-0\Exhibit A.pro\08-0EXHIBIT.pro PLOT DATE: 3/4/2009	
PLN CK: REV.		
P.E.		

NO. 06-0110	
SHEET 1	
OF 3 SHEETS	
DWG. NO. 06-0015PP.PRO	

CASE: PP23182 AMD. 2
EXHIBIT: A (SHEETS 1-3)
DATE: 3/12/09
PLANNER: J. Childers



PROJECT DATA:

BUILDING NO.	1	2	3	4
STORAGE	846	20,184	45,134	47,813
MANUFACTURING	15,233	14,650	31,606	12,150
OFFICE FIRST FLOOR	846	1,865	3,476	3,187
OFFICE SECOND FLOOR	1,000	1,000	1,000	1,000
TOTAL	17,925	37,699	80,516	64,150
BUILDING COVERAGE	21%	55%	40%	34%
OCCUPANCY	B/S-1/F	B/S-1/F	B/S-1/F	B/S-1/F
TYPE OF CONSTRUCTION	III-N	III-N	III-N	III-N
PARKING REQUIRED				
STORAGE (1/1,000 SF)	1	20	44	48
MANUFACTURING (1/500 SF)	30	30	64	26
OFFICE (1/250 SF)	7	12	20	17
TOTAL REQUIRED	40	62	128	91
PARKING PROVIDED				
STANDARD (9'X18')	47	54	126	90
DISABLED	3	3	5	4
TOTAL PROVIDED	50	62	131	94

LEGEND:

- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- INGRESS AND EGRESS
- SCREEN WALL
- FIRE LANE
- HANDICAPPED PARKING
- FF FINISH FLOOR
- TC TOP OF CURB
- FL FLOW LINE
- HP HIGH POINT
- GB GRADE BREAK
- FS FINISH SURFACE
- TG TOP OF GRATE

GRAPHIC SCALE 1"=50'
0 50 120 180

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-06-09	03-10-09	T.S.
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08	12-5-08	T.S.

AMENDED NO.2

BIRTCHER DEVELOPMENT

COUNTY OF RIVERSIDE
PLOT PLAN NO. 23182

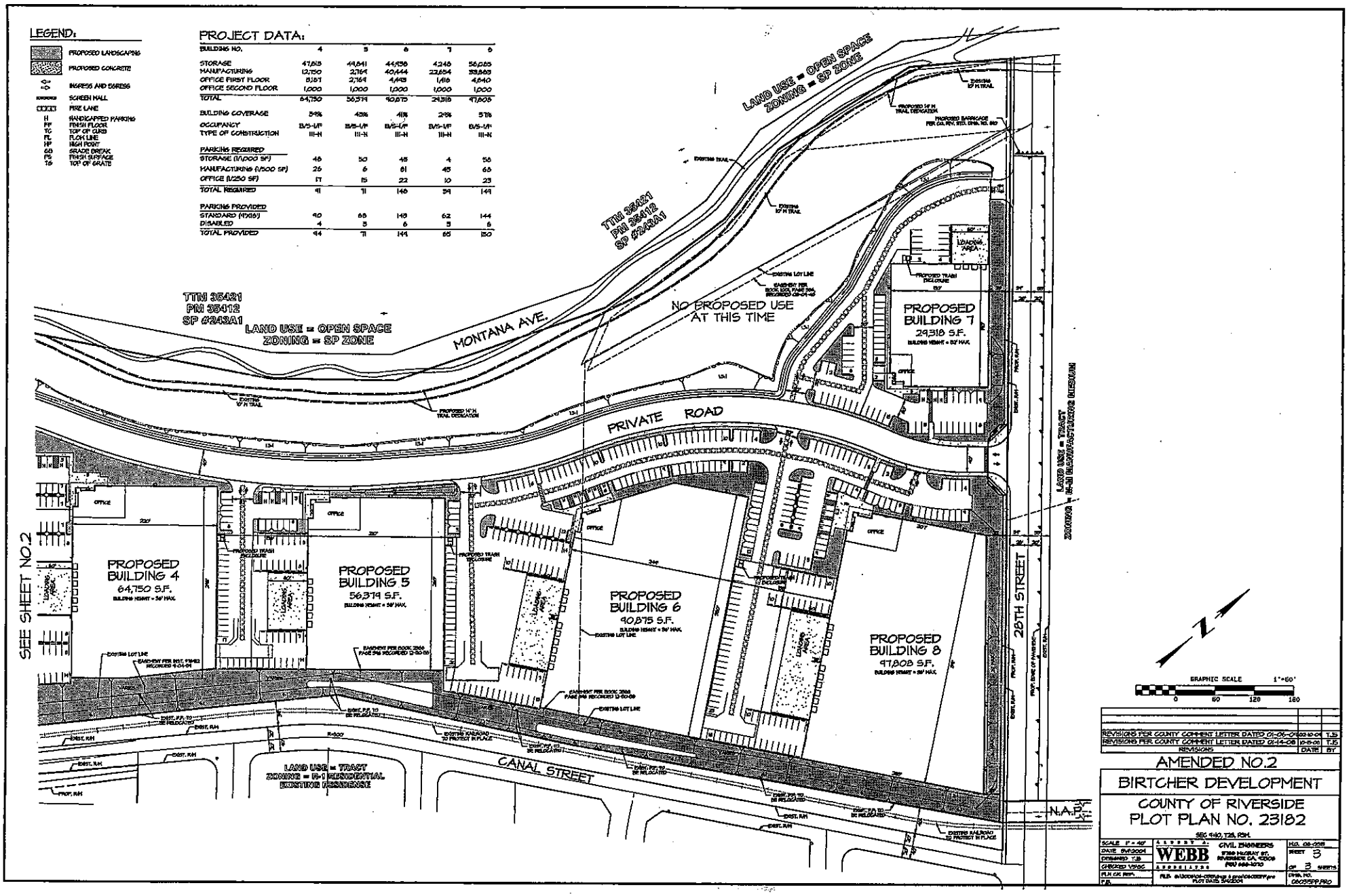
SEC 4-10, T2S, R3W.

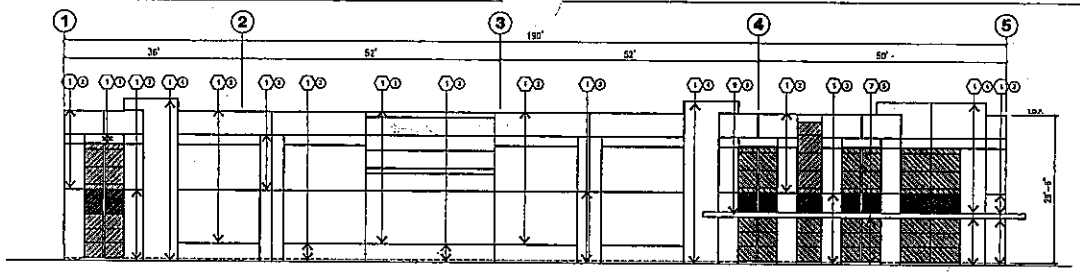
SCALE	1"=60'
DATE	3/4/2008
DESIGNED	T.S.
CHECKED	V.D.G.
PLN CK REP.	
P.E.	

WEBB — CIVIL ENGINEERS
3788 MCCRAY ST.
RIVERSIDE, CA. 92506
(951) 686-1070

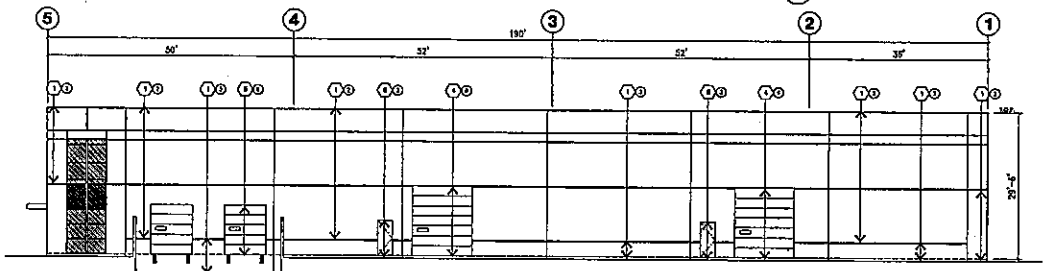
NO.	08-059
SHEET	2
OF	3 SHEETS
DWG. NO.	08059PP1R0

PLOT DATE: 3/4/2008

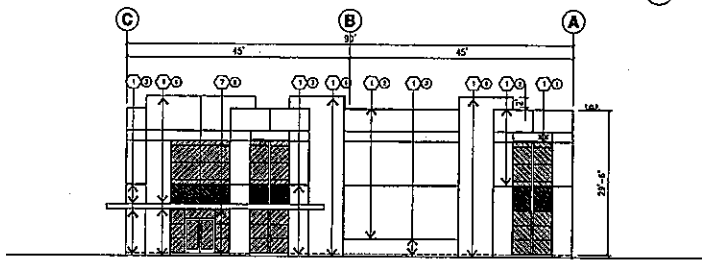

LEGEND:
PROPOSED LANDSCAPING
PROPOSED CONCRETE
INGRESS AND EGRESS
SCREEN WALL
FIRE LANE
HANDICAPPED PARKING
FINISH FLOOR
TOP OF CURB
FLOW LINE
HIGH POINT
GRADE BREAK
FINISH SURFACE
TOP OF GRATE
PROJECT DATA:
BUILDING NO. 4 5 6 7 8
STORAGE 47,815 44,641 44,938 4,240 55,025
MANUFACTURING 12,750 2,764 40,444 23,654 33,883
OFFICE FIRST FLOOR 3,187 2,764 4,493 1,416 4,640
OFFICE SECOND FLOOR 1,000 1,000 1,000 1,000 1,000
TOTAL 64,750 56,319 90,875 29,318 97,808
BUILDING COVERAGE 54% 42% 41% 25% 51%
OCCUPANCY B/S-1/F TYPE OF CONSTRUCTION III-N
PARKING REQUIRED
STORAGE (1/1,000 SF) 48 50 45 4 56
MANUFACTURING (1/500 SF) 26 6 81 45 68
OFFICE (1/250 SF) 17 15 22 10 23
TOTAL REQUIRED 91 71 148 59 147
PARKING PROVIDED
STANDARD (9'X18') 90 68 143 62 144
DISABLED 4 3 6 3 6
TOTAL PROVIDED 94 71 149 65 150
TTM 35421
PM 35412
SP #243A1
LAND USE = OPEN SPACE
ZONING = SP ZONE
MONTANA AVE.
NO PROPOSED USE AT THIS TIME
PROPOSED BUILDING 7
29,318 S.F.
PRIVATE ROAD
PROPOSED BUILDING 4
64,750 S.F.
PROPOSED BUILDING 5
56,319 S.F.
PROPOSED BUILDING 6
90,875 S.F.
PROPOSED BUILDING 8
97,808 S.F.
28TH STREET
LAND USE = TRACT
ZONING = R-1 RESIDENTIAL
EXISTING RESIDENSE
CANAL STREET
SEE SHEET NO.2
N.A.P.
GRAPHIC SCALE 1"=60'
0 60 120 180
REVISIONS PER COUNTY COMMENT LETTER DATED 01-26-06 10-10-06 T.S
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08 10-15-08 T.S
REVISIONS DATE BY
AMENDED NO.2
BIRTCHER DEVELOPMENT
COUNTY OF RIVERSIDE
PLOT PLAN NO. 23182
SEC. 9,10, T3S, R5W.
SCALE 1"=60'
DATE 9/5/2006
DESIGNED T.S
CHECKED VSGC
PLN. CK. REM.
P.E.
WEBB ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070
JOB NO. 06-1018
SHEET 3 OF 3 SHEETS
DWG. NO. 06035PP.PRO



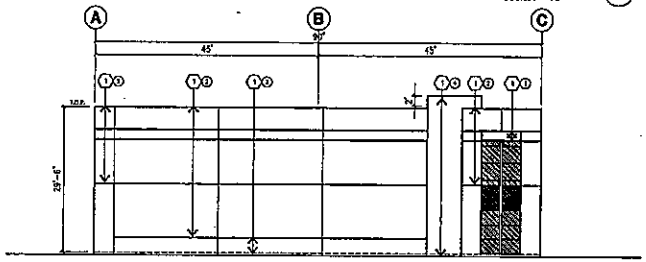
SOUTH ELEVATION A
scale:1"=10'



NORTH ELEVATION B
scale:1"=10'



EAST ELEVATION C
scale:1"=10'



WEST ELEVATION D
scale:1"=10'

KEYNOTES - ELEVATIONS

UP PANEL (PAINTED). SEE '5' DRAWINGS.

REVEAL

IVE TI-ROUGH DOOR

, DOCK DOOR, SEE DOOR SCHEDULE.

STFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS ENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ATION.

HOLLOW METAL DOORS, SEE DOOR SCHEDULE.

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY TI-S WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2852W LOVE BIRD
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2884D DECK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL3123A MARATHON
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

PP#23182

A3-1-1
BUILDING 1 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

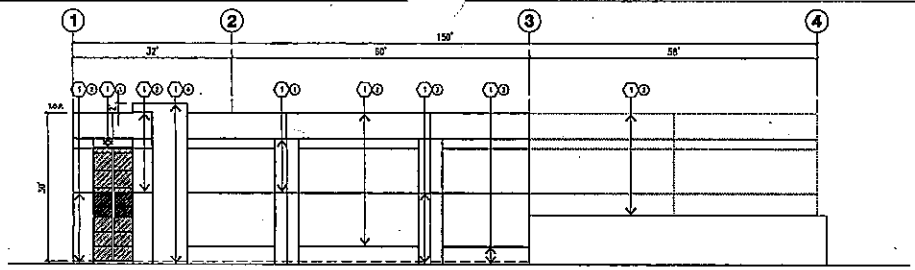
COUNTY OF RIVERSIDE — OCTOBER 07, 2008 — JOB # 7251

REVISION: 2.25.2009 PLANNING SUBMITTAL

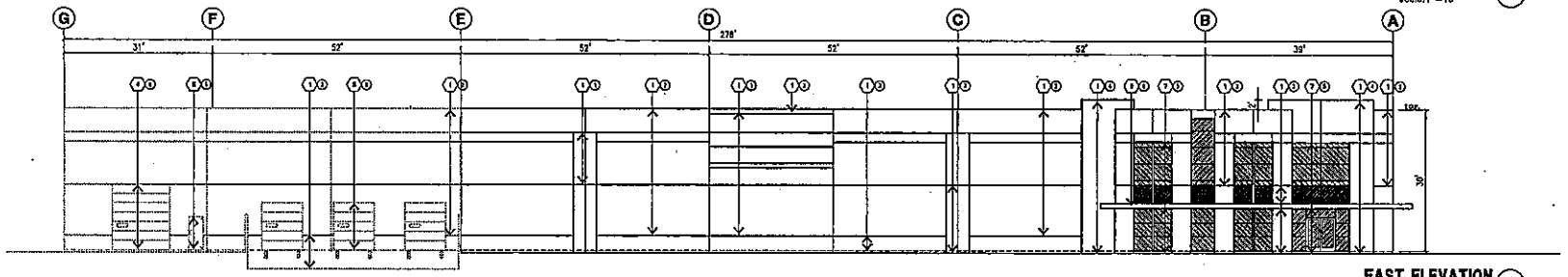
HPA, Inc.

3535 HARBOR AVE. - STE.100, IRVINE, CA 92612 — (949) 553-0770

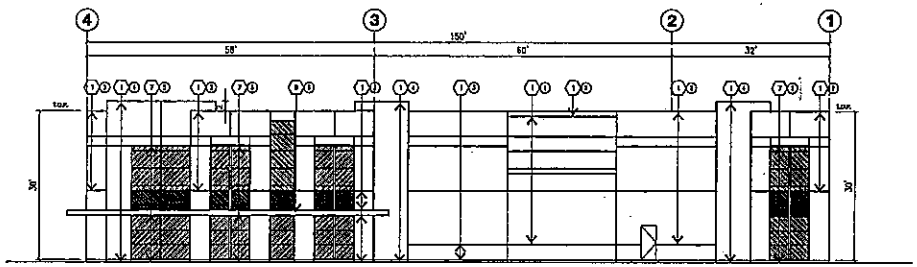
CASE: PP23182 AMD. 2
EXHIBIT: B (SHEETS 1-8)
DATE: 3/12/09
PLANNER: J. Childers



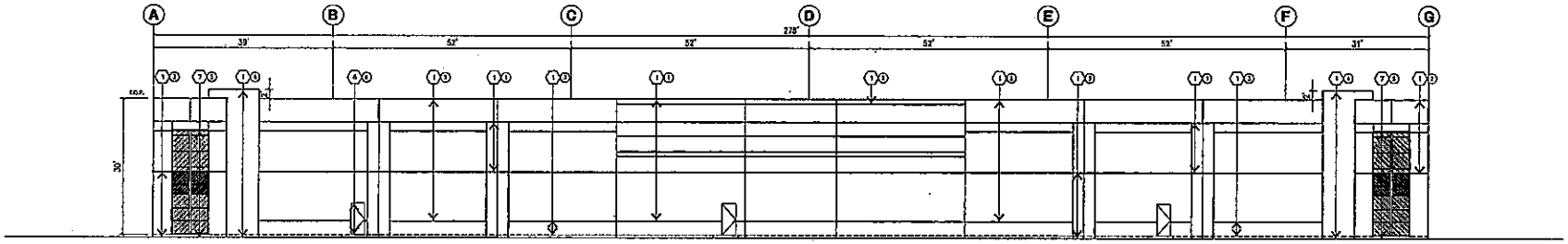
SOUTH ELEVATION A
scale: 1" = 10'



EAST ELEVATION B
scale: 1" = 10'



NORTH ELEVATION C
scale: 1" = 10'



WEST ELEVATION D
scale: 1" = 10'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED). SEE "5" DRAWINGS.
2. PANEL JOINT
3. 3" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2652W LOVE BOND
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2584D DUCK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL3125A MARATHON
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

PP#23182

A3-1-2
BUILDING 2 - ELEVATION

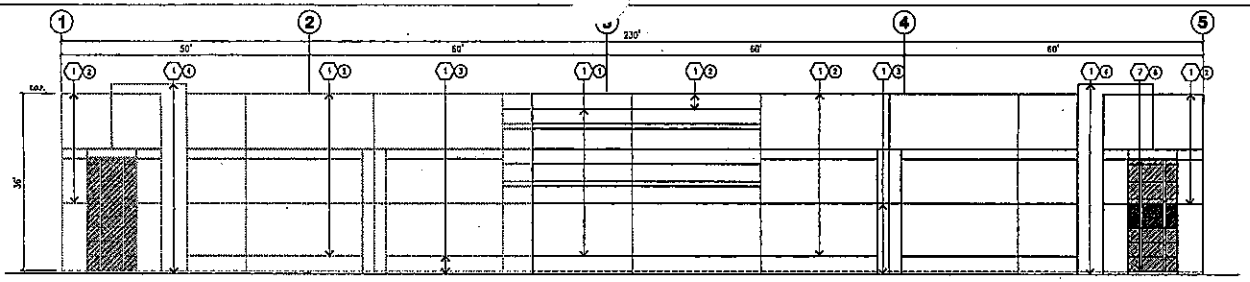
BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
OCTOBER 7, 2006
JOB # 732

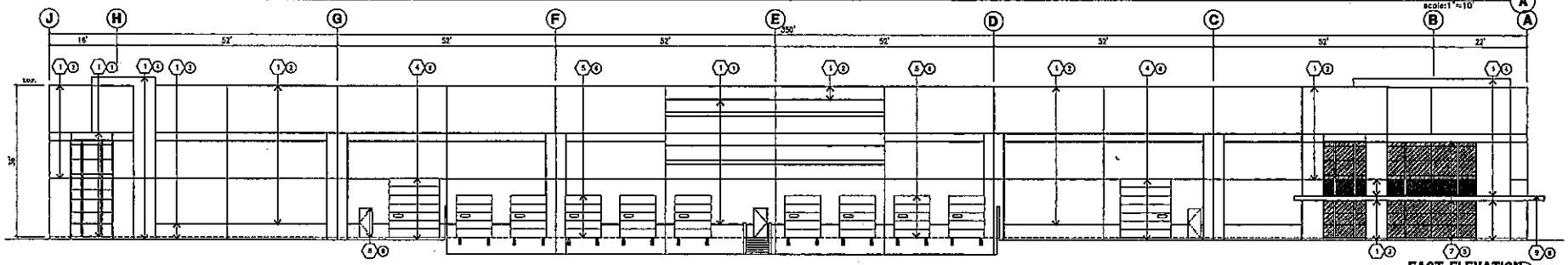
REVISION:

HPA

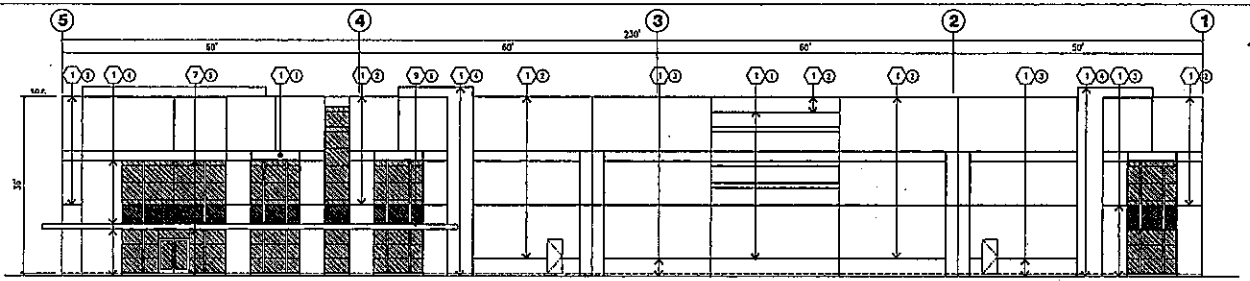
HPA, Inc.
3853 MAIDEN AVE. - STE.100, IRVINE, CA 92612
(949) 863-1770



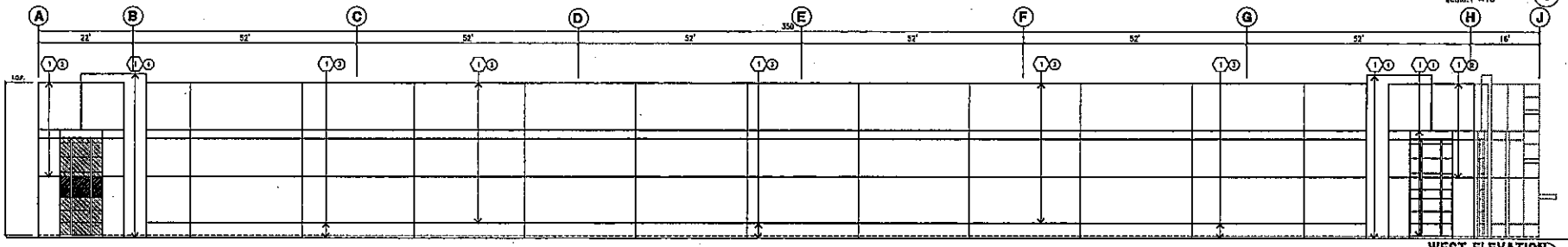
SOUTH ELEVATION
scale: 1" = 10'



EAST ELEVATION
scale: 1" = 10'



NORTH ELEVATION
scale: 1" = 10'



WEST ELEVATION
scale: 1" = 10'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL. PAINTED. SEE 'S' DRAWINGS.
2. PANEL JOINT.
3. 2" DECORATIVE REVEAL.
4. 12' X 14' METAL OVHD THROUGH DOOR.
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2852W LOVE BOND
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL2884D DOCK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL3123A MARATHON
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

A3-1-3
BUILDING 3 - ELEVATION

PP#23182

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 17, 2006

JOB # 7319

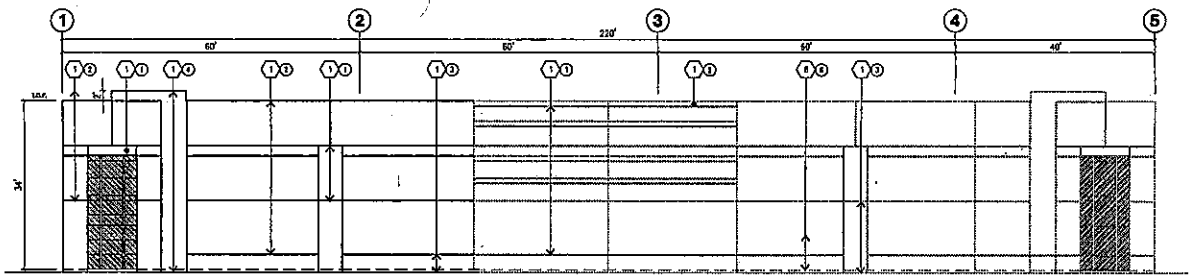
REVISIONS

HPA

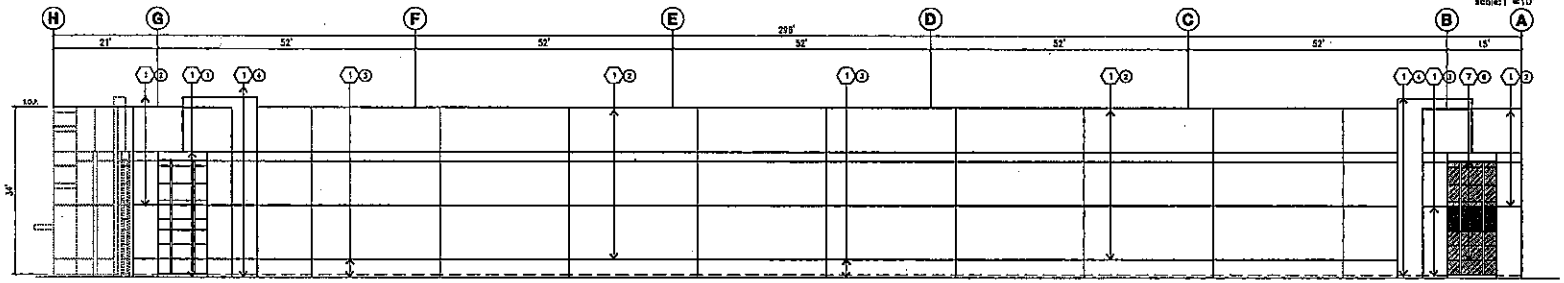
HPA, Inc.

18831 BARDEEN AVE. - STE.100, IRVINE, CA. 92612

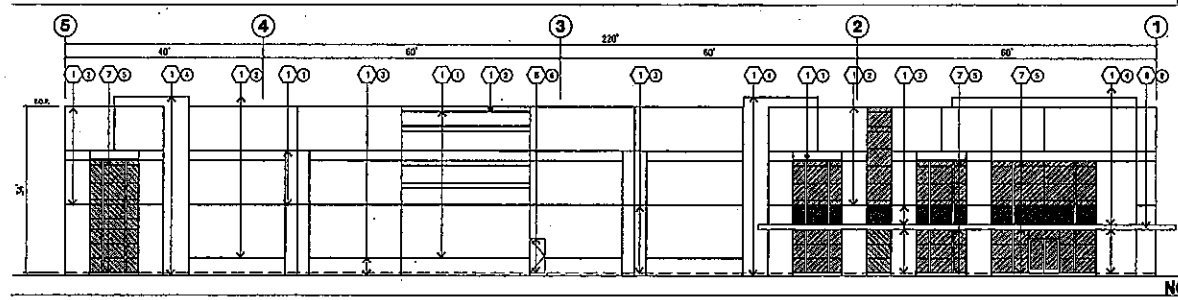
(949) 863-1770



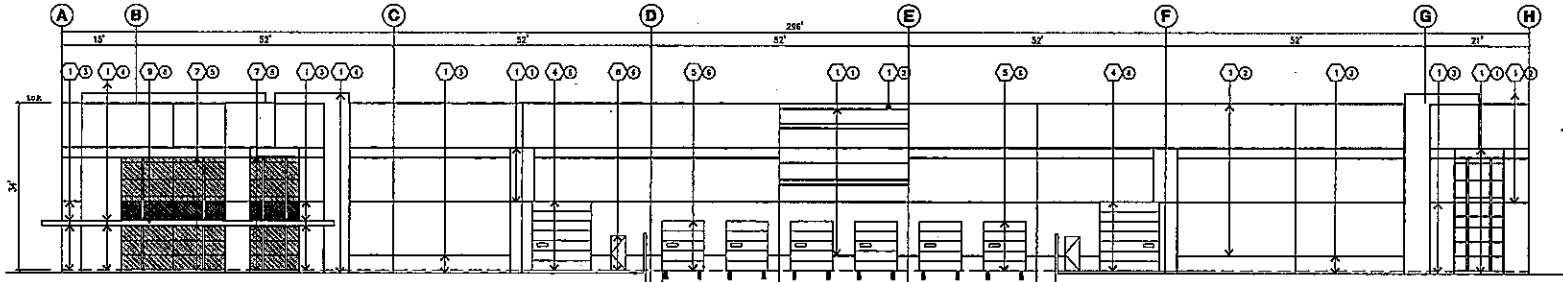
SOUTH ELEVATION A
scale: 1" = 10'



EAST ELEVATION B
scale: 1" = 10'



NORTH ELEVATION C
scale: 1" = 10'



WEST ELEVATION B
scale: 1" = 10'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED) SEE "S" DRAWINGS.
2. PANEL JOINT
3. 2" DECORATIVE REVEAL
4. 6' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2" X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS &SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST TO MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2652W LOVE BOAT
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3684D DOCK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3135A MARATHON
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

HPA

PP#23182

A3-1-4
BUILDING 4 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 0, 2006

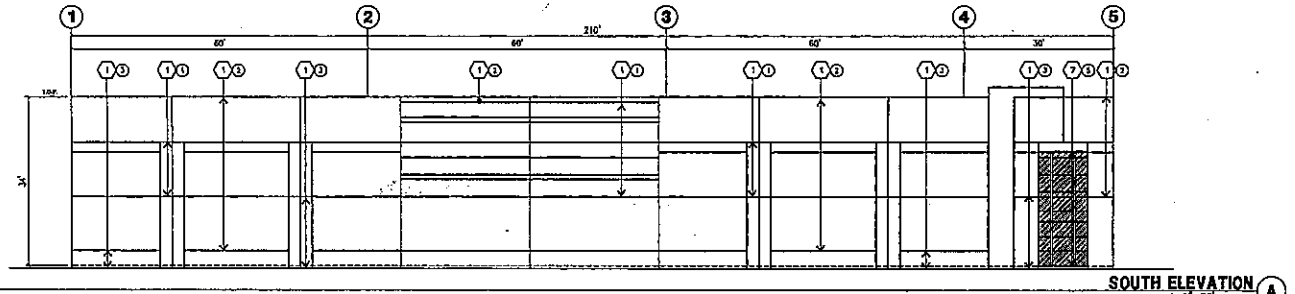
JOB # 735

REVISION:

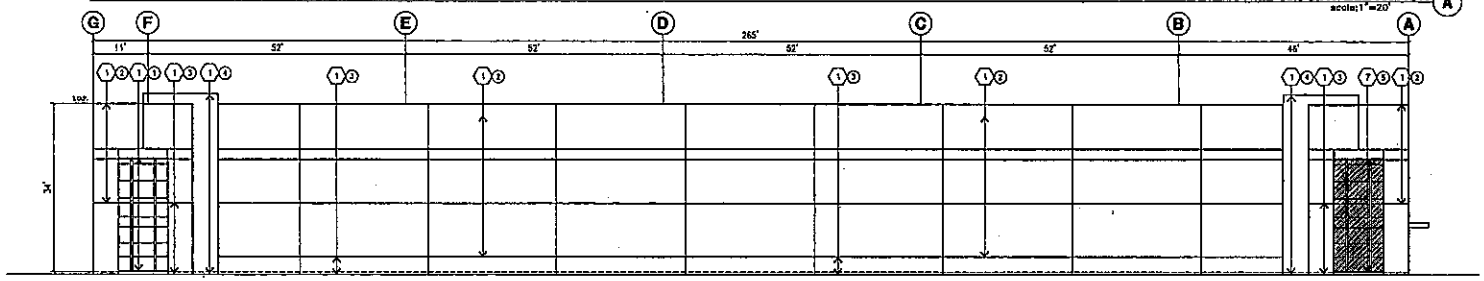
HPA, Inc.

18101 VON KARMAN AVE. - STE.400, IRVINE, CA 92612

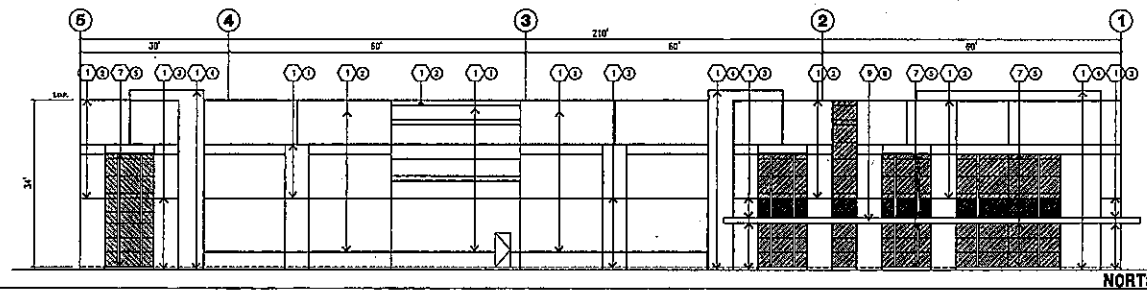
(949) 863-0707



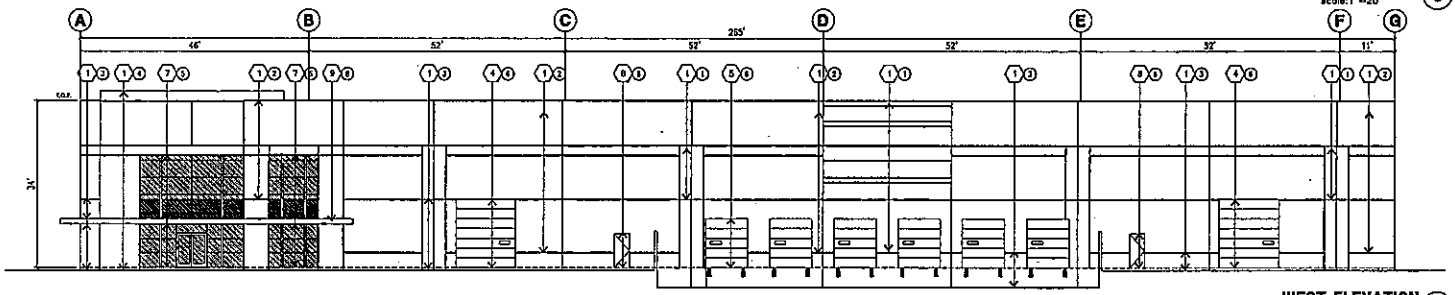
SOUTH ELEVATION A
scale:1"=20'



EAST ELEVATION B
scale:1"=20'



NORTH ELEVATION C
scale:1"=20'



WEST ELEVATION D
scale:1"=20'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED). SEE "E" DRAWINGS.
2. PANEL JOINT
3. 8" DECORATIVE REVEAL
4. 10' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR, SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2652W LOVE BIRD
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3684D DECK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3125A MARATHON
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

PP#23182

A3-1-5
BUILDING 5 - ELEVATION

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

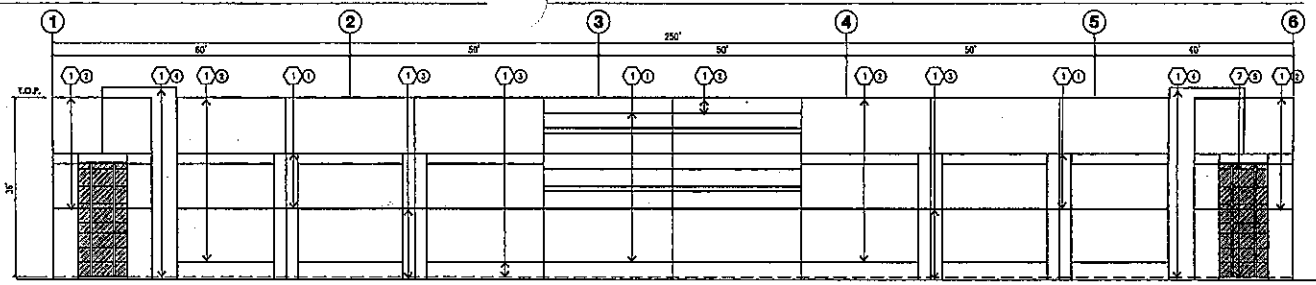
COUNTY OF RIVERSIDE — OCTOBER 07, 2008 — JOB # 7301

REVISION:

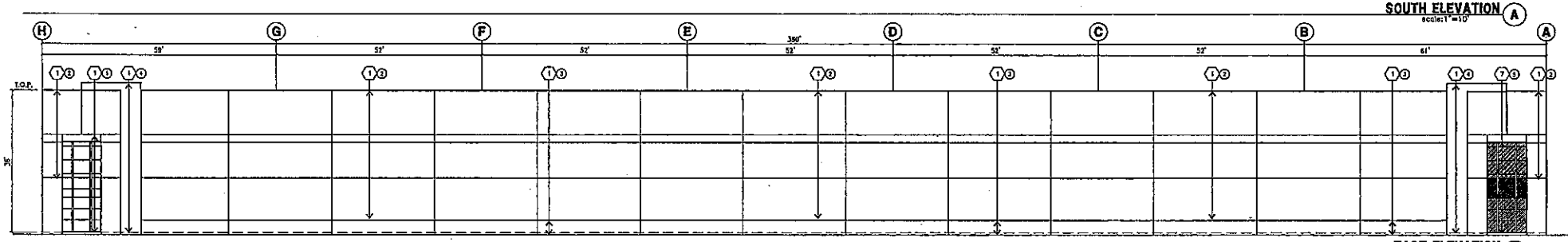
HPA

HPA, Inc.

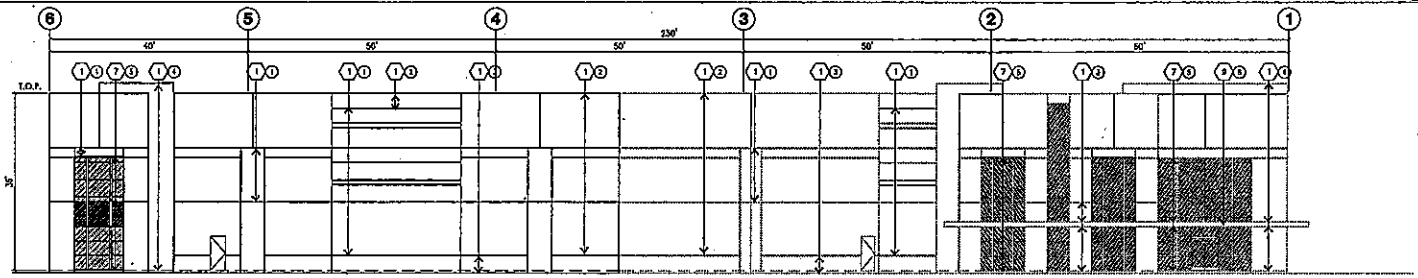
3665 BARDEEN AVE. • STE#200, IRVINE, CA 92612
(949) 863-0707



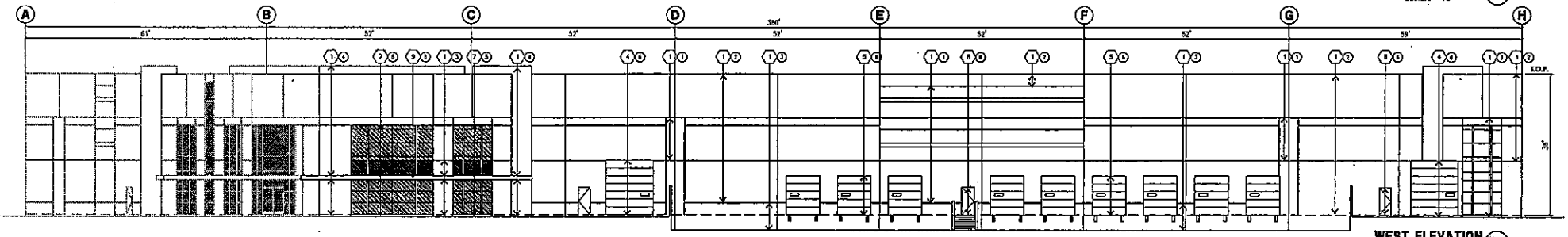
SOUTH ELEVATION A
scale: 1" = 10'



EAST ELEVATION B
scale: 1" = 10'



NORTH ELEVATION C
scale: 1" = 10'



WEST ELEVATION B
scale: 1" = 10'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED), SEE "S" DRAWINGS.
2. PANEL JOINT
3. 2' DECORATIVE REVEAL
4. 9' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR, SEE DOOR SCHEDULE
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE FF. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 50 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2653W LOVE BOMB
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2684D DEEK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3125A MARATHON
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

PP#23182

A3-1-6
BUILDING 6 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 17, 2006

306 + 755

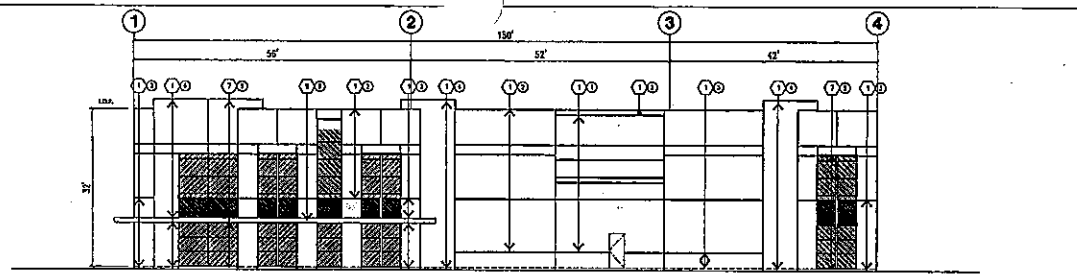
REVISION:

HPA

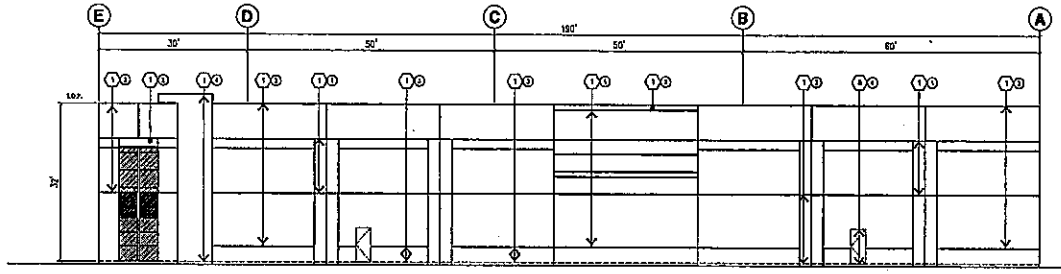
HPA, Inc.

18831 BARDEEN AVE. - IRVINE, CA 92612

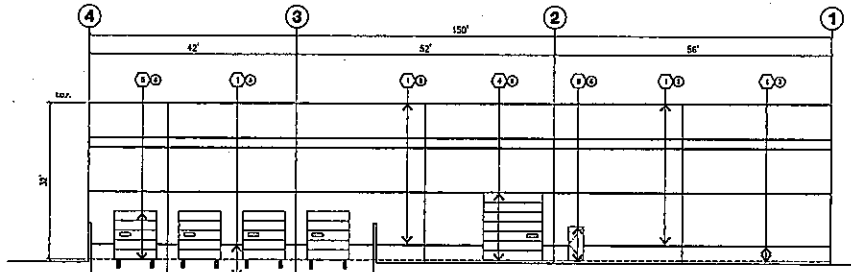
(949) 863-1770



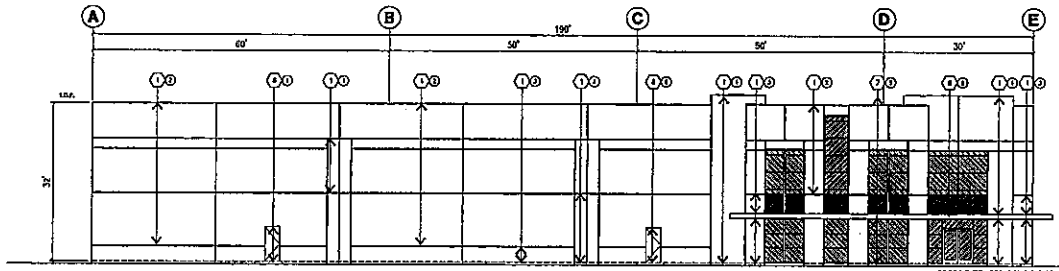
SOUTH ELEVATION A
scale: 1" = 20'



EAST ELEVATION B
scale: 1" = 20'



NORTH ELEVATION C
scale: 1" = 20'



WEST ELEVATION D
scale: 1" = 20'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED) SEE "B" DRAWINGS.
2. PANEL JOINT
3. 2" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION

D. F.F. - FINISH FLOOR ELEVATION

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE DL2852W LOVE SONG
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE DL2824D DECK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE DL3125A MARATHON
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

PP#23182

A3-1-7
BUILDING 7 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 2, 2006

JOB # 759

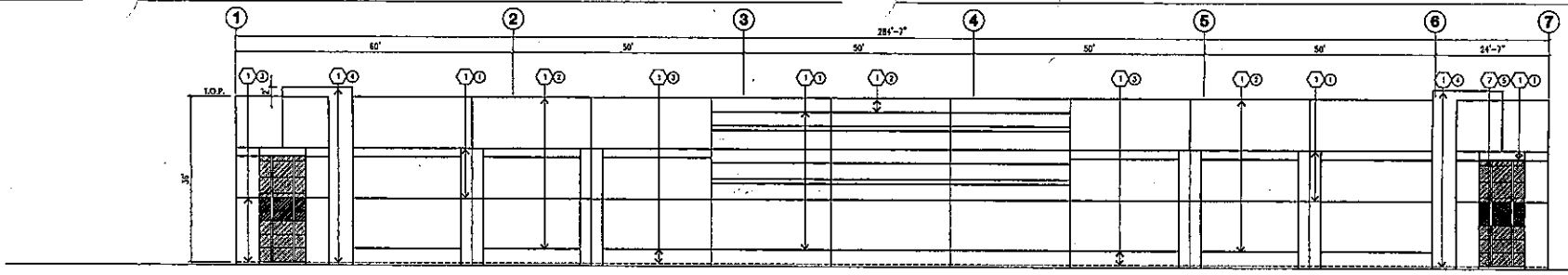
REVISION:

HPA

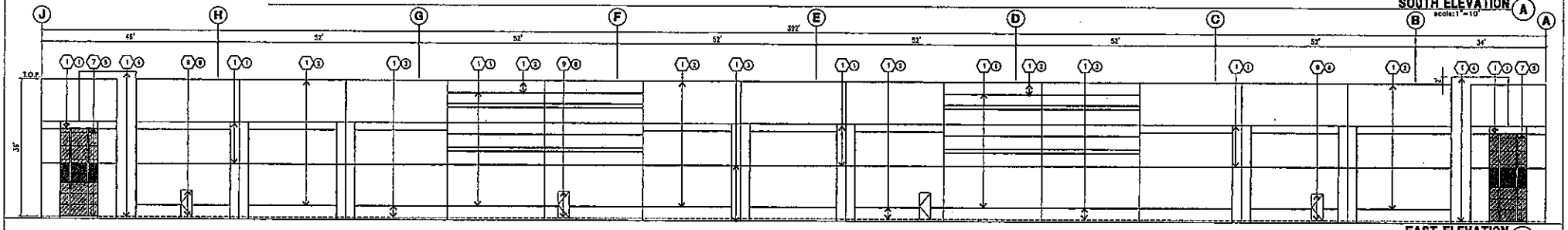
HPA, Inc.

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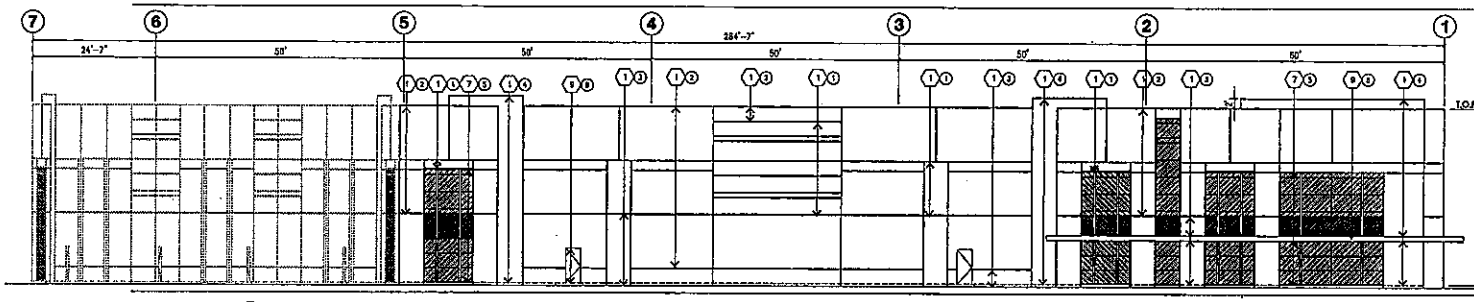
(949) 863-1770



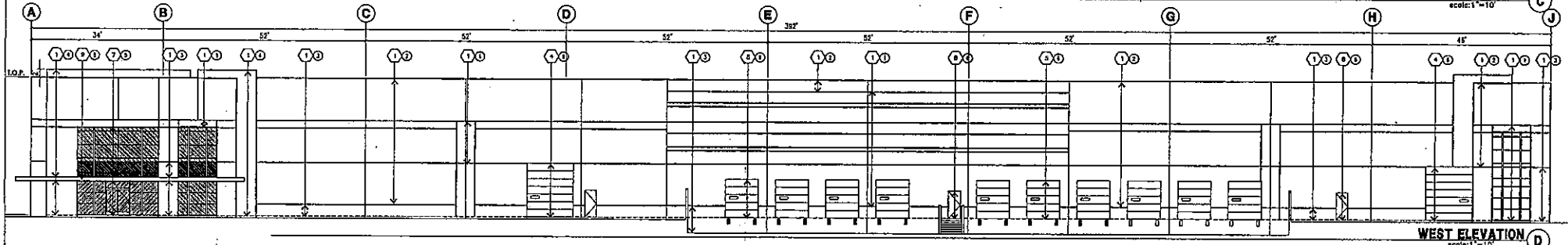
SOUTH ELEVATION A
scale: 1" = 10'



EAST ELEVATION B
scale: 1" = 10'



NORTH ELEVATION C
scale: 1" = 10'



WEST ELEVATION D
scale: 1" = 10'

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED), SEE "S" DRAWINGS.
2. PANEL JOINT
3. 2" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 6 1/2' X 10' METAL DOCK DOOR, SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2653W LOVE BOAT
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL2854D DECK CHAIR
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL3125A MARATHON
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

PP#23182

A3-1-8
BUILDING 8 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 17, 2008

JOB # 735

REVISION:

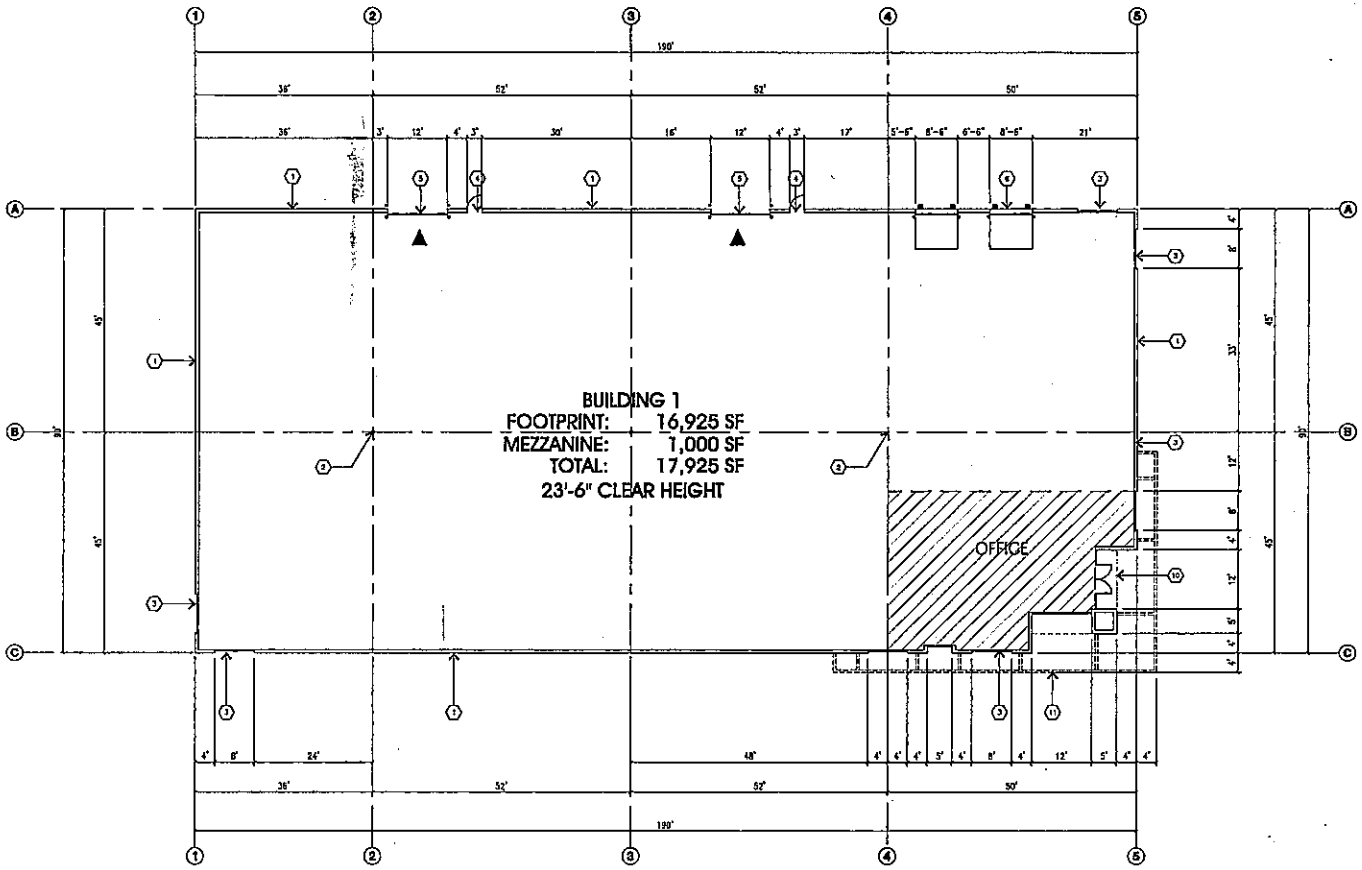
HPA

HPA, Inc.

18831 BARDEEN AVE. - STE 100, IRVINE, CA 92612
(949) 863-1770

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼ & 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
6. DOCK BUMPERS
7. CONCRETE RAMP W/ 8" CONCRETE TILT-UP PANELS.
8. CONCRETE STAIRS AND LANDING.
9. SOFFIT ABOVE
10. CANOPY



FLOOR PLAN (A)
scale: 1"=10'

A2-1-1
BUILDING 1 - FLOOR PLAN

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — OCTOBER 17, 2008 — JOB # 7358

REVISION:

PP#23182

PLAN NORTH

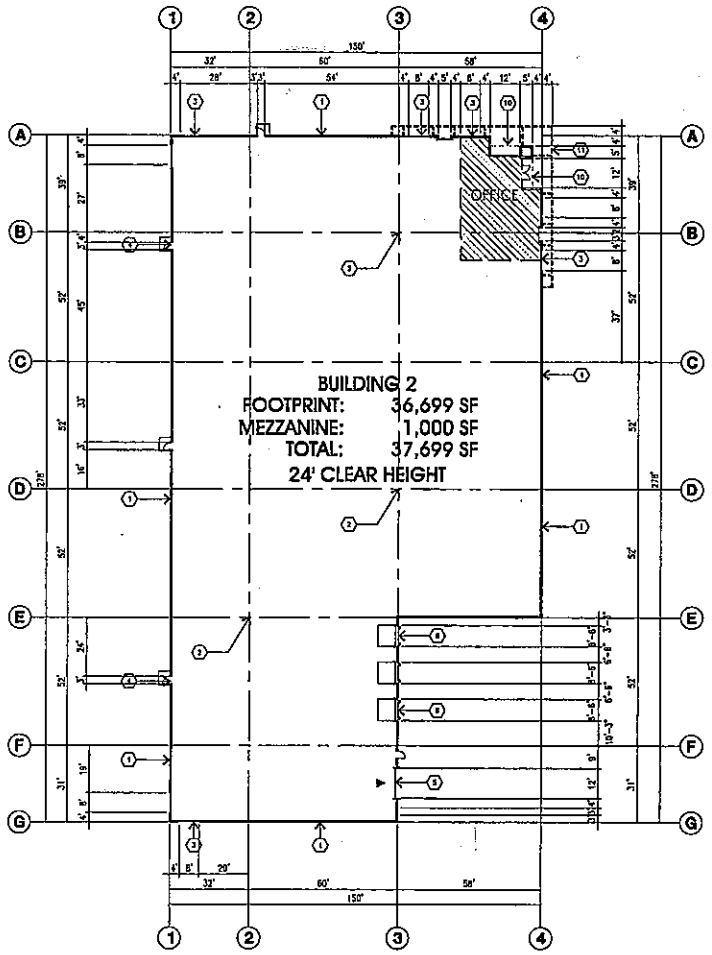
HPA, Inc.

1583 PARDEE AVE. - STE#100, IRVINE, CA 92612 — (949) 863-1770

CASE: PP23182 AMD. 2
EXHIBIT: C (SHEETS 1-8)
DATE: 3/12/09
PLANNER: J. Childers

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 9 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN A
scale:1"=20'

A2-1-2
BUILDING 2 - FLOOR PLAN

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
REVISION:
OCTOBER 9, 2008
JOB # 719

HPA, Inc.
18831 BARDEEN AVE. - IRVINE, CA 92612
(949) 863-0707

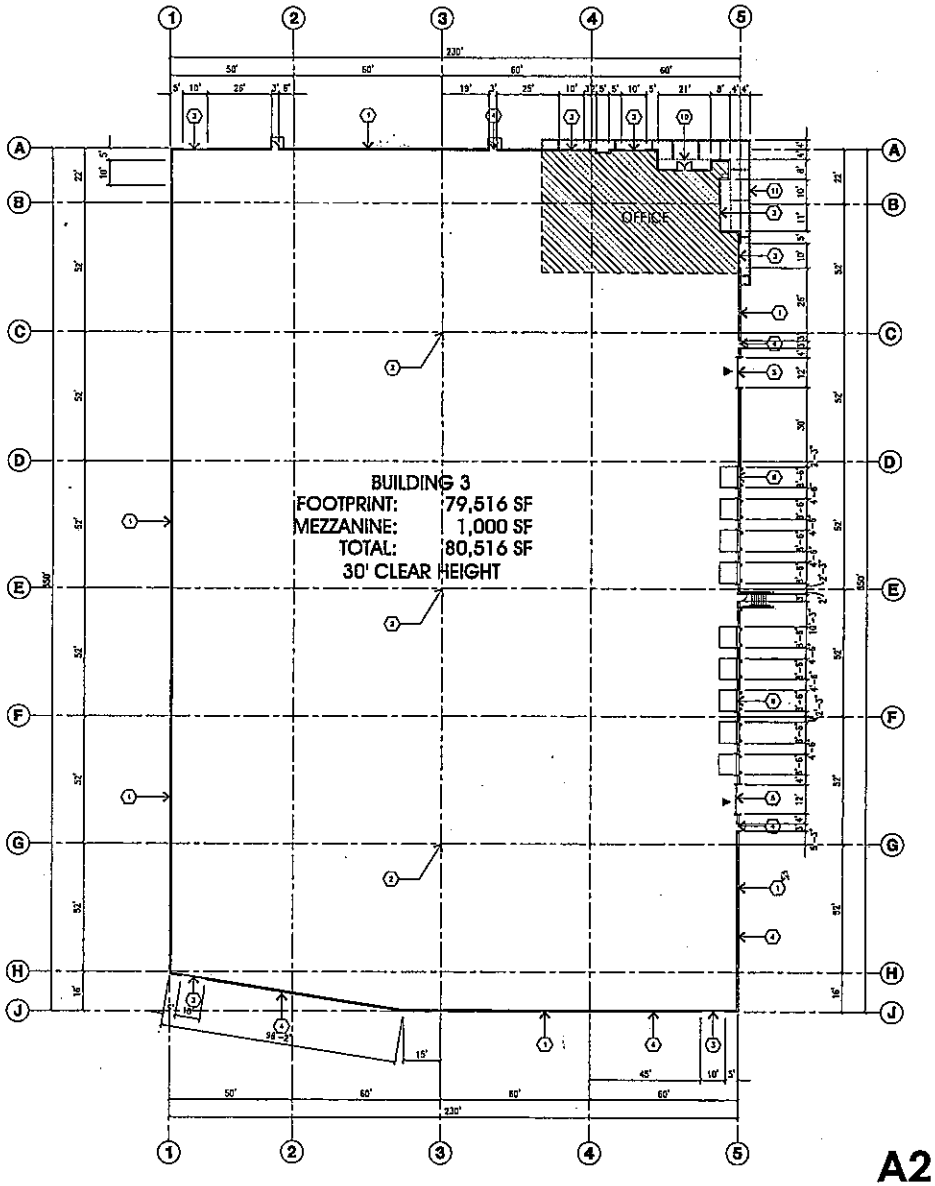
HPA

PP#23182

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN (A)
scale: 1" = 20'

A2-1-3
BUILDING 3 - FLOOR PLAN

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
OCTOBER 17, 2006
JOB # 7351
REVISIONS:

HPA, Inc.
18101 VON KARMAN AVE. - IRVINE, CA 92612
(949) 863-1770

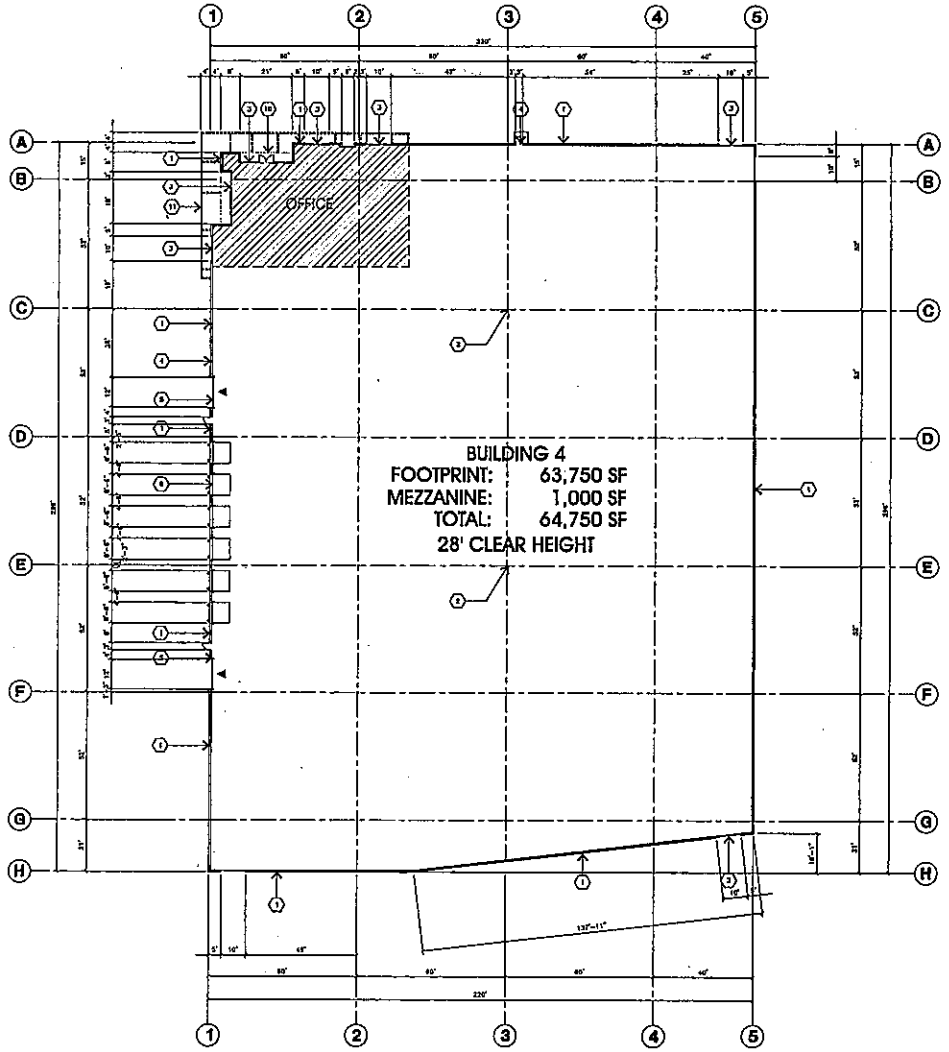
HPA

PP#23182

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN (A)
scale: 1" = 20'

A2-1-4
BUILDING 4 - FLOOR PLAN

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
REVISION:
OCTOBER 2, 2008
JOB # 7319

HPA

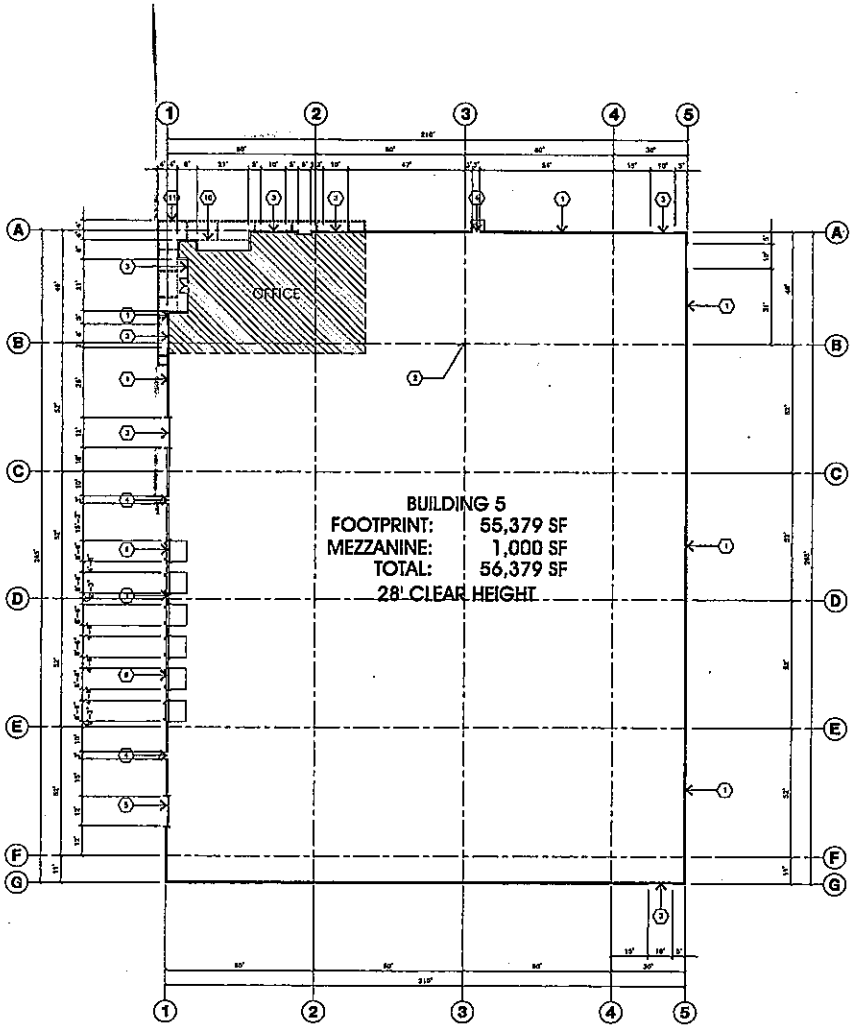
PP#23182

PLAN NORTH

HPA, Inc.

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN (A)
scale: 1" = 20'

A2-1-5
BUILDING 5 - FLOOR PLAN

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

HPA

PP#23182

PLAN NORTH

COUNTY OF RIVERSIDE

REVISION:

OCTOBER 17, 2008

JOB # 7321

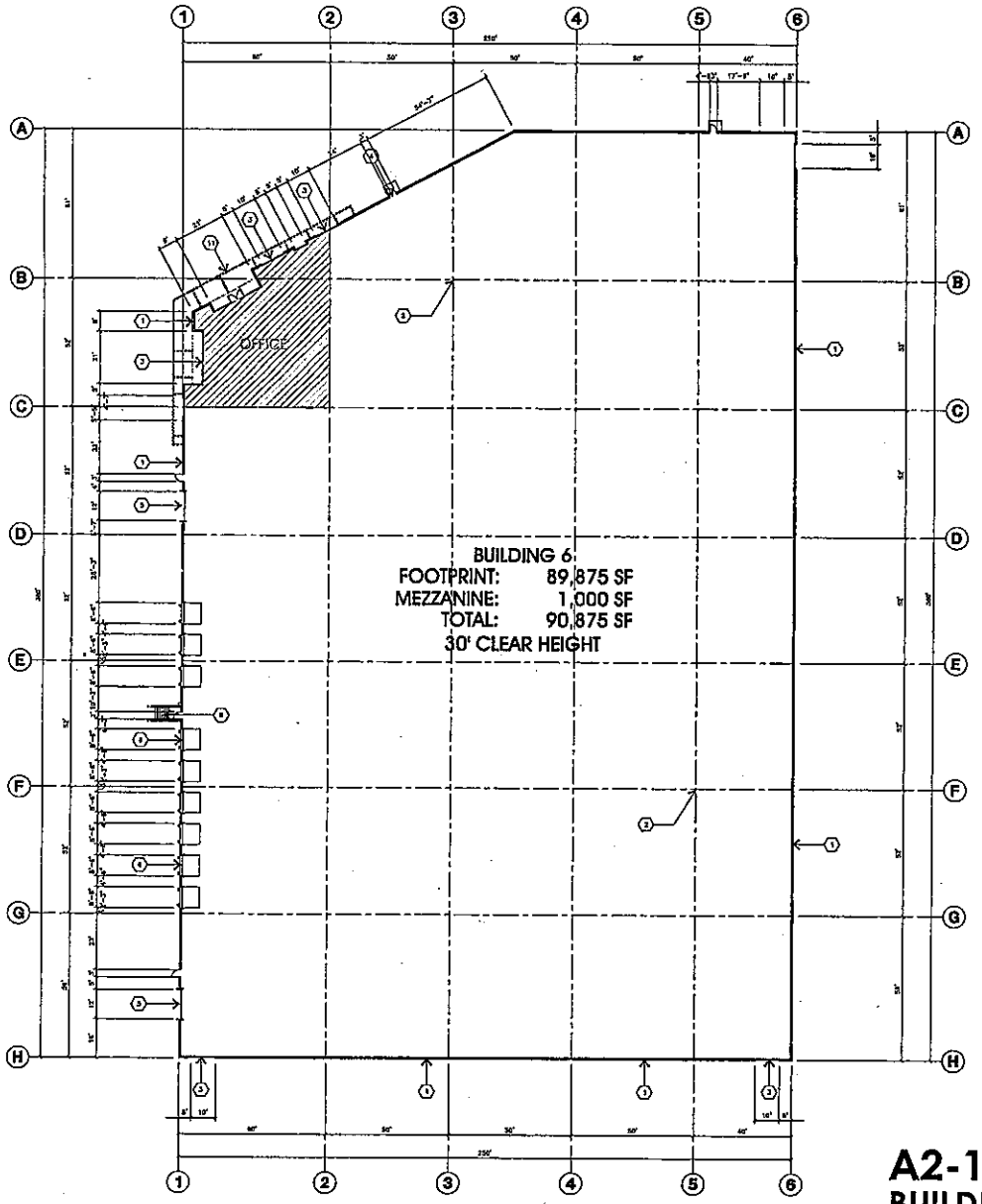
HPA, Inc.

1903 BARDEEN AVE. - STE#100, IRVINE, CA 92612

(949) 863-070

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'x7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'x14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'x10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN A
scale: 1" = 20'

A2-1-6
BUILDING 6 - FLOOR PLAN

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
OCTOBER 2, 2006
JOB # 7551

REVISION:

HPA, Inc.
1683 BARCLAY AVE. - STE.100, IRVINE, CA 92612
(949) 863-1770

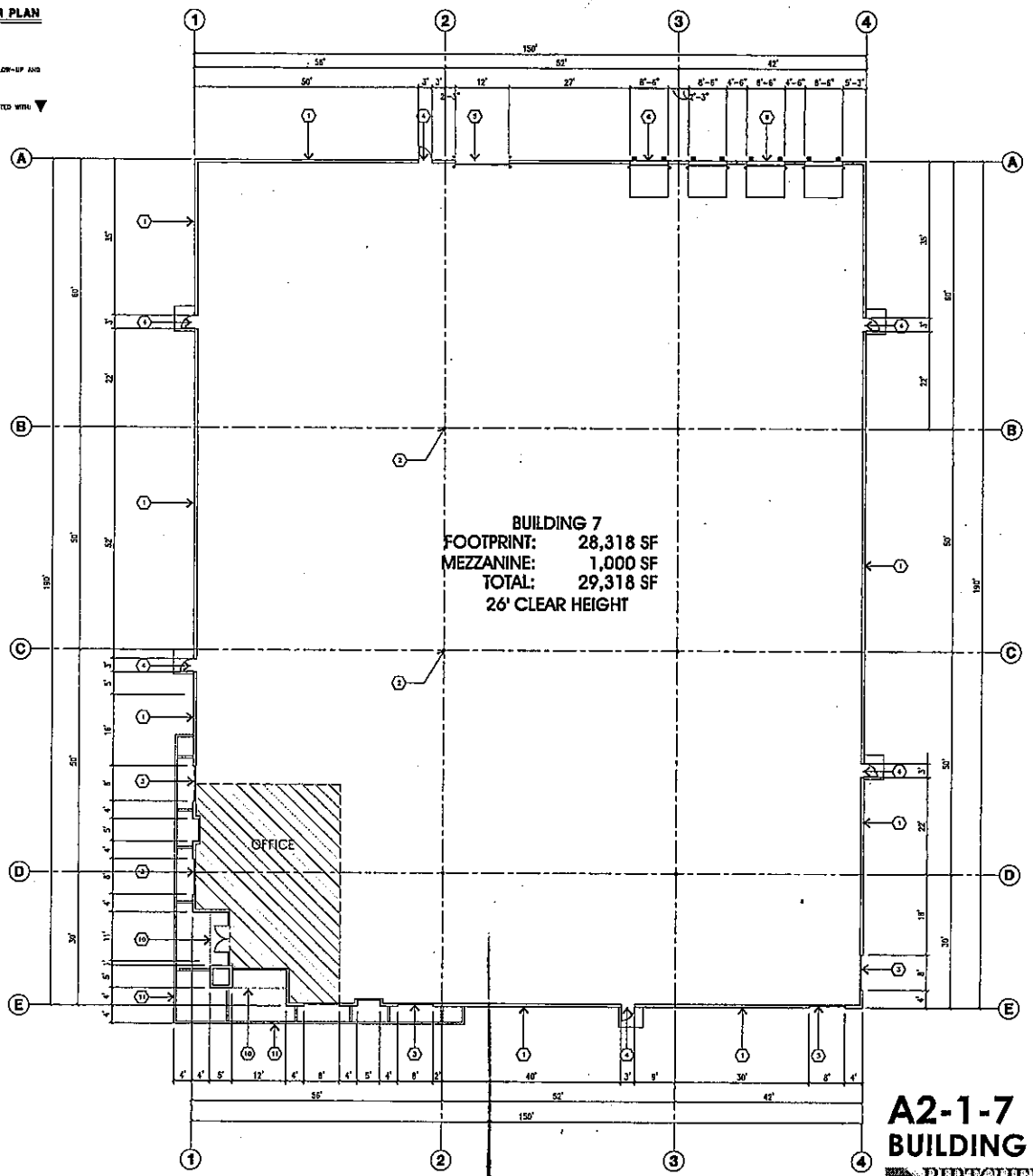
HPA

PP#23182

PLAN NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN (A)
scale: 1" = 10'

PLAN NORTH

A2-1-7
BUILDING 7 - FLOOR PLAN

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

OCTOBER 31, 2006

JOB # 7351

REVISION:

PP#23182

HPA

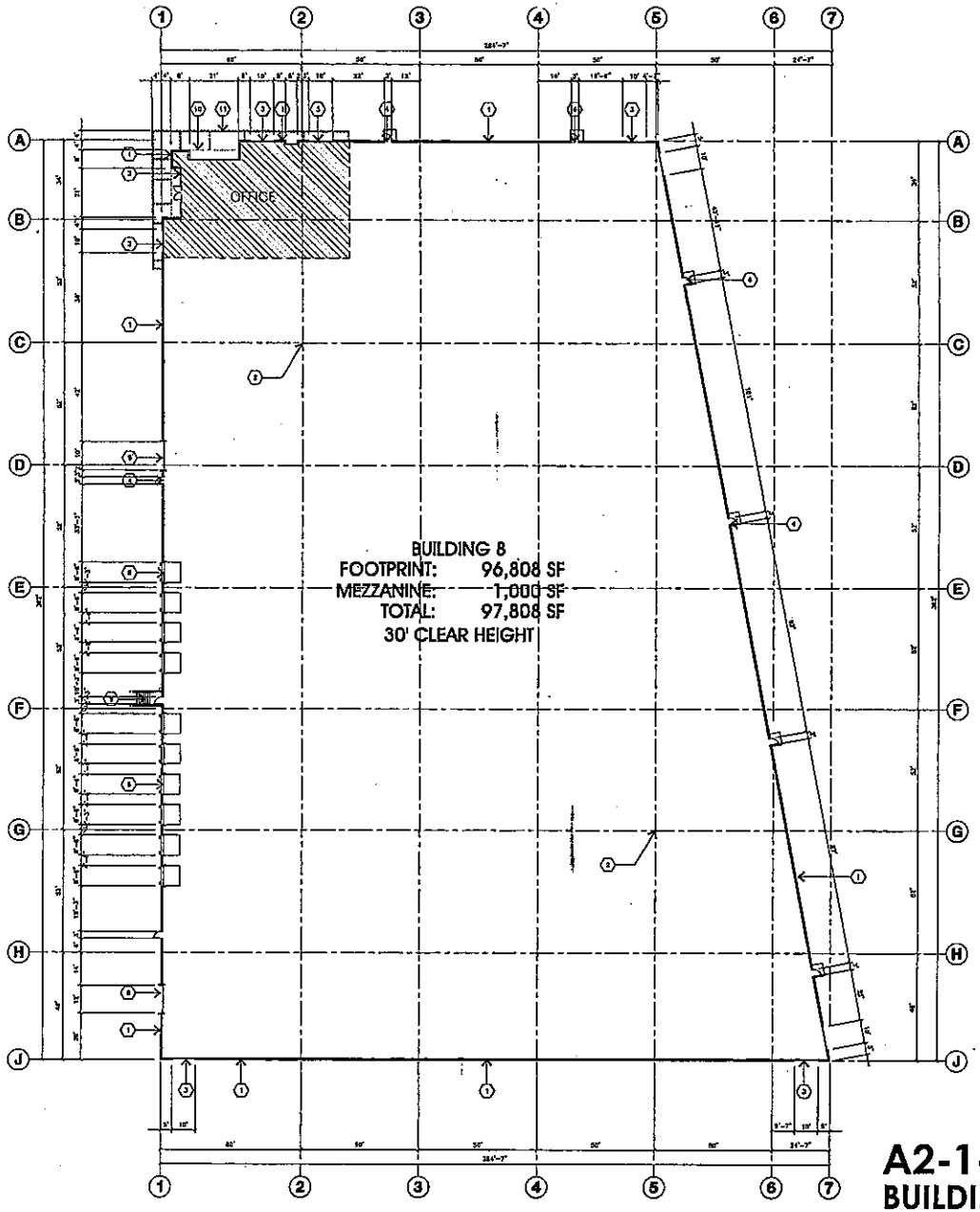
HPA, Inc.

18831 BARDEEN AVE. - STE.100, IRVINE, CA. 92612

(949) 863-0710

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CANOPY



FLOOR PLAN A
scale: 1" = 20'

PLAN NORTH

PP#23182

A2-1-8
BUILDING 8 - FLOOR PLAN

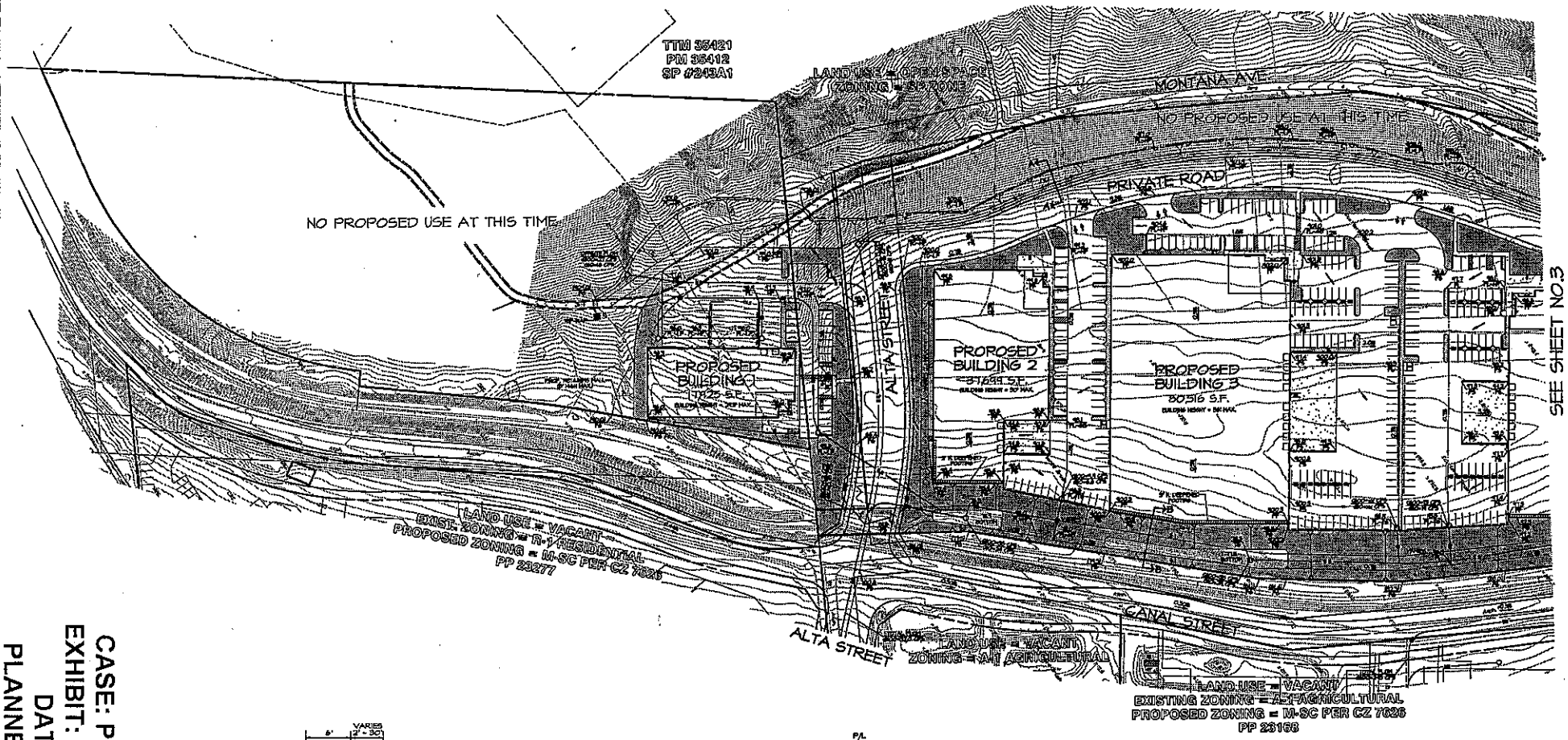
BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA A
BIRTCHER RIVERSIDE CANAL STREET, LLC

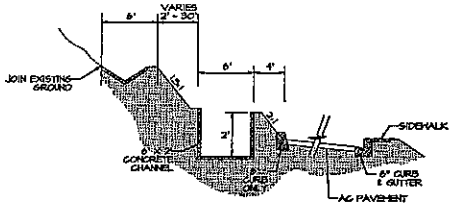
COUNTY OF RIVERSIDE
OCTOBER 17, 2008
JOB # 735

REVISIONS:

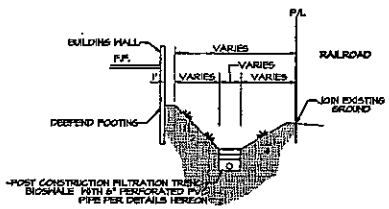
HPA

HPA, Inc.
8683 RANDEEN AVE. • STANTON, IRVINE, CA 92602
(949) 863-0770





SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

GRAPHIC SCALE 1"=60'
0 60 120 180

REVISIONS PER COUNTY COMMENT LETTER DATED 01-05-09	03-10-09	TJS
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08	10-8-08	TJS
REVISIONS	DATE	BY

AMENDED NO.2

BIRTCHER DEVELOPMENT

COUNTY OF RIVERSIDE
CONCEPTUAL GRADING PLAN
PLOT PLAN NO. 23182
SEC 9 AND 12, T2S, R5W.

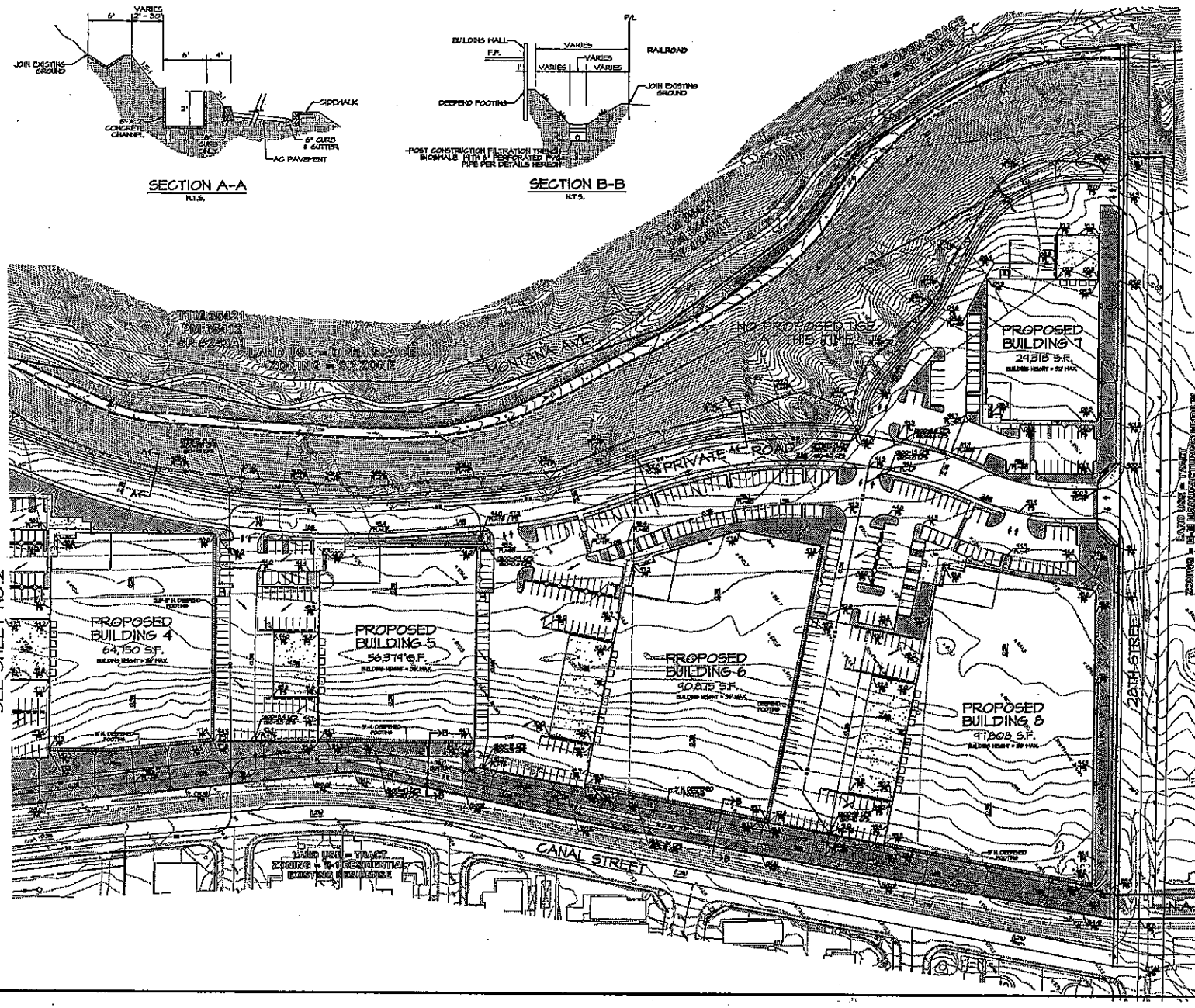
SCALE 1"=60'	
DATE 3/12/2009	
DESIGNED TJS	
DRAWN VMG	
PLN CK REV.	
P.E.	

ENGINEER
WEBB & ASSOCIATES
CIVIL ENGINEERS
3788 MCCRAY ST.
RIVERSIDE CA. 92506
(951) 686-1070

FILE: N:\2008\08-0081\exhibit 1 grad\08-0081EXHIBIT.prn
PLOT DATE: 3/12/2009

JOB NO.	08-0081
SHEET	1
OF	2 SHEETS
DRW. NO.	08-0081FP.RD

CASE: PP23182 AMD. 2
EXHIBIT: G (SHEETS 1-2)
DATE: 3/12/09
PLANNER: J. Childers



REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-06-06	02-10-06	TJS
REVISIONS PER COUNTY COMMENT LETTER DATED 04-14-06	04-19-06	TJS

AMENDED NO.2

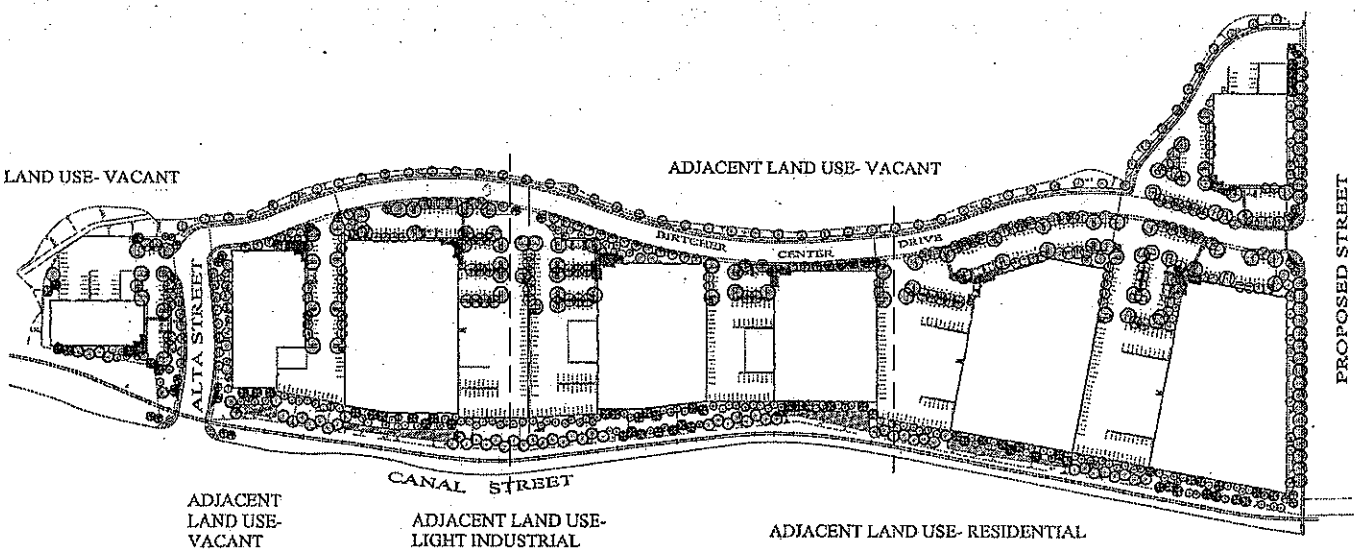
BIRTCHER DEVELOPMENT

COUNTY OF RIVERSIDE CONCEPTUAL GRADING PLAN

PLOT PLAN NO. 25182

SEC 1+10, T2S, R5W.

SCALE 1"= 60'	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS 3788 MCCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070	NO. 04-0855
DATE 3/4/2004		SHEET 2
DESIGNED TJS		OF 2 SHEETS
CHECKED WSG		
PLN. CK. REF.	FILE: s:\2004\04-0855\exhibits\25182GRDPLN.grx PLOT DATE: 5/4/2006	DWG. NO. 04-0855PLPRO
P.E.		



RIVERSIDE COUNTY ORDINANCE 859 WATER EFFICIENT LANDSCAPE NOTES

PLANT REQUIREMENTS

Plant types shall be grouped together in regulars their water, soil, sun and shade requirements and be achievable in the buildings. Plants with different water needs shall be irrigated separately. Plants with the following water demands shall be grouped according to high water (moderate), moderate and low, low and very low. Definition these groupings shall not be prescribed.

Soil testing all projects are required for appropriate specifications of soil improvements, and to facilitate selection of water efficient plant species suitable for the site. Soil amendments such as compost shall be prescribed to improve water holding capacity of soil, where soil conditions warrant.

All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of material, except in areas with ground cover planted from which mature depth shall be met and no bare surfaces (3-3-07)

IRRIGATION REQUIREMENTS

All irrigation systems shall be designed to prevent runoff, overspray, low head drainage, or other similar conditions where water flows off site on to adjacent property, non-irrigated areas, walls, roadways, or structures. Irrigation systems shall be designed, maintained, managed and installed to at least as high an overall efficiency as possible.

Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions or soil moisture data over the previous seven calendar days or week. The planting areas shall be grouped in relation to moisture and irrigation hydrozones of similar water demands (low, medium, high) separate from lawn and groundcover, full sun exposure areas separate from shade areas, list of plants accurate from list of plants). Additional factors such as irrigation reliability may be considered, where necessary, at the discretion of the Planning Director.

Where practical, the connection from water meter shall use potable water. If approved (building) are made available by the water purveyor. Provisions for the connection to serve potable water system shall be provided within the landscape plan. Water sources designed to utilize non potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

Separate valves shall be provided for common water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall make use of highly efficient water saving irrigation systems or alternate equivalent measures for irrigation efficiency as approved by the landscaping Guide.

All irrigation systems shall be equipped with the following:

a. A smart irrigation controller as defined in Section 492, of this ordinance.
b. A rain sensor device or process designed to stop the irrigation event when it has rained.
c. Soil moisture sensor systems utilizing flow sensing devices or sensors that detect soil moisture and determine the need to irrigate.
d. A pressure regulator or master valve system, installed at the point of connection, that is designed to ensure static water pressure at the outlet of the valves or other devices is not greater than the recommended dynamic pressure of the irrigation system.

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE PLANTED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPE AND IRRIGATION TO CONFORM TO ALL APPLICABLE CODES.
- A DEVELOPED PROJECT UNDER THIS PM, THIS PROJECT SITE IS LOCATED IN WATER PURVEYOR AND IRRIGATION ZONE 10
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN
- THE PLANT PALETTE HAS BEEN DEVELOPED BASED ON CLIMATE, SOIL(S) CREATED SOIL WATER TOLERANCE AND INTENDED MAINTENANCE THAT YOU PLAN TO BE CONSISTENT. AS WELL AS DROUGHT TOLERANT, RENTAL PLANT MATERIAL.

STORM WATER RUNOFF AND SAFETY REVIEW CONTROL
(FOR STORM WATER GUIDANCE CONFORMING TO GMO #44 SECTION 1313)

ALL STREET TREES, PROPOSED STREET TREES TO BE PLANTED BY DEVELOPER IN WITH ADJACENT PROPERTIES.

ALL STREET TREES WITHIN OR ADJACENT AND ADJACENT PROPERTIES.

PLANTING PLANS AND AREAS SHALL BE INCLUDE WORKING DRAWINGS PART OF RIVERSIDE ORDINANCE 859

(IF) INSTALLED AS REQUIRED TO SCREEN INFILTRATION TRENCH(ES)

(IF) INSTALLED AS REQUIRED TO SCREEN ADJACENT PROPERTY

(IF) INSTALLED AS REQUIRED TO SCREEN PARKING FROM STREET

TRASH ENCLOSURE IN WORKING DRAWINGS

SCREENING AND SAFETY (GARDEN CENTERS, LANDSCAPING)

BERMS SHALL BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY

INTO USE IS IT SERVED AS A FUNCTIONAL RECREATION PLANNING.

RISE TO MATURE ON ADJACENT PROPERTY.

25' WALKWAY NEXT TO A 6' CURB, A TOTAL OF 19' FOR ALL PLANTERS ETC.

- Install inland rust barriers on all iron works on fire, all curbs, sidewalks, walls, footings, paving in any landscape.
- Conduits under all trees, or any (mulch over) to meet per details.
- Provide 2 1/2" (minimum layer of "Orchid Bark" or "Forest Floor" medium granular organic mixed chemical organic mulch to all shrub and ground cover areas. (2" layer shredded mulch at base of all trees). Plant materials do not require mulch, shall be excluded from this requirement. The fine grind mulch is still unsuitable areas.
- Any compacted soil in planting areas shall be scarified to a "friable" condition prior to the installation of plant materials. Such a condition is defined as soil easily workable to loosely compacted condition, where by the root structure of newly ground material will be allowed to spread unimpeded.
- Provide maintenance of the landscaping and irrigation system for a minimum 60 day period from final approval of the installation.
- Approved tree plant conditions are provided in the legend for representation only. The contractor is responsible to provide the correct quantity of plant material regardless of the quantities indicated in the legend.
- Planting work carried per Specifications
- Provide appropriate turnkey and build for area. Amend topsoil to a depth of 6" as recommended, typical size per 1,000 square feet (sqft) as follows:
  - 4 cubic yards shredded soil amendment
  - 10 lbs. 4-20-10 commercial fertilizer
  - 10 lbs. agricultural gypsum
  - 10 lbs. Iron Power (Soil Conditioner or approved equal

and grasses all bare/fill and as recommended but no less per cubic yard than as follows:

- 4-20-10 fertilizer per Specification (lbs)
- 4-9 cubic yard amended the legend
- 1/2 cubic yard shredded soil amendment
- 2 lbs. iron sulfate
- 1 lbs. agricultural gypsum
- 5 lbs. (lb) Power (Soil Conditioner or approved equal

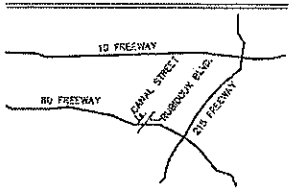
QUIREMENT CHART

CHART (SQUARE FEET, REQUIRED)	
TOTAL	69,334.59
DEDUCTIONS	34,667.29
ADJUSTED (x50)=	41,334.59
% PLANTED MUST	
USE REQUIREMENTS	

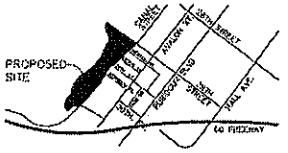
SHEET INDEX

SHEET 1	PROJECT VICINITY AND LEGEND
SHEET 2	LANDSCAPE SITE PLAN AND DATA
SHEET 3	LANDSCAPE SITE PLAN AND DATA
SHEET 4	LANDSCAPE SITE PLAN AND DATA
SHEET 5	LANDSCAPE SITE PLAN ENLARGEMENTS
SHEET 6	PRELIMINARY MAINTENANCE PLAN
SHEET 7	PRELIMINARY FENCING PLAN

VICINITY MAP A



VICINITY MAP B



MAP	APN #	OWNER
THOMAS GUIDE 2004 Edition PG 665, QUADRANT B-1 PG 665, QUADRANT B-1	178-020-004 178-020-009 178-020-007 178-020-011 178-120-002 178-040-002	BIRTCHER ROCKBRIDGE CANAL STREET, LLC 18201 VON KARMAN AVE. #1170 IRVINE, CA 92612 PHONE: 949.553-1800 FAX: 949.553-8126 CONTACT: JOHN HIGHAM

PROJECT VICINITY AND LEGEND

182

CASE: PP23182 AMD. 2
EXHIBIT: L (SHEETS 1-7)
DATE: 3/12/09
PLANNER: J. Childers

HPA, Inc.
18831 BARDEEN AVE. #100
IRVINE, CA 92612
Tel. (949) 863-1770

ashor Blvd. Suite 222
, California 92832
)-0417
@pacbell.net

BIRTCHER CENTER AT CANAL STREET - AREA A

COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 1 OF 7

0 100 200 300 400

Landscape Conceptual Plan
5 March 2009

NOTE- STREET TREES AND STREETSCAPE PLANTING BLENDS WITH ADJACENT PROPERTIES

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
TREES	CINNAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX	91	MEDIUM
	EUCALYPTUS FICIFOLIA	SILVER DOLLAR GUM	24" BOX	55	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	93	MEDIUM
	OLIVE (LA YAMBRA) OASIS	NON	24" BOX	12	LOW
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	92	MEDIUM
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	68	MEDIUM
	PLATANUS ACERIFOLIA	LONDON PLANETREE	24" BOX	57	MEDIUM
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	34	LOW
	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	24" BOX	15	MEDIUM
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX	30	LOW
	PINUS LANCEA	AFRICAN PINE	24" BOX	107	LOW
	LAGERSTROEMIA INDICA 'LIMA' 'VILLOSA' 'WHITE' MULTI TRUNK	CRAPE MYRTLE	24" BOX	19	MEDIUM

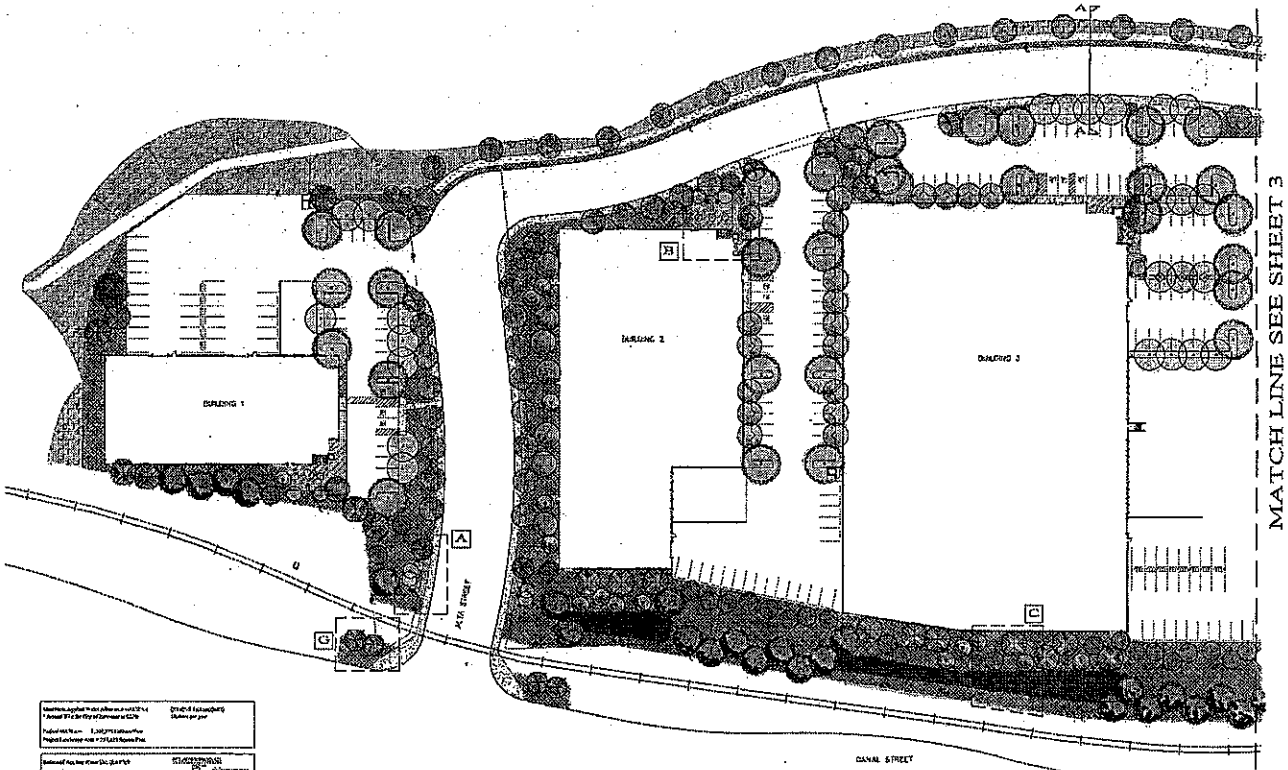
PLANT LEGEND

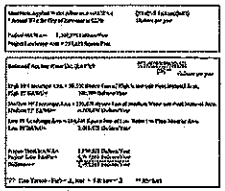
Plant Factor- HIGH=3, MED=2, LOW=1
ESTIMATED QUANTITIES CALCULATED AS: LOW, MED=900-300, HIGH=300-100 PLANTS/YEAR

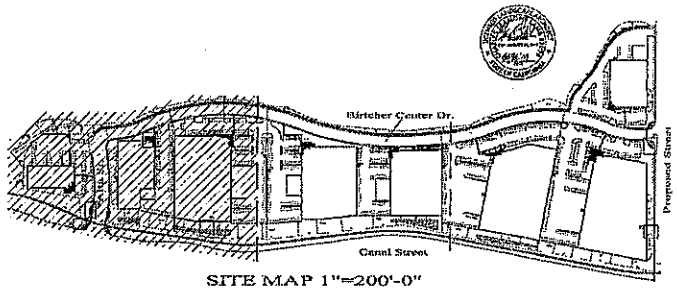
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
SHRUBS, VINES, AND GROUND COVER	ACACIA REDOLENS	NCN	5 GAL	LOW	LOW
	AGAPANTHUS GRACILIS	LILY OF THE NILE	1 GAL	MEDIUM	MEDIUM
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW
	CALLIANDRA TWEEDII	TRINIDAD FLAME BUSH	15 GAL	LOW	MEDIUM
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	MEDIUM	LOW
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	MEDIUM	MEDIUM
	DISTICTIS BUCCINATORIA	BLOOD RED	5 GAL	LOW	MEDIUM
	ELAEAGNUS X REBBINGII	NCN	5 GAL	LOW	LOW
	FRAGARIA CHILOENSIS	COMMON STRAWBERRY	FLATS	HIGH	MEDIUM
	HEMEROCALLIS HYBRIDS	DAYLILIES	1 GAL	HIGH	MEDIUM
	HOSPITAL DE FAN VALENCIA	RED YUCCA	5 GAL	LOW	LOW
	MELALEUCA NESOPHILA	PINK MELALEUCA	15 GAL	MEDIUM	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MEDIUM	MEDIUM
	PHOENIX ROEBELENII	PYGMY DATE PALM	15 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	5 GAL	MEDIUM	MEDIUM
	PHYGELIUS X 'MOCA ORANGE'	MOCA ORANGE	5 GAL	MEDIUM	MEDIUM
	PITTOSPORUM TOBIRA	DWARF MAYBERRY	5 GAL	MEDIUM	MEDIUM
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	MEDIUM	MEDIUM
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	MEDIUM	LOW
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW
	SENECIO MANDRALISCAE	DUSTY	1 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	15 GAL	LOW	MEDIUM
TURF AREAS (ON SLOPES OF 25% OR GREATER)	FESTUCA RUBRA	CREEPING RED FESCUE	10%SEEDED	LOW	HIGH
	*UNMOWED TURF ON SIDES OF WIND BASIN				
STONE MAPE PLANTING	BAHIA ONATA	SUGAR BUSH	5 GAL	MEDIUM	LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	MEDIUM	LOW
	JUTE NETTING				

IRRIGATION CONCEPT STATEMENT

PLANT CONCEPT STATEMENT







SITE MAP 1"=200'-0"

FOR TYPICAL DETAILS, ENLARGEMENTS AND SECTIONS SEE SHEET 5 OF 7. FOR RIVERSIDE COUNTY ORDINANCE 859 NOTES, LANDSCAPE NOTES AND SHADE CALCULATIONS SEE SHEET 1OF 7

CASE #PP23182

LANDSCAPE SITE PLAN AND DATA

Prepared by:
EMERALD D•E•S•I•G•N
308 N. Harbor Blvd, Suite 222
Fullerton, California 92832
(714) 680-0417
cindes-la@pacbell.net

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IRVINE, CA 92612
Tel (949) 863-1770

BIRTCHER CENTER AT CANAL STREET - AREA A

COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 2 OF 7

OWNER
BIRTCHER (NORTHSIDE CANAL STREET) LLC
18201 VON KARMAN AVE. #1170
IRVINE, CA 92612
PHONE: 949 553-8500
FAX: 949 660-9968
CONTACT JOHN HONSA

0 40 80 120 160

Landscape Conceptual Plan
5 March 2009

NOTE- STREET TREES AND STREETSCAPE PLANTING BLENDS WITH ADJACENT PROPERTIES

PLANT LEGEND

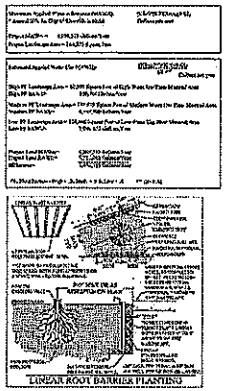
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
TREES	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	91	MEDIUM
	EUCALYPTUS CINERIA	SILVER DOLLAR GUM	24" BOX	45	LOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	82	MEDIUM
	CHITALPA TASHKENTENSIS	NOK	36" BOX	53	LOW
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	91	MEDIUM
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	82	MEDIUM
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	57	MEDIUM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM VARIETY	36" BOX	74	LOW
PALMS	JUNIPERUS SCOPULORUM SKYROCKET	SKYROCKET JUNIPER	24" BOX	19	MEDIUM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24" BOX	75	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	107	LOW
	LAGERSTROEMIA INDICA 'TUSCARORA' & 'NEAT MUCHI' MIXED	CRAPE MYRTLE	24" BOX	45	MEDIUM

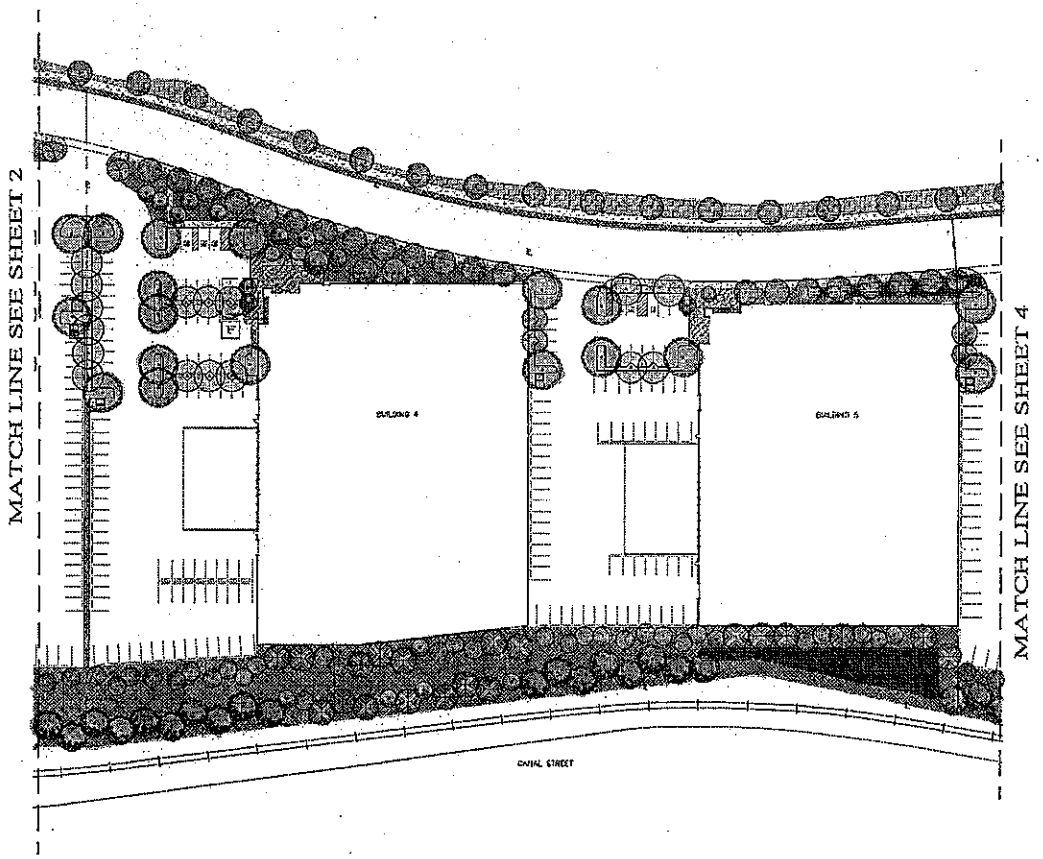
PLANT LEGEND

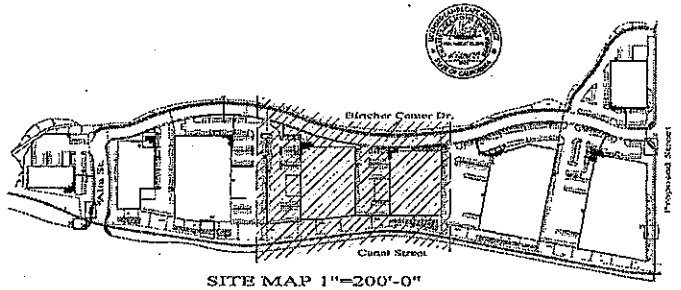
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SET QUANTITY	WATER USE
SLOPES, CANAL AND DRAINAGE SWALE	ACACIA REDOLENS	NCN	5 GAL	LOW	LOW
	AGAPANTHUS ORIENTALIS	LILY OF THE NILE	1 GAL	MEDIUM	MEDIUM
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW
	CALLIANDRA TWEEDII	TRINIDAD FLAME BUSH	15 GAL	LOW	MEDIUM
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	MEDIUM	LOW
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	MEDIUM	MEDIUM
	DIETES GRANDIFLORA	BI COLOR IRIS	5 GAL	LOW	MEDIUM
	ELAEAGNUS X REPENS	NCN	5 GAL	LOW	LOW
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS	HIGH	MEDIUM
	HEMEROCALLIS 'STELLA'	DAYLILIES	1 GAL	HIGH	MEDIUM
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	LOW
	MELALEUCA NESOPHILA	PINK MELALEUCA	15 GAL	MEDIUM	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MEDIUM	MEDIUM
	PHOENIX ROEBELENII	PYGMY DATE PALM	15 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	5 GAL	MEDIUM	MEDIUM
	PHYTOMA FRASERI	RED TIP PHOTINIA	5 GAL	HIGH	MEDIUM
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	MEDIUM	MEDIUM
	WESTRINGIA FRUTICOSA	NCN & VARIETIES	5 GAL	MEDIUM	MEDIUM
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	MEDIUM	LOW
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW
	SYMPHORICARPOS MUSS	NCN	1 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	15 GAL	LOW	MEDIUM
DRAINAGE SWALE ON SIDE OF TRAIL/PATH	JUNCUS EFFUSUS	GARDNER'S RUSH/RUSH	HYDROSEED	LOW	MEDIUM
	*HYDROSEED TO BE ON SIDES OF WEST PATH				
STREETSCAPE PLANTING	BERGENIA CORDIFOLIA	SIBERIAN TEA	5 GAL	MEDIUM	LOW
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	MEDIUM	LOW
	JUNIPERUS HORIZONTALIS WILTONII	BLUE RUG JUNIPER	1 GAL	LOW	LOW

IRRIGATION CONCEPT STATEMENT

PLANT CONCEPT STATEMENT







SITE MAP 1"=200'-0"

FOR TYPICAL DETAILS, ENLARGEMENTS AND SECTIONS SEE SHEET 5 OF 7. FOR RIVERSIDE COUNTY ORDINANCE 859 NOTES, LANDSCAPE NOTES AND SHADE CALCULATIONS SEE SHEET 1OF 7

LANDSCAPE SITE PLAN AND DATA

CASE #PP23182

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IRVINE, CA 92612
Tel. (949) 863-1770

BIRTCHER CENTER AT CANAL STREET - AREA A

COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 3 OF 7

OWNER
BIRTCHER RIVERSIDE CANAL, LLC
18201 VON KARMAN AVE. #1170
IRVINE, CA 92612
PHONE: 949 852-0055
FAX: 949 752-0055
CONTACT: ADAM HEIMER

0 40 80 120 160

Landscape Conceptual Plan
5 March 2009

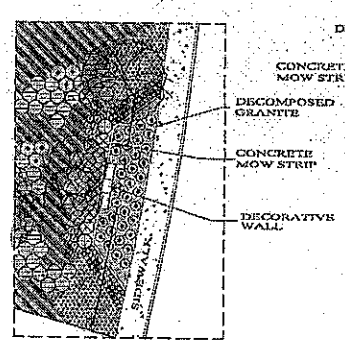
NOTE- STREET TREES AND STREETSCAPE PLANTING BLENDS WITH ADJACENT PROPERTIES

PLANT LEGEND

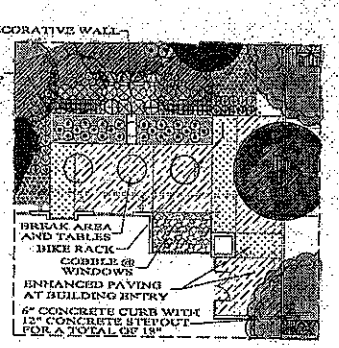
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
TREES	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	91	MEDIUM
	EUCALYPTUS CITRIODA	SILVER DOLLAR GUM	24" BOX	45	LOW
	GREVILLEA PANYULATA	AUSTRALIAN WILLOW	24" BOX	43	MEDIUM
	CASTALPA FARGESII NANA	NCN	24" BOX	57	LOW
	AGONIS FLEXUOSA	GREVILLE FLAME TREE	36" BOX	43	MEDIUM
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	43	MEDIUM
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	72" BOX	37	MEDIUM
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	36" BOX	21	LOW
	HYMENOSPORUM FLAVUM 'SKY ROCKET'	SKYROCKET AGONIS	24" BOX	30	MEDIUM
	PINUS HALEPENSIS	ALEPO PINE	36" BOX	35	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	127	LOW
	LAGERSTROEMIA INDICA 'FLORIDA WHITE' MULTI TRUNK	CRAPE MYRTLE	72" BOX	19	MEDIUM

PLANT LEGEND

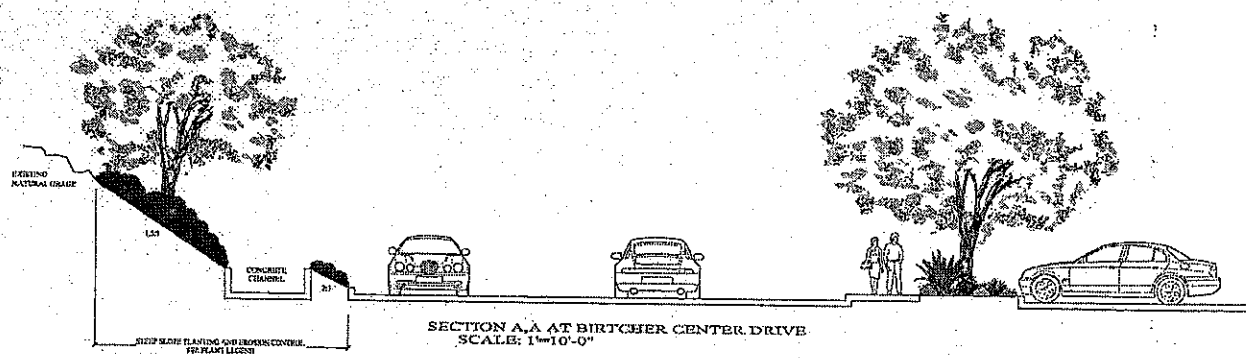
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PER QUANTITY	WATER USE
SHRUBS/VINES AND GROUND COVER	ACACIA REDOLENS	NCN	5 GAL	LOW	LOW
	AGAPANTHUS ORIENTALIS	LILY OF THE NILE	1 GAL	MEDIUM	MEDIUM
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW
	CALLIANDRA TWEEDII	TRINIDAD FLAME BUSH	15 GAL	LOW	MEDIUM
	CUPHEA X PURPUREA	HONEYBEE	1 GAL	MEDIUM	LOW
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	MEDIUM	MEDIUM
	DYSTICHIS BUCCANATORIA	BLOOD RED	5 GAL	LOW	MEDIUM
	ELAEAGNUS X EBBINGEI	NCN	5 GAL	LOW	LOW
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	1 GAL	HIGH	MEDIUM
	HEMEROCALLIS HYBRIDS	DAYLILIES	1 GAL	HIGH	MEDIUM
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	LOW
	MYRACRODA MYRTIFOLIA	PINK MOLALEUCA	15 GAL	MEDIUM	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MEDIUM	MEDIUM
	PHOENIX ROEBELENII	PIGMY DATE PALM	15 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	5 GAL	MEDIUM	MEDIUM
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	HIGH	MEDIUM
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	MEDIUM	MEDIUM
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	MEDIUM	MEDIUM
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	MEDIUM	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	LOW	LOW
	SANTOLINA PARVIFOLIA	NCN	1 GAL	LOW	MEDIUM
	PHORMIUM TENAX	FLAX	15 GAL	LOW	MEDIUM
DECOMPOSED GRANITE OR APPROVED EQUAL	FESTUCA RUBRA	CREEPING RED FESCUE	HYDROSEED	LOW	HIGH
	*UNWATERED TURF ON SIDES OF WATER BASIN				



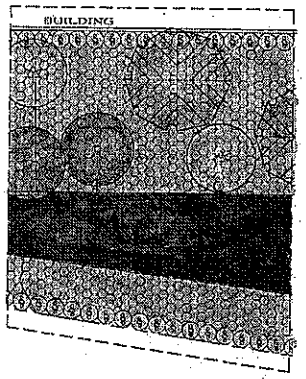
(A) TYPICAL INDUSTRIAL PARK ENTRY STATEMENT WEST
SCALE: 1"=10'-0"



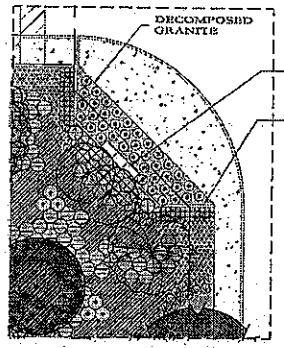
(B) TYPICAL OFFICE ENTRY AND BREAK AREA
SCALE: 1"=10'-0"



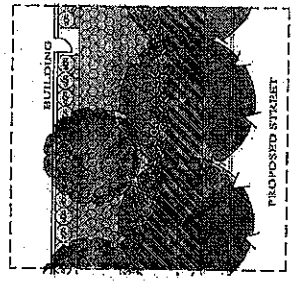
SECTION A,A AT BIRTCHER CENTER DRIVE
SCALE: 1"=10'-0"



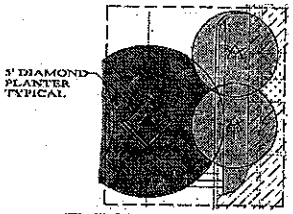
(C) TYPICAL REAR BUILDING AND WQMP TREATMENT
SCALE: 1"=10'-0"



(D) TYPICAL INDUSTRIAL PARK ENTRY STATEMENT EAST
SCALE: 1"=10'-0"



(E) TYPICAL STREET PLANTING PROPOSED STREET EAST
SCALE: 1"=10'-0"

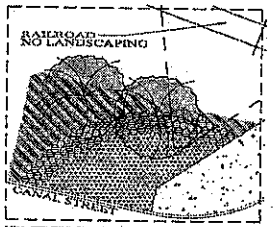


(F) 6" CONCRETE CURB W/ 12" CONCRETE STEPOUT FOR A TOTAL OF 18"
SCALE: 1"=8'-0"

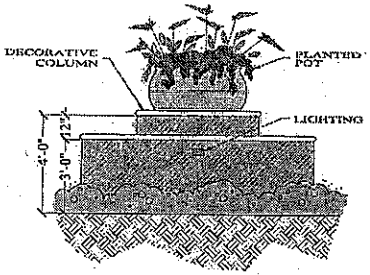
ENLARGEMENT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	PLANT FACTOR
	AGAVE ANTUS "RUSSIAN SUNSET"	RED KANGAROO PAW	5 GAL	MEDIUM	LOW	.3
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	MEDIUM	LOW	.3
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	HIGH	LOW	.3
	DIETES IRIOIDES	AFRICAN IRIS	5 GAL	MEDIUM	MEDIUM	.5
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	MEDIUM	LOW	.3
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	HIGH	MEDIUM	.5
	PHORMIUM SPP	FLAX	5 GAL	MEDIUM	MEDIUM	.5
	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	5 GAL	HIGH	MEDIUM	.5
	RHAPHIOLEPIS INDICA 'TACK EVANS'	INDIA HAWTHORN	5 GAL	HIGH	MEDIUM	.5
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW	.3
	ACACIA REDOLENS 'LOW BOY'	NCN	1 GAL	HIGH	LOW	.3
	GAZANIA SPP	TRAILING GAZANIA	FLATS	MEDIUM	MEDIUM	.5
	HEMEROCALLIS HYBRIDS	HYBRIDS DAYLILIES	1 GAL	HIGH	MEDIUM	.5
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	HIGH	LOW	.3
	FESTUCA RUBRA	CREEPING RED FESCUE	HYDROSEED	LOW	HIGH	.8

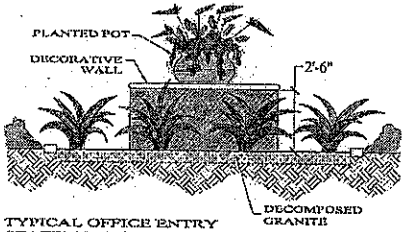
*UNMOWED TURF ON SIDES OF WQMP BASIN



(G) TYPICAL ENTRY PLANTING @ CANAL STREET
SCALE: 1"=10'-0"



TYPICAL INDUSTRIAL PARK ENTRY STATEMENT ELEVATION
SCALE: 1/2"=1'-0"



TYPICAL OFFICE ENTRY STATEMENT ENLARGEMENT
SCALE: 1/2"=1'-0"

CASE #PP23182

LANDSCAPE SITE PLAN ENLARGEMENTS

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BIRTCHER CENTER AT CANAL STREET - AREA A

COUNTY OF RIVERSIDE, CALIFORNIA

SHEET 5 OF 7

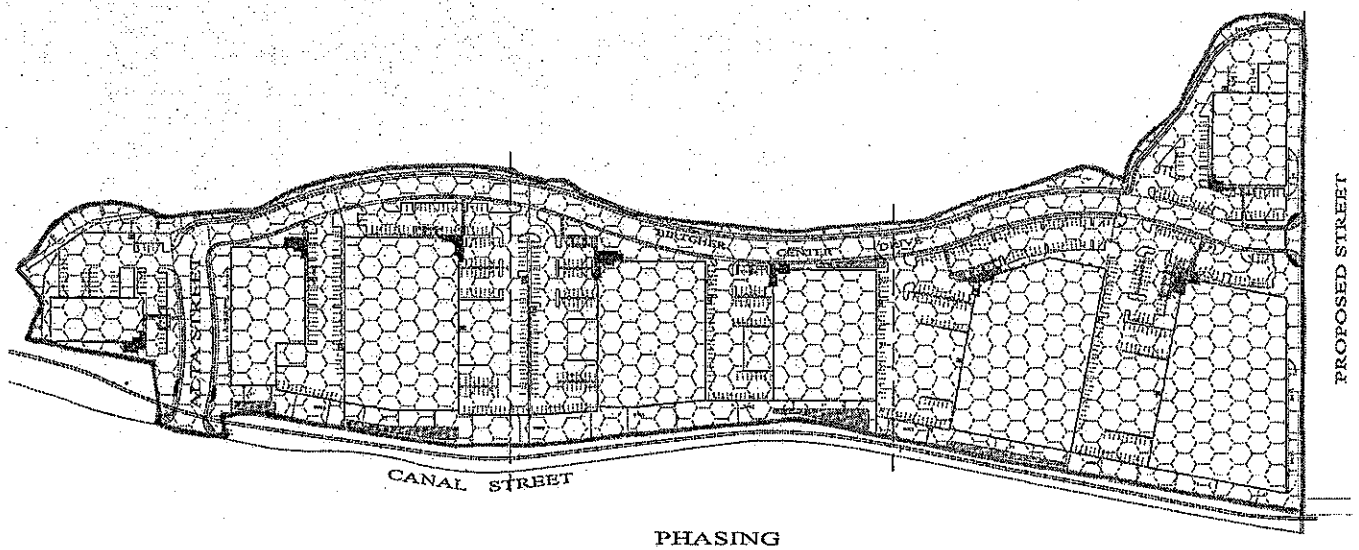
OWNER
BIRTCHER HOMES AT CANAL STREET, LLC
18831 VON KARMAN AVE. #1170
IRVINE, CA 92612
PHONE: 949 527-5500
FAX: 949 527-5505
CONTACT: ADAM HEINRICH

Landscape Conceptual Plan
5 March 2009

LANDSCAPE PHASING SCHEDULE

PHASE I LANDSCAPE INSTALLATION

NOTE— ALL LANDSCAPE TO BE DONE IN ONE PHASE

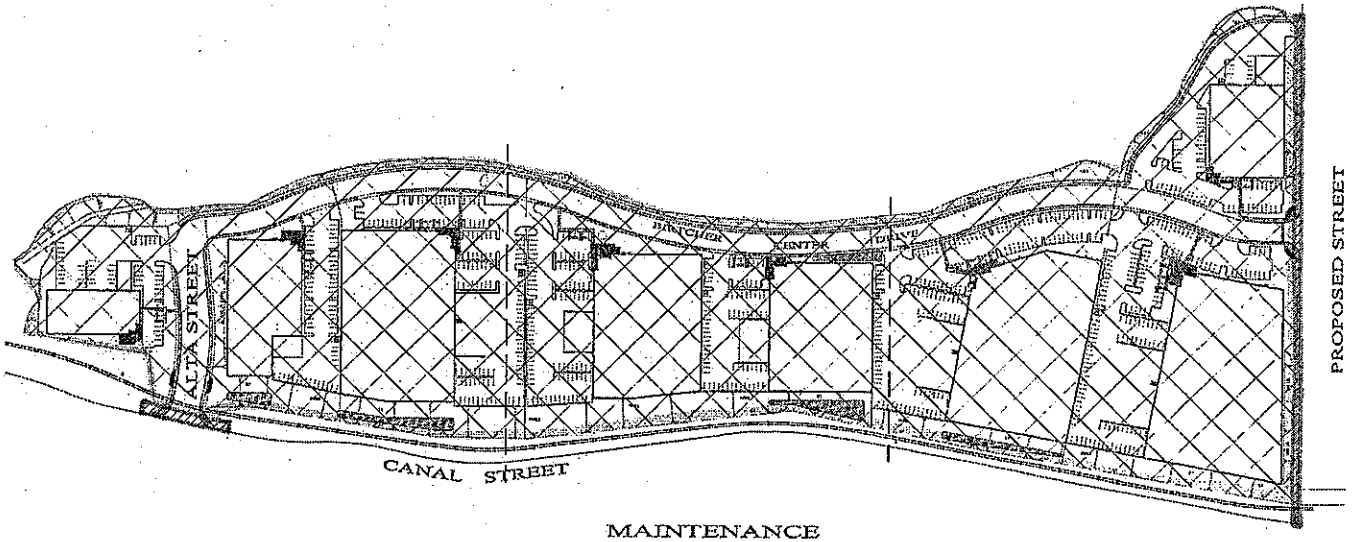


PHASING

LANDSCAPE MAINTENANCE RESPONSIBILITY

AREA WITHIN PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY OWNER

AREA OUTSIDE PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY OWNER



MAINTENANCE

PRELIMINARY PHASING AND MAINTENANCE PLAN

CASE #PP23182

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BIRTCHER CENTER AT CANAL STREET - AREA A

COUNTY OF RIVERSIDE, CALIFORNIA

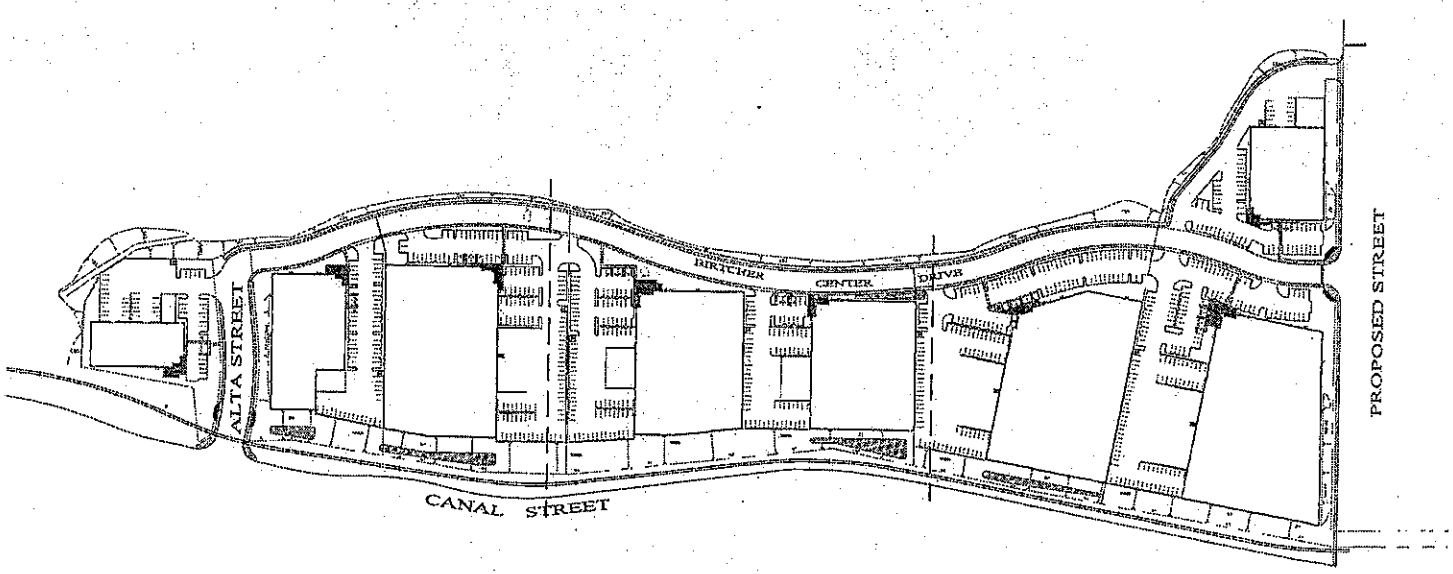
SHEET 6 OF 7

OWNER
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IRVINE, CA 92612
PHONE 949 563-5530
FAX 949 502-5605
CONTACT ADAM FENGER

0 50 100 200 300 400

Landscape Conceptual Plan

5 March 2009



* NO WALLS OR FENCES ARE PROPOSED

CASE #PP23182

PRELIMINARY FENCING PLAN

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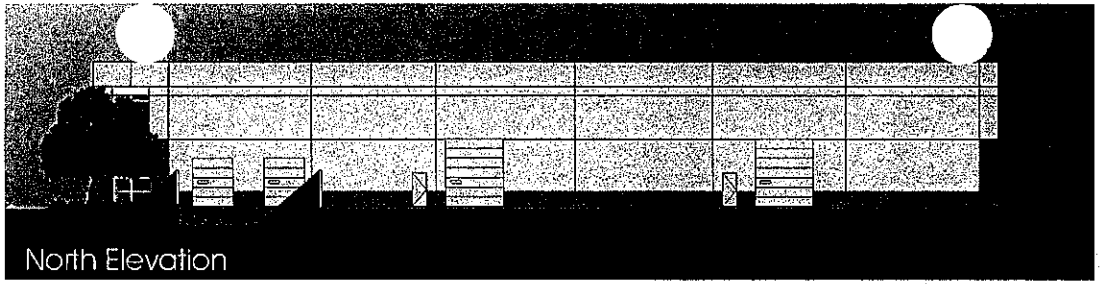
HPA, Inc.
18831 BARDEEN AVE #100
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Tel. (949) 863-1770

BIRTCHER CENTER AT CANAL STREET - AREA A
COUNTY OF RIVERSIDE, CALIFORNIA
SHEET 7 OF 7

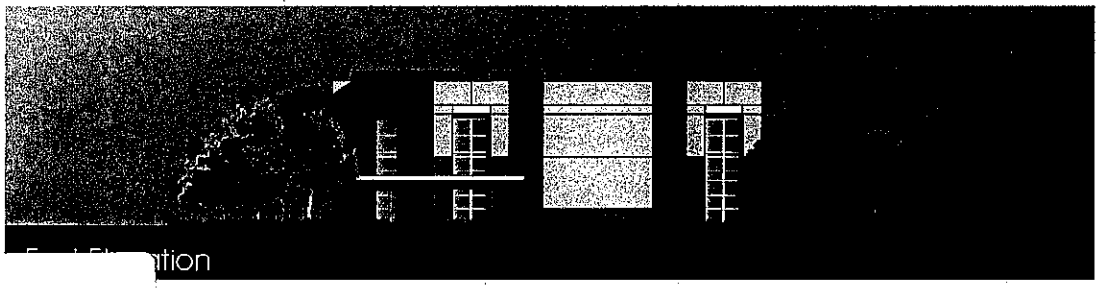
OWNER

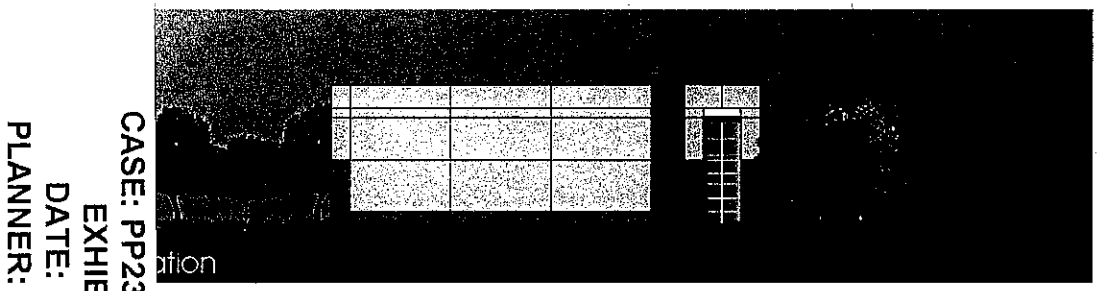
0 40 80 120 160

Landscape Conceptual Plan
5 March 2009

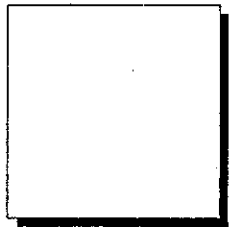




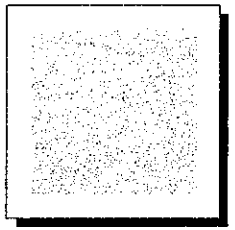




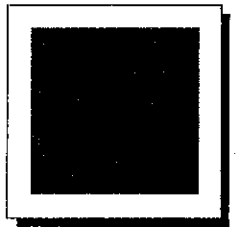




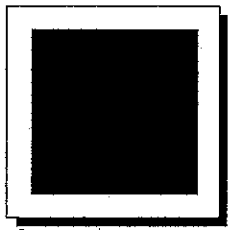
1 Frazee 001 White



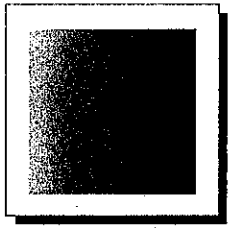
2 Frazee CL2652W Love Bond



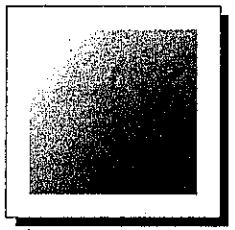
3 Frazee CL2684D Deck Chair



4 Frazee CL3125A Marathon



5 Green Reflective Glazing



6 Clear Anodized Mullion

Building 1(Color similar on Building 1 to 8'

CASE: PP23182 AMD. 2
EXHIBIT: M
DATE: 3/12/09
PLANNER: J. Childers

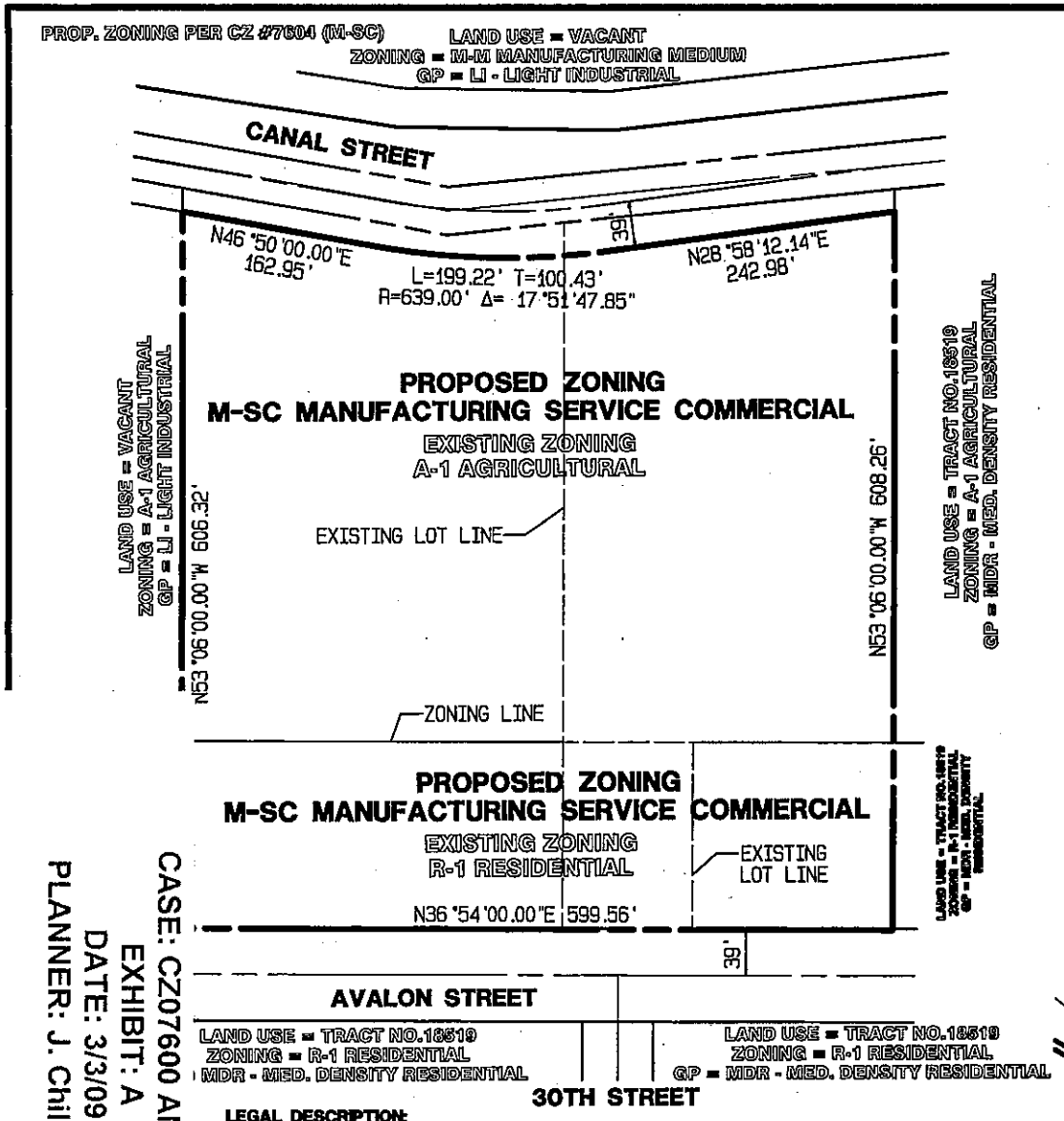
Conceptual colored Elevations Material Board

Birtcher Center at Canal Street

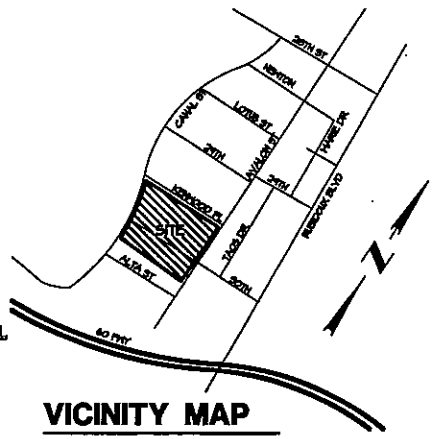
County of Riverside, California

BIRTCHER Development & Investment ...a brandon birtcher company

February 27, 2009 Job #735



LEGAL DESCRIPTION:
THAT PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 AND THE NORTHEASTERLY 47 FEET OF LOT 2 IN BLOCK 10 BOTH OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK9 PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA



VICINITY MAP
NTS

PREPARER:
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PH. (951) 686-1070
FAX. (951) 788-1256
ATTN. SANDRA CHANDLER

LAND OWNER:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

ASSESSOR'S PARCEL #:
178-191-002, 178-191-004,
178-191-015

APPLCANT:
BIRTCHER DEVELOPMENT
18201 VON KARMEN AVE. #1170
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ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

SCHOOL DISTRICT
JURUPA UNIFIED SCHOOL DISTRICT

CONTACT:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18201 VON KARMEN AVE. #1170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-5500
FAX: (949) 502-5505

ACREAGE:
8.36 AC. EXIST. BOUNDARY
8.07 AC. NET

NOTES:

1. 2007 THOMAS BROS. MAP-PAGE 645, GRID D-1.
2. FEMA COMMUNITY PANEL NO. 060245-0045 A (ZONE C) DATED APRIL 15, 1980
3. THIS AREA IS NOT WITHIN A SPECIFIC PLAN.
4. SITE IS LOCATED IN THE JURUPA AREA PLAN

UTILITIES:

WATER	-	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER	-	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS	-	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	-	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	-	MCI NETWORK SERVICES
TELEVISION	-	INDIVIDUAL RECEPTION / CHARTER CABLE

M-SC **MANUFACTURING SERVICE COMMERCIAL**

GRAPHIC SCALE 1"=100'
0 100 200 300

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-09	05-26-09	TJB

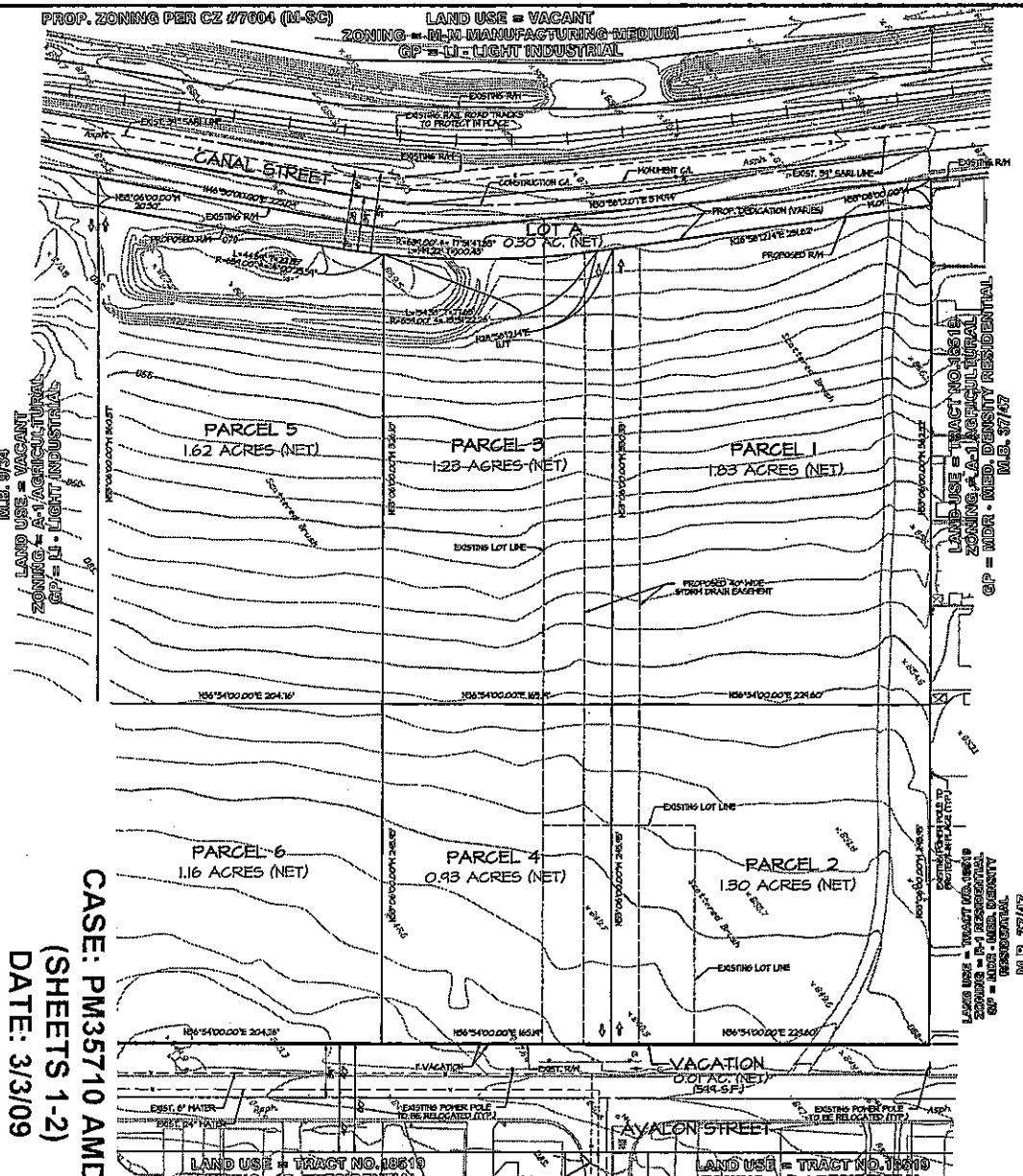
AMENDED NO.1

CHANGE OF ZONE 07600
FOR
PLOT PLAN NO. 23168

BEING A SUBDIVISION OF A PORTION OF SECTION 36, T. 2 S., R. 5 W. SAN BERNARDINO MERIDIAN

SCALE: 1" = 100'	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS	W.O.	07-0082
DATE: REV.5/26/2009	3788 McCRAY ST. RIVERSIDE, CA. 92506 Phone (951) 686-1070 Fax (951) 788-1256	SHEET	1
DRAWN: TJB		OF	8 SHEETS
TRACED: TJB		DWG. NO.	07006CZ.PRO
CHECKED: BM	APPROVED BY:		
F.B.:			

CASE: CZ07600 AMD. 2
EXHIBIT: A
DATE: 3/3/09
PLANNER: J. Childers



CASE: PM35710 AMD. 2
(SHEETS 1-2)
DATE: 3/3/09
PLANNER: J. Childers

OWNER:
BIRTCHER RIVERSIDE CANAL STREET LLC.
18301 VON KARMEN AVE. #170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-2500
FAX: (949) 502-2505

APPLICANT:
BIRTCHER RIVERSIDE DEVELOPMENT
18301 VON KARMEN AVE. #170
IRVINE, CA 92612
ATTN: MICHAEL BRION
TEL: (949) 502-2500
FAX: (949) 502-2505

ENGINEER\PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
ATTN: SANDRA GHANDLER
TEL: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:
HFA INC.
18581 BARDEEN AVE. SUITE 100
IRVINE, CA 92612
ATTN: MARC GRAHN
TEL: (949) 863-1770
FAX: (949) 863-0651

UTILITIES:

WATER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER	- RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS	- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	- SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	- MCI NETWORK SERVICES
TELEVISION	- INDIVIDUAL RECEPTION / CHARTER CABLE

A.P.N.:
178-191-022, 178-191-004, 178-191-018

ACREAGE:
8.36 AC. EXIST. BOUNDARY
8.07 AC. NET

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

LAND USE / ZONING:
EXISTING LAND USE: VACANT
PROPOSED LAND USES: LIGHT INDUSTRIAL

EXISTING ZONING: A-1 AGRICULTURAL AND R-1 RESIDENTIAL
PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
GENERAL PLAN DESIGNATION: LI - LIGHT INDUSTRIAL

PARCEL SUMMARY:
PARCEL 1 = 1.83 AC. (NET)
PARCEL 2 = 1.30 AC. (NET)
PARCEL 3 = 1.28 AC. (NET)
PARCEL 4 = 0.93 AC. (NET)
PARCEL 5 = 1.62 AC. (NET)
PARCEL 6 = 1.16 AC. (NET)

TOTAL = 8.01 AC. (NET)
+ LOT A = 0.30 AC. (NET)

TOTAL = 8.31 AC. (NET)
- VACATION = 0.01 AC. (NET)

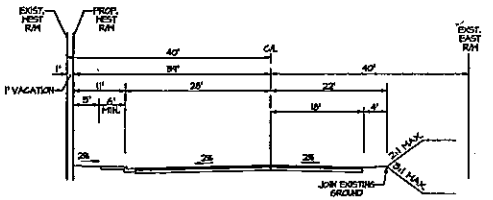
TOTAL = 8.36 EXISTING BOUNDARY

NOTES:
1. 2007 THOMAS BROS. MAP PAGE 645, GRID D-L
2. THIS AREA IS NOT SUBJECT TO LIQUIFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
3. FEMA COMMUNITY PANEL NO. 060245-0049 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500 YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE
4. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
5. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
6. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
7. THERE ARE NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
8. THERE ARE NO OPEN CHANNELS ON THIS SITE, EXCEPT FOR SHALLOW NO SWALES
9. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
10. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
11. THERE ARE NO OPEN SPACE OR RECREATIONAL SPACES ON THIS SITE.
12. THERE ARE NO FUEL OR WASTE OIL TANKS PROPOSED FOR THIS SITE.
13. THIS PROJECT IS WITHIN THE RUBIDOUX COMMUNITY SERVICES DISTRICT
14. THIS PROJECT INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP.
15. THERE ARE NO KNOWN EXISTING WELLS ON THIS SITE
16. THERE ARE NO EXISTING STRUCTURES ON THIS SITE.
17. EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.

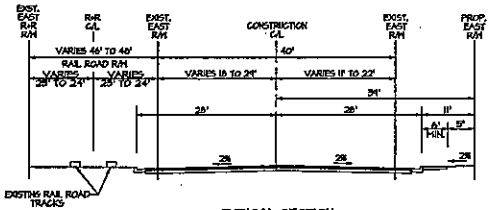
TOPO SOURCE:
INLAND AERIAL SURVEYS INC.
1111 ARLINGTON AVE. SUITE A
RIVERSIDE, CA 92505
ATTN: DERREK HOOD
TEL: (951) 687-4253
FAX: (951) 687-4133
DATED: 05-11-07

LEGEND:
- INGRESS AND EGRESS
- EXISTING LOT LINE
- PROPOSED R/W
- EXISTING R/W
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING RAIL ROAD TRACKS
- EXISTING POWER POLE

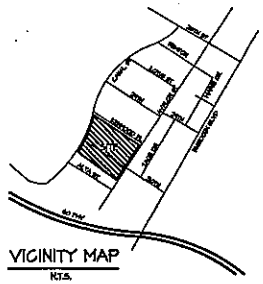
LEGAL DESCRIPTION:
THAT PORTION OF LOT 3 IN BLOCK 10 AND LOT 4 IN BLOCK 24 AND THE NORTHEASTERLY 41 FEET OF LOT 2 IN BLOCK 10 BOTH OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 24 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA



TYPICAL SECTION
AVALON STREET
N.T.S.



TYPICAL SECTION
CANAL STREET
N.T.S.



VICINITY MAP
N.T.S.

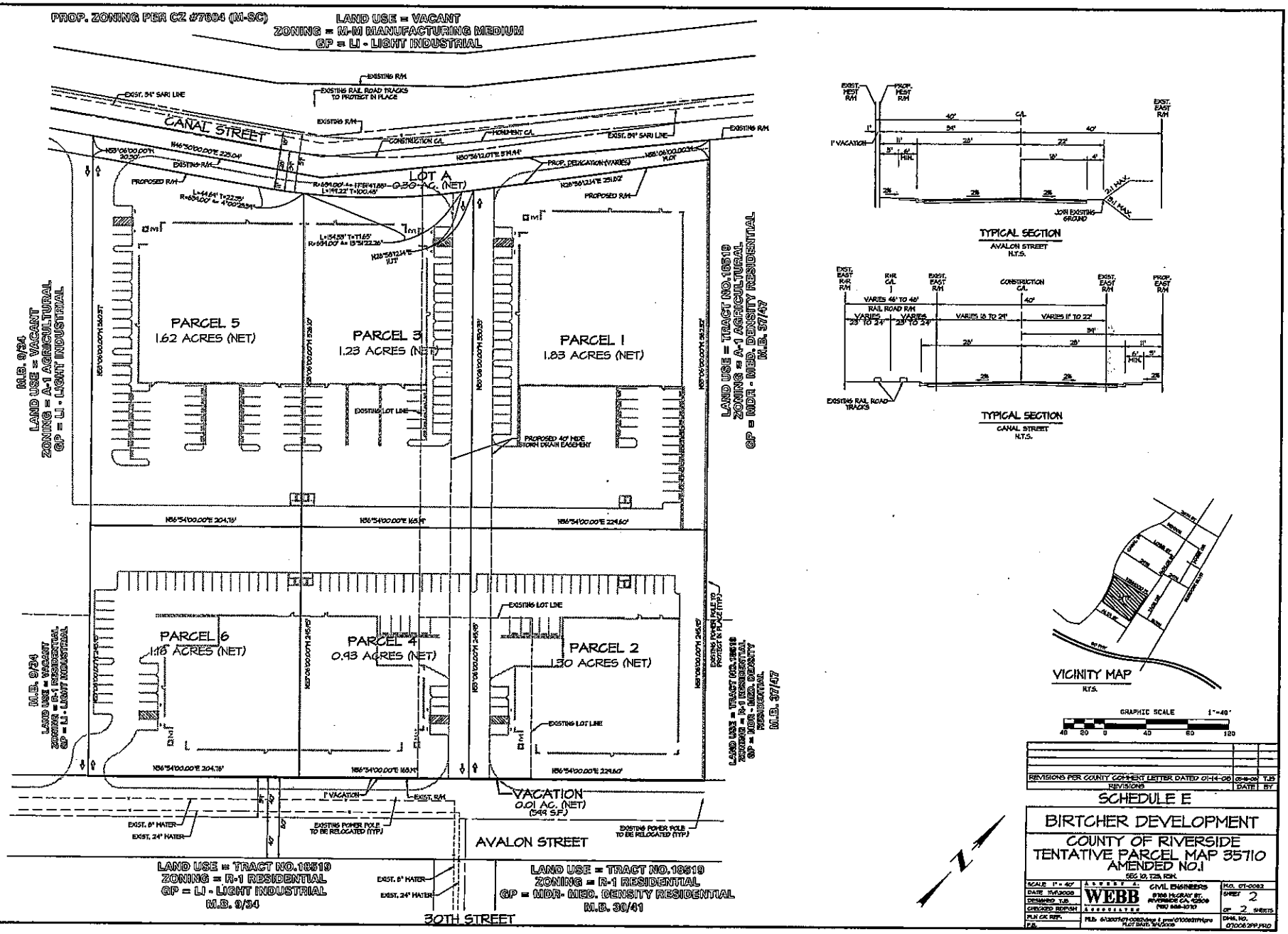
GRAPHIC SCALE 1"=40'
40 20 0 40 80 120

REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-08	05-19-08	TJS
REVISIONS	DATE	BY

SCHEDULE E

BIRTCHER DEVELOPMENT
COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35710 AMENDED NO.1
SEC 10, T2S, R5W

SCALE 1"=40'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 McCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070	JOB NO. 07-0083
DATE 11/1/2008			SHEET 1 OF 2 SHEETS
DESIGNED TJS			
CHECKED ROBYN			
P.M.I.C. INIT.	FILE: G:\2007\07-0083\dwg\TOPO\07TOPO.dwg LAYOUT: TOPO PLOT DATE: 5/4/2009		DWG. NO. 07TOPO
P.E.			



TYPICAL SECTION
AVALON STREET
N.T.S.

TYPICAL SECTION
CANAL STREET
N.T.S.

GRAPHIC SCALE 1"=40'
40 20 0 40 60 120

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-06	05-16-06	TJS

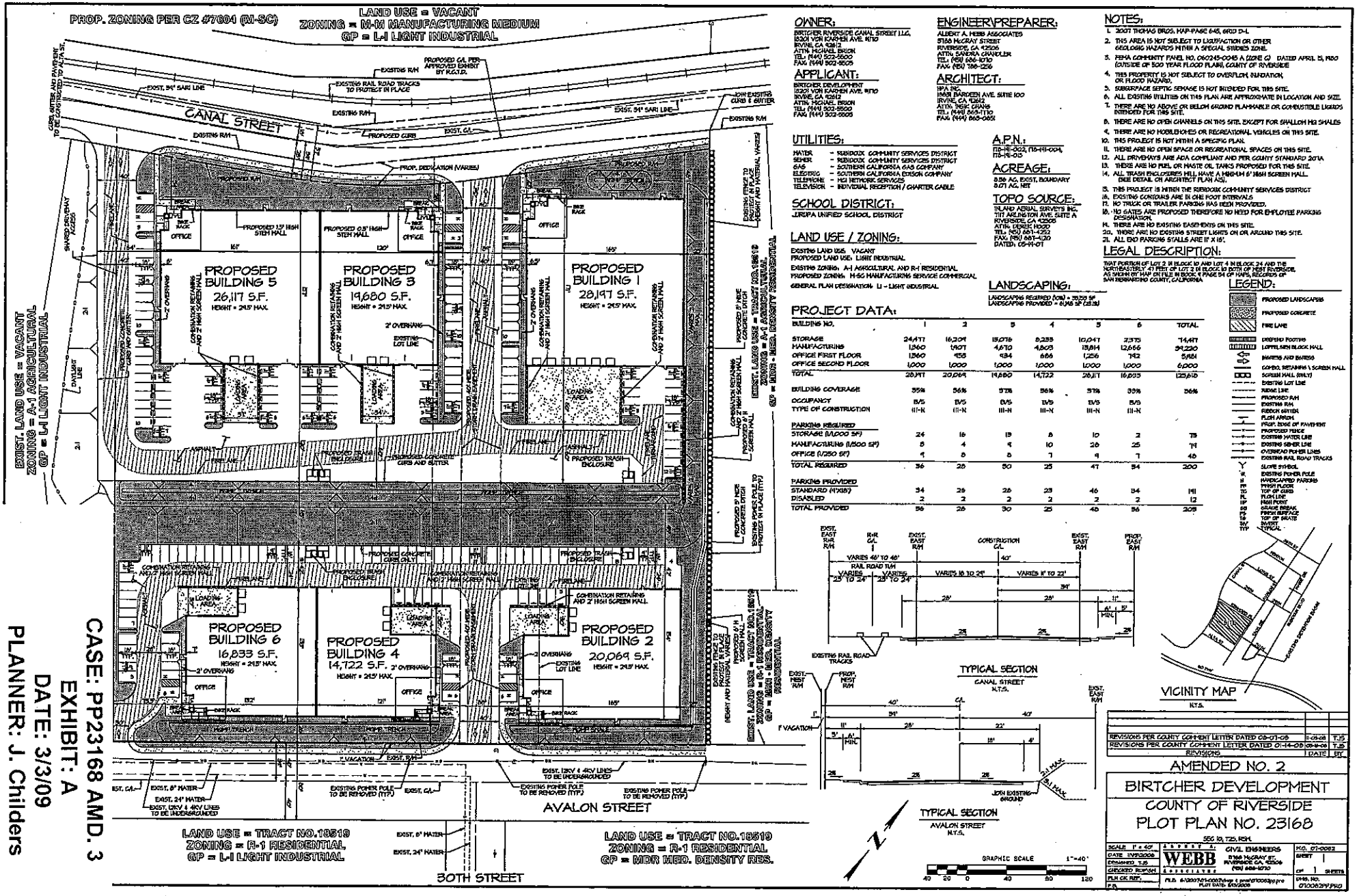
SCHEDULE E

BIRTCHER DEVELOPMENT

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35710
AMENDED NO.1
SEC 19, T2S, R5W.

SCALE 1"=40'	ENGINEER: WEBB	CIVIL ENGINEERS
DATE 11/13/2003		3788 MURRAY ST. RIVERSIDE CA. 92504 (951) 688-1070
DESIGNED TJS		
CHECKED REPAIR		
PLN OR REF.	PLS	
P.E.		

JOB NO. 01-0082
SHEET 2 OF 2 SHEETS
DWG. NO. 07006PP.PRO



CASE: PP23168 AMD. 3
EXHIBIT: A
DATE: 3/3/09
PLANNER: J. Childers

OWNER:
BIRTCHER RIVERSIDE CANAL STREET I.L.C.
3501 VON KARMEN AVE. #110
IRVINE, CA 92612
ATTN: MICHAEL BIRCH
TEL: (949) 502-5500
FAX: (949) 502-5505

APPLICANT:
BIRTCHER DEVELOPMENT
3501 VON KARMEN AVE. #110
IRVINE, CA 92612
ATTN: MICHAEL BIRCH
TEL: (949) 502-5500
FAX: (949) 502-5505

ENGINEER\PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
ATTN: SANDRA CHANDLER
TEL: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:
HPA INC.
IMAN BARDEEN AVE. SUITE 100
IRVINE, CA 92612
ATTN: FRANK CRANS
TEL: (949) 863-1770
FAX: (949) 863-0825

UTILITIES:
WATER - RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER - RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE - HIGH TECHNOLOGY SERVICES
TELEVISION - INDIVIDUAL RECEPTION / CHARTER CABLE

A.P.N.:
178-181-002, 178-181-004, 178-181-015

ACREAGE:
8.58 AC. EXIST. BOUNDARY
8.01 AC. NET

TOPO SOURCE:
INLAND AERIAL SURVEYS INC.
1117 ARLINGTON AVE. SUITE A
RIVERSIDE, CA 92505
ATTN: DENNIS HOGG
TEL: (951) 681-4252
FAX: (951) 681-4130
DATED: 05-11-01

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

LAND USE / ZONING:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL
EXISTING ZONING: A-1 AGRICULTURAL AND R-1 RESIDENTIAL
PROPOSED ZONING: M-SC MANUFACTURING SERVICE COMMERCIAL
GENERAL PLAN DESIGNATION: LI - LIGHT INDUSTRIAL

NOTES:
1. 2007 THOMAS BROS. MAP PAGE 645, GRID D-L
2. THIS AREA IS NOT SUBJECT TO LIQUIFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
3. FEMA COMMUNITY PANEL NO. 060245-0045 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500 YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE
4. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
5. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
6. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
7. THERE ARE NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
8. THERE ARE NO OPEN CHANNELS ON THIS SITE, EXCEPT FOR SHALLOW MS4 SWALES
9. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
10. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
11. THERE ARE NO OPEN SPACE OR RECREATIONAL SPACES ON THIS SITE.
12. ALL DRIVEWAYS ARE ADA COMPLIANT AND PER COUNTY STANDARD 207A
13. THERE ARE NO FUEL OR WASTE OIL TANKS PROPOSED FOR THIS SITE.
14. ALL TRASH ENCLOSURES WILL HAVE A MINIMUM 6' HIGH SCREEN WALL. (SEE DETAIL ON ARCHITECT PLAN A2).
15. THIS PROJECT IS WITHIN THE RUBIDOUX COMMUNITY SERVICES DISTRICT
16. EXISTING CONTOURS ARE IN ONE FOOT INTERVALS
17. NO TRUCK OR TRAILER PARKING HAS BEEN PROVIDED.
18. NO GATES ARE PROPOSED THEREFORE NO NEED FOR EMPLOYEE PARKING DESIGNATION.
19. THERE ARE NO EXISTING EASEMENTS ON THIS SITE.
20. THERE ARE NO EXISTING STREET LIGHTS ON OR AROUND THIS SITE.
21. ALL END PARKING STALLS ARE 8' X 16'.

LEGAL DESCRIPTION:
THAT PORTION OF LOT 2 IN BLOCK 10 AND LOT 4 IN BLOCK 24 AND THE NORTHEASTERLY 41 FEET OF LOT 3 IN BLOCK 10 BOTH OF WEST RIVERSIDE, AS SHOWN ON MAP ON FILE IN BOOK 7 PAGE 54 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

LANDSCAPING:
LANDSCAPING REQUIRED (10%) = 35,020 SF
LANDSCAPING PROVIDED = 61,145 SF (23.8%)

PROJECT DATA:

BUILDING NO.	1	2	3	4	5	6	TOTAL
STORAGE	24,417	16,209	15,076	8,233	10,041	7,375	71,491
MANUFACTURING	1,360	1,907	4,670	4,803	13,814	12,666	39,220
OFFICE FIRST FLOOR	1,360	953	934	666	1,256	742	5,951
OFFICE SECOND FLOOR	1,000	1,000	1,000	1,000	1,000	1,000	6,000
TOTAL	28,117	20,069	19,680	14,722	26,111	16,833	125,610
BUILDING COVERAGE	55%	56%	57%	56%	57%	55%	56%
OCCUPANCY	B/S	B/S	B/S	B/S	B/S	B/S	
TYPE OF CONSTRUCTION	III-N	III-N	III-N	III-N	III-N	III-N	
PARKING REQUIRED							
STORAGE (1/1,000 SF)	24	16	15	8	10	7	79
MANUFACTURING (1/500 SF)	8	4	9	10	28	25	74
OFFICE (1/250 SF)	4	8	8	7	9	7	43
TOTAL REQUIRED	36	28	50	25	47	54	200
PARKING PROVIDED							
STANDARD (9'X18')	34	26	26	23	46	34	191
DISABLED	2	2	2	2	2	2	12
TOTAL PROVIDED	36	28	30	25	48	36	203

LEGEND:
PROPOSED LANDSCAPING
PROPOSED CONCRETE
FIRE LINE
DEPRESS FOOTING
LOFFELSEN BLOCK WALL
BARRIER AND BARRIER
COMBO. RETAINING \ SCREEN WALL
SCREEN WALL (ONLY)
EXISTING LOT LINE
REMAK LINE
PROPOSED R/W
EXISTING R/W
RUBICK GUTTER
FLOW ARROW
PROP. EDGE OF PAVEMENT
PROPOSED FENCE
EXISTING WATER LINE
EXISTING SEWER LINE
OVERHEAD POWER LINES
EXISTING RAIL ROAD TRACKS
SLOPE SYMBOL
EXISTING POWER POLE
HANDICAPPED PARKING
FINISH FLOOR
TOP OF CURB
FLOW LINE
HIGH POINT
GRADE BREAK
FINISH SURFACE
TOP OF SLOPE
INVERT
TYPICAL

TYPICAL SECTION
CANAL STREET
N.T.S.

TYPICAL SECTION
AVALON STREET
N.T.S.

VICINITY MAP
N.T.S.

REVISIONS	DATE	BY
REVISIONS PER COUNTY COMMENT LETTER DATED 05-01-08	8-05-08	TJS
REVISIONS PER COUNTY COMMENT LETTER DATED 01-14-09	03-13-09	TJS

AMENDED NO. 2

BIRTCHER DEVELOPMENT
COUNTY OF RIVERSIDE
PLOT PLAN NO. 23168

SEC 10, T2S, R5W

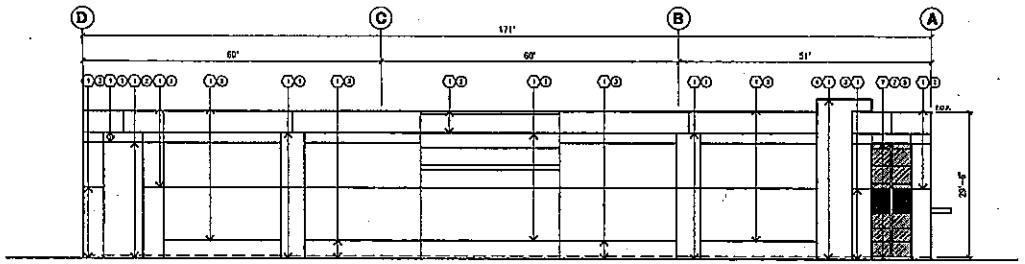
SCALE	1" = 40'
DATE	11/13/2008
DESIGNED	TJS
CHECKED	ROPOSH
PLAN CK. REF.	
P.D.	

PREPARED BY: CIVIL ENGINEERS
WEBB & ASSOCIATES
3788 McCRAY ST.
RIVERSIDE, CA. 92506
(951) 686-1070

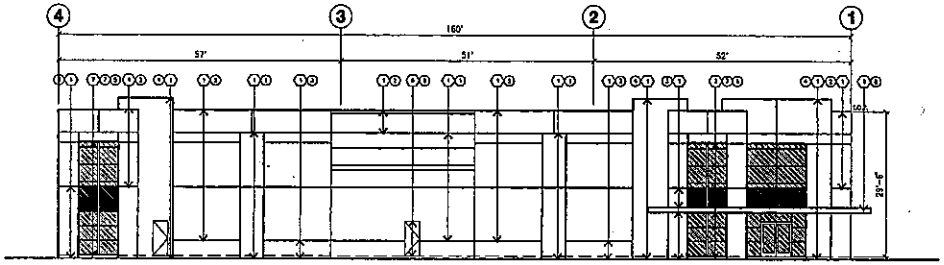
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PLOT DATE: 3/3/2009

JOB NO. 07-1-0063
SHEET 1 OF 1 SHEETS
DWG. NO. 07006PP.PRO

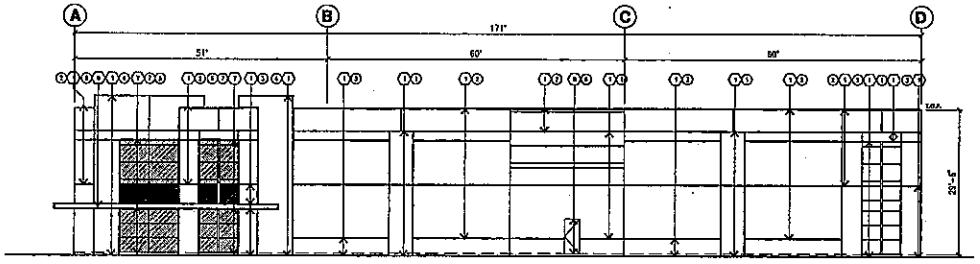
GRAPHIC SCALE 1"=40'
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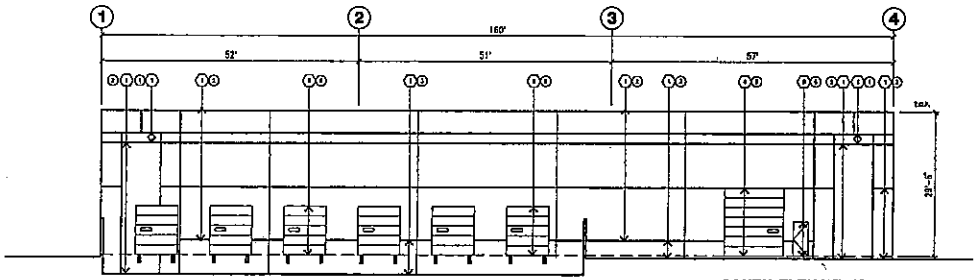
EAST ELEVATION (A)
scale:1" =10'-0"



NORTH ELEVATION (B)
scale:1" =10'-0"



WEST ELEVATION (C)
scale:1" =10'-0"



SOUTH ELEVATION (D)
scale:1" =10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED) SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3332W TIRMAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3334D SHOAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3216A BRANCHBLD
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

CASE: PP23168 AMD. 3
EXHIBIT: B (SHEETS 1-6)
DATE: 3/3/09
PLANNER: J. Childers

A3-1-1
BUILDING 1 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

MAY 15, 2008

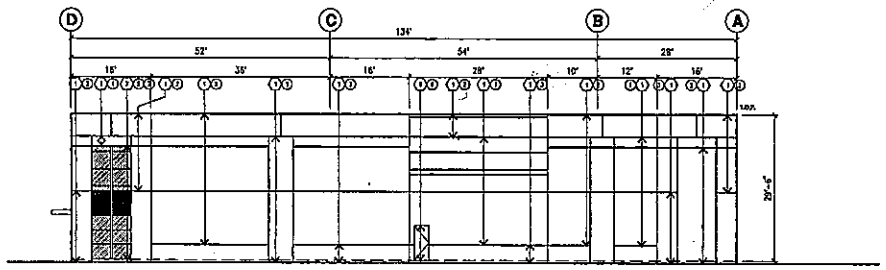
JOB # 7304

REVISION:

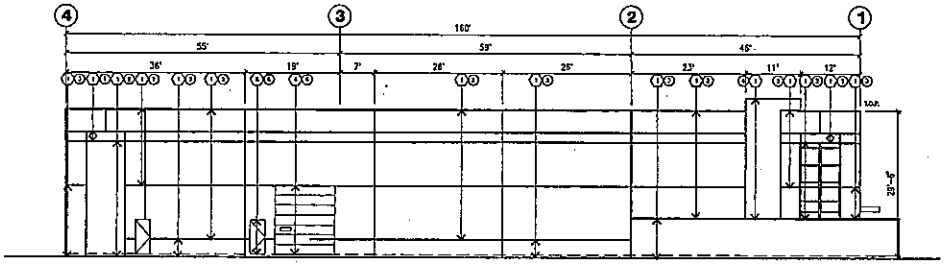
HPA, Inc.

8683 IRVINE AVE. • STE 400, IRVINE, CA 92618

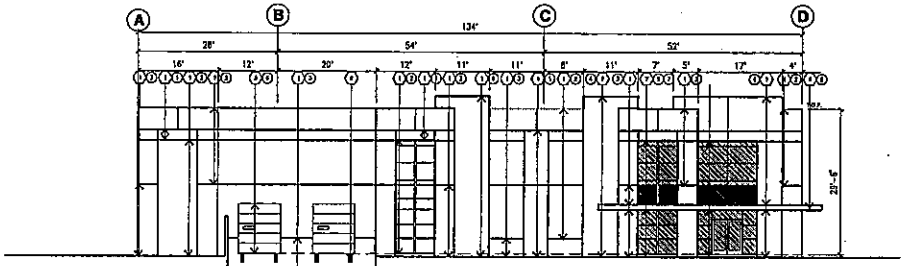
(949) 863-0770



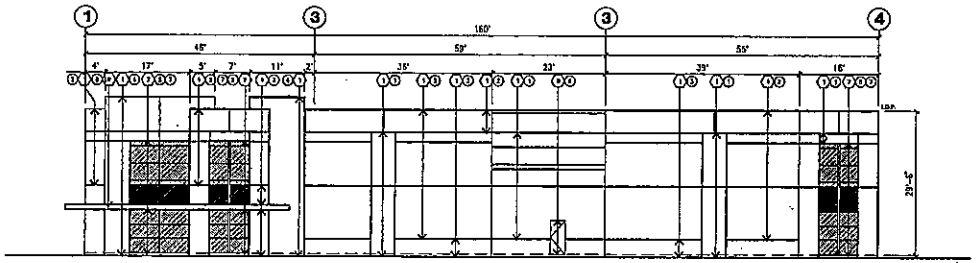
EAST ELEVATION (A)
scale: 1" = 10'-0"



NORTH ELEVATION (B)
scale: 1" = 10'-0"



WEST ELEVATION (C)
scale: 1" = 10'-0"



SOUTH ELEVATION (D)
scale: 1" = 10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED) SEE 'S' DRAWINGS.
2. PANEL JOINT, SEE 'S' DRAWINGS.
3. 2" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3232W TIWAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3234D SHOAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3218A BRAUNCHILD
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

A3-1-2
BUILDING 2 - ELEVATION

BIRTCHER Development & Investments ...a brandon birtcher company

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

MAY 16, 2006

JOB # 7302

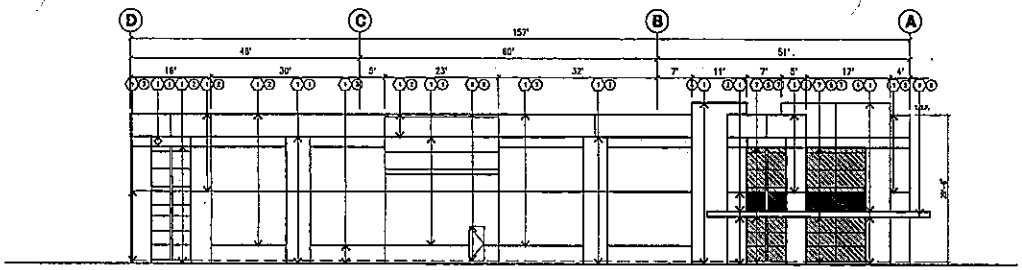
REVISIONS:

HPA, Inc.

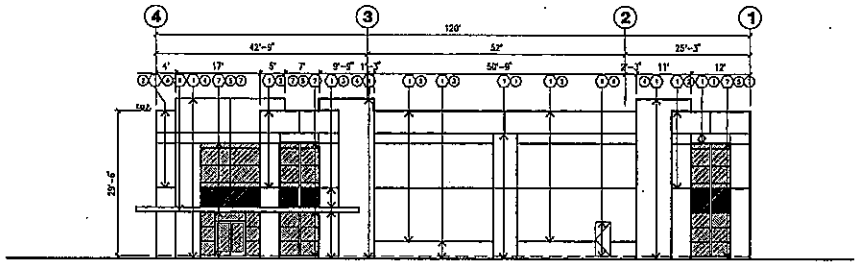
3853 BARDEEN AVE. - STEMOO, IRVINE, CA 92660

(949) 863-1770

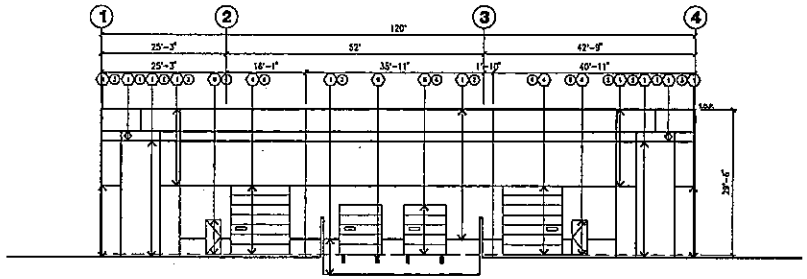
HPA



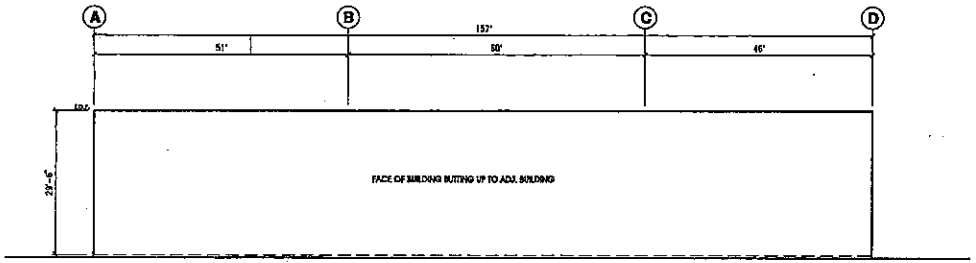
EAST ELEVATION A
scale: 1" = 10'-0"



NORTH ELEVATION B
scale: 1" = 10'-0"



SOUTH ELEVATION C
scale: 1" = 10'-0"



WEST ELEVATION D
scale: 1" = 10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED). SEE 'S' DRAWINGS.
2. PANEL JOINT, SEE 'S' DRAWINGS.
3. 3" DECORATIVE REVEAL.
4. 10' X 14' METAL DRIVE THROUGH DOOR
5. 6 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET = ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3233W TINYAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3234D SHOAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3218A BRAINCHILD
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

A3-1-3
BUILDING 3 - ELEVATION

BIRTCHER Development & Investments
A Brandon Birtcher company

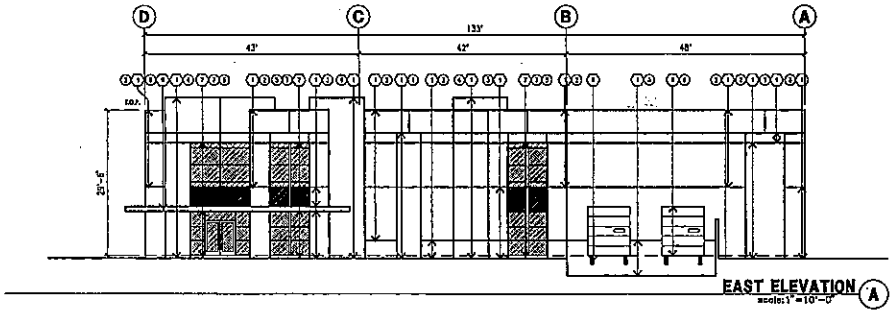
BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE | MAY 15, 2008 | JOB # 7552

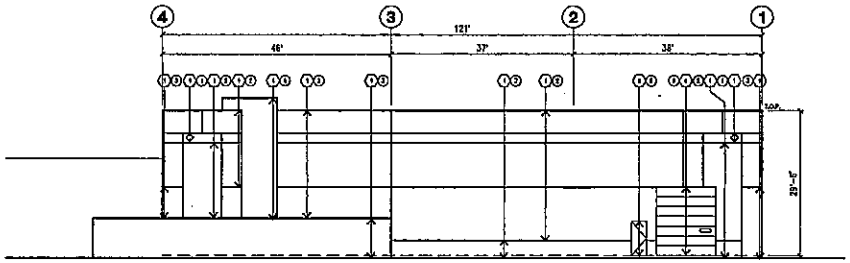
REVISION:

HPA, Inc.
1683 GARDEN AVE. - STEWOD, IRVINE, CA 92612
(949) 553-1170

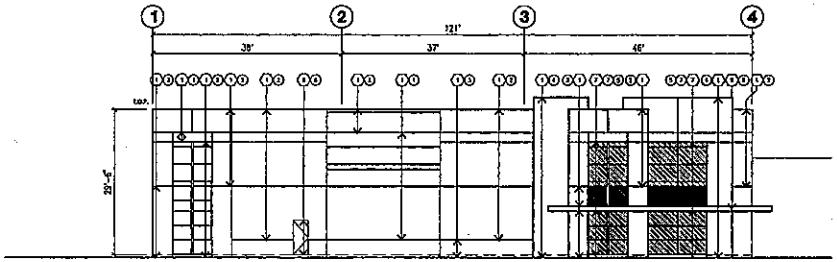
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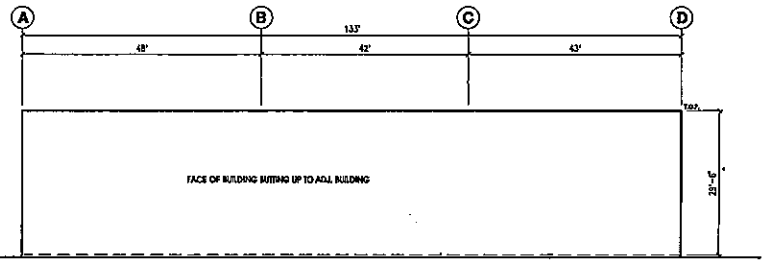
EAST ELEVATION (A)
scale: 1" = 10'-0"



NORTH ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



WEST ELEVATION (D)
scale: 1" = 10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL PAINTED. SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3233W TAHUAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3234D SHOAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3216A BRANCHILD
5	STOREFRONT GLAZING	COLOR GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
7	MULLIONS	COLOR CLEAR ANODIZED
8	CANOPY	COLOR FRAZEE 001 WHITE

A3-1-4
BUILDING 4 - ELEVATION

BIRTCHER Development & Investments
a Brandon Birtcher company

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

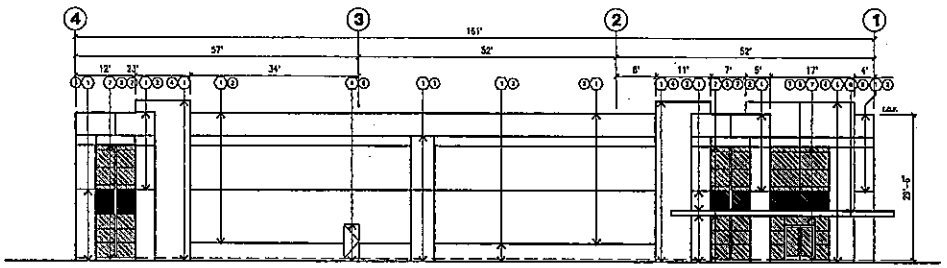
COUNTY OF RIVERSIDE | MAY 16, 2008 | JOB # 7362

REVISIONS

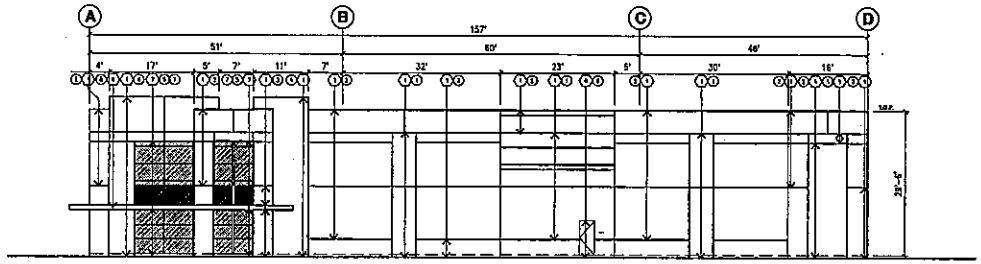
HPA, Inc.

3665 BARDEEN AVE. • STE.400, IRVINE, CA 92612 | (949) 863-0770

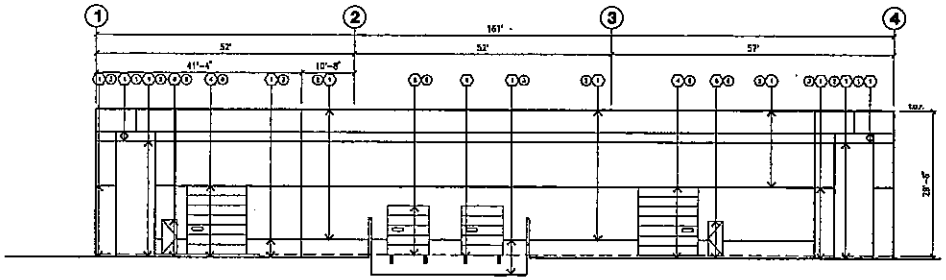
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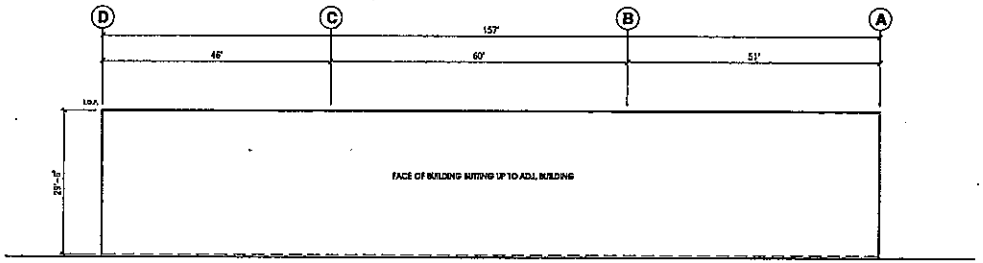
NORTH ELEVATION (A)
scale: 1" = 10'-0"



WEST ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



EAST ELEVATION (D)
scale: 1" = 10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED) SEE "E" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. 8 1/2' X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3232W TINMAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3234B SHOAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3216A BRANCHLIS
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

A3-1-5
BUILDING 5 - ELEVATION

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

MAY 16, 2006

JOB # 7352

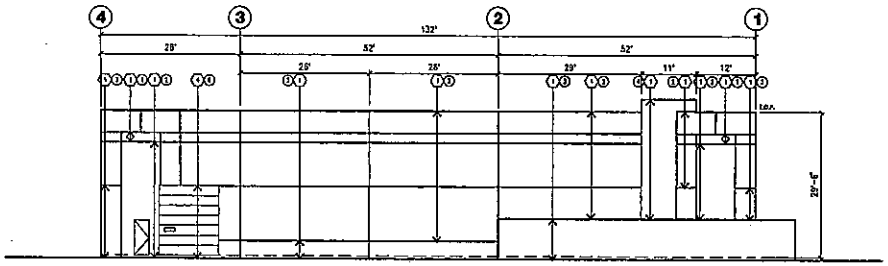
REVISION:

HPA, Inc.

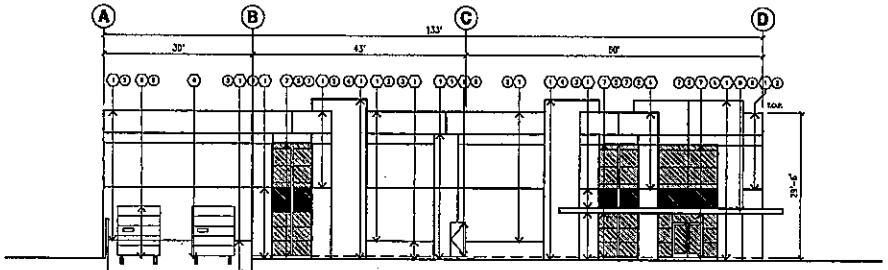
16815 VON KARMAN AVE. - STE.#100, IRVINE, CA 92612

(949) 863-1770

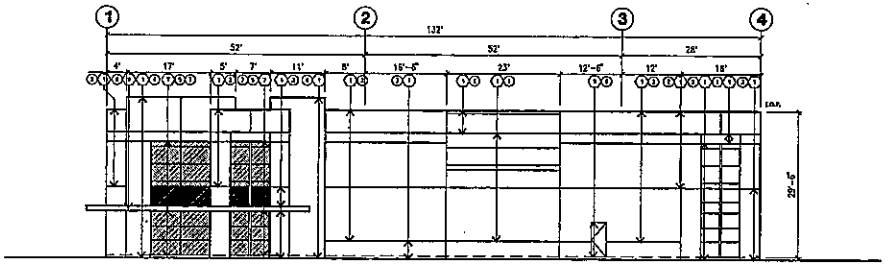
HPA



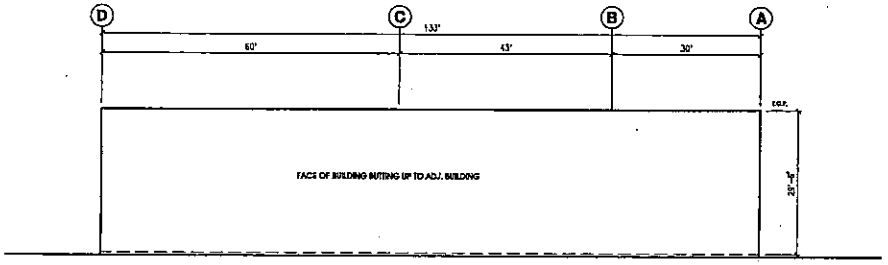
NORTH ELEVATION (A)
scale:1"=10'-0"



WEST ELEVATION (B)
scale:1"=10'-0"



SOUTH ELEVATION (C)
scale:1"=10'-0"



EAST ELEVATION (D)
scale:1"=10'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED). SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2" DECORATIVE REVEAL
4. 8'-0" X 14'-0" METAL ROLL UP HI-ROUGH DOOR
5. 6 1/2" X 10' METAL DOCK DOOR. SEE DOOR SCHEDULE.
6. DOCK BUMPER.
7. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS &RELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
8. 3'-0" X 7'-0" EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
9. CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

G. ALL MECHANICAL EQUIPMENT TO BE SCREENED BY THE WALL PARAPET.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3232W TINMAN
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3234D SIGNAL
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3216A BRANCHILD
5	STOREFRONT GLAZING	COLOR: GREEN REFLECTIVE GLAZING
6	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
7	MULLIONS	COLOR: CLEAR ANODIZED
8	CANOPY	COLOR: FRAZEE 001 WHITE

A3-1-6
BUILDING 6 - ELEVATION

BIRTCHER Development & Investments
The Brandon Birtcher Company

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

MAY 14, 2008

JOB # 7353

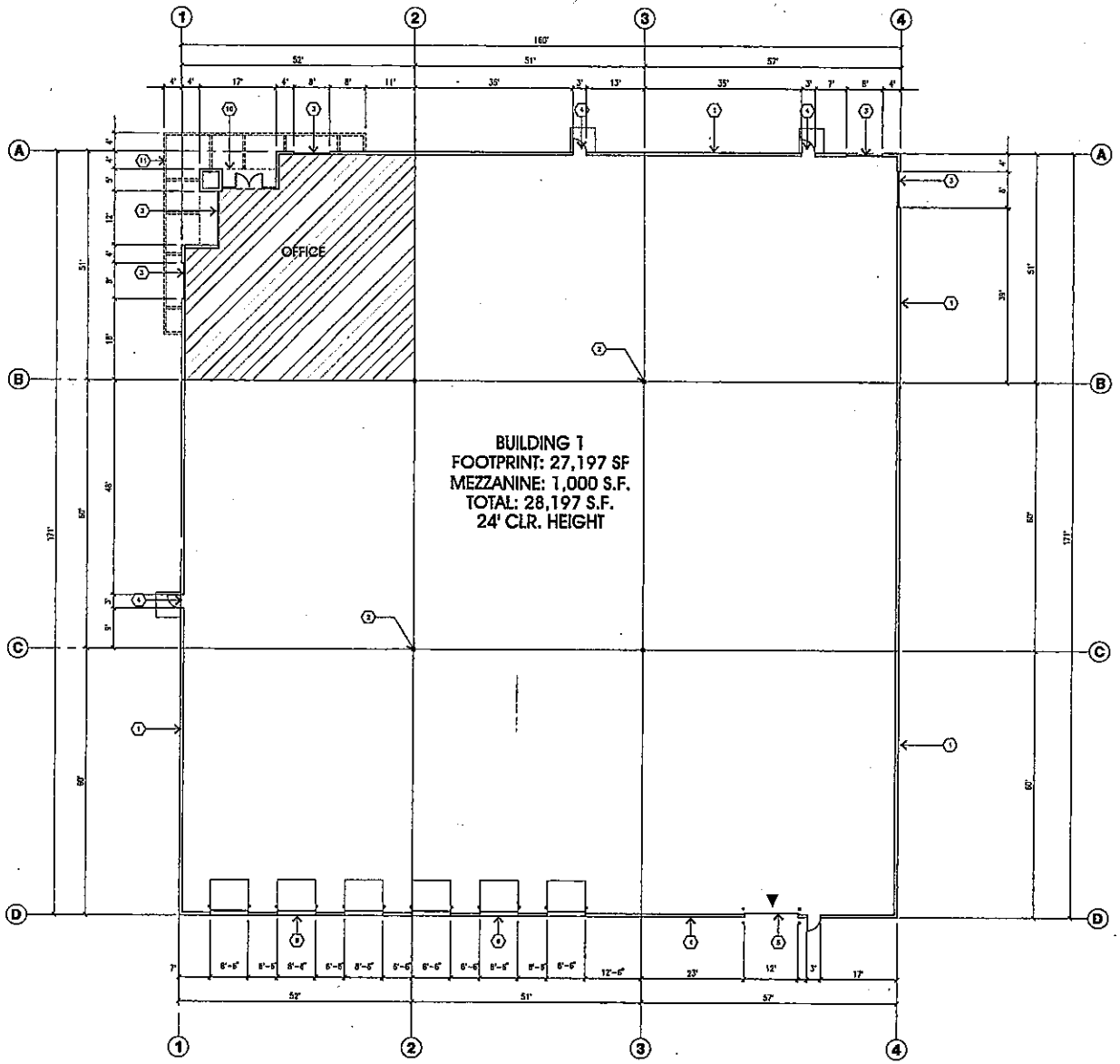
REVISION:

HPA, Inc.

18831 BARDEEN AVE. • IRVINE, CA. 92612

(949) 863-1770

HPA



FLOOR PLAN (A)
scale: 1" = 10'-0"

KEYNOTES - FLOOR PLAN

TILT-UP PANEL.
STEEL COLUMN.
STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND FOR SIZE, COLOR AND LOCATIONS.
HM METAL EXTERIOR MAN DOOR.
VC TROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
RAMP W/ 8" CONCRETE TILT-UP PANELS.
STAIRS AND LANDING.
VE
CANOPY

A2-1-1
BUILDING 1 - FLOOR PLAN

PLAN NORTH

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

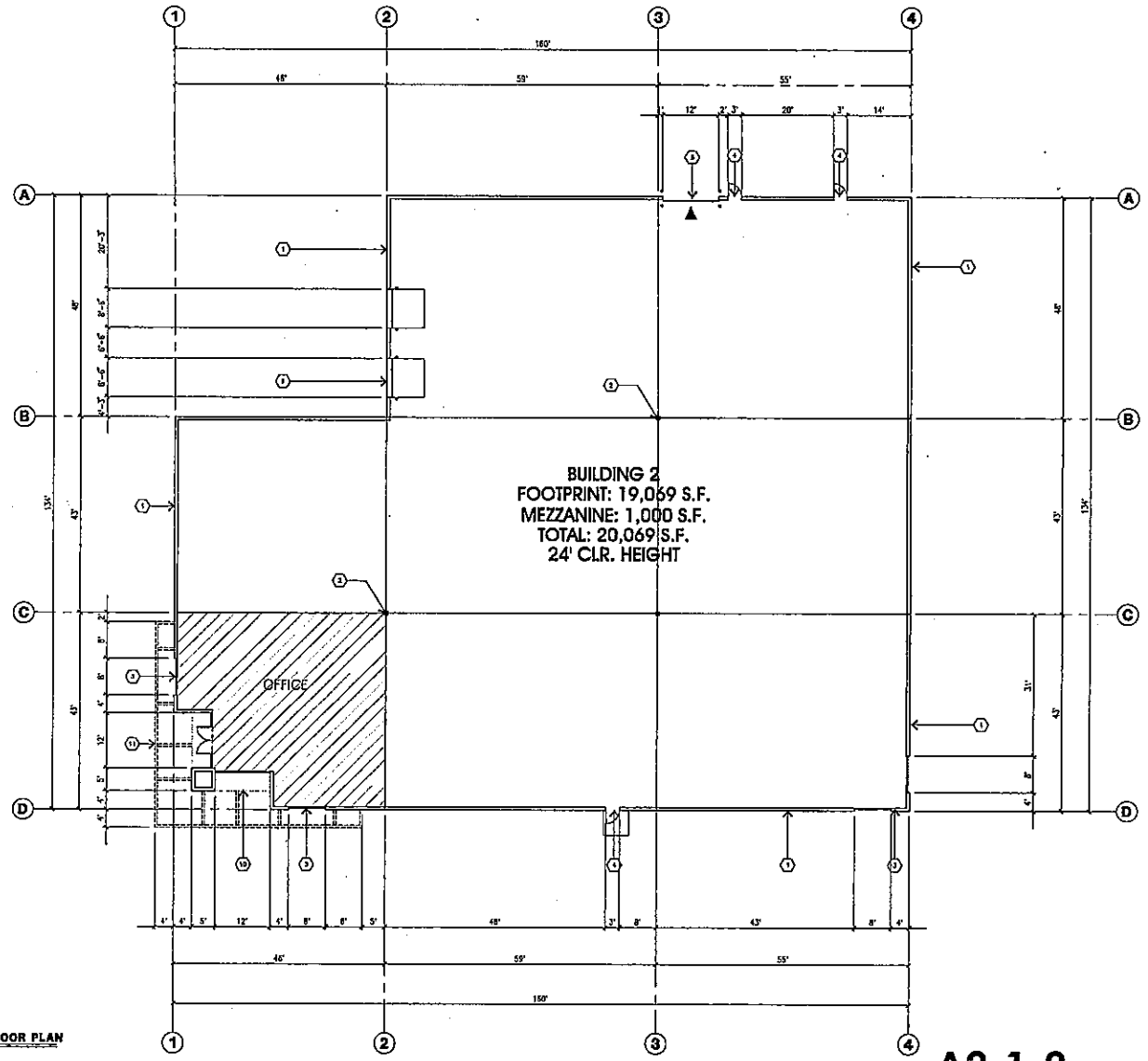
COUNTY OF RIVERSIDE
MAY 14, 2008
JOB # 7393

REVISIONS

HPA, Inc.

16815 DAIRON AVE. - STE.100, IRVINE, CA 92612
(949) 863-1770

CASE: PP23168 AMD. 3
EXHIBIT: C (SHEETS 1-6)
DATE: 3/3/09
PLANNER: J. Childers



FLOOR PLAN (A)
scale: 1" = 10'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL, EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE, NOTED WITH: ▼
6. 8 1/2'X9' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CONCRETE CANOPY

A2-1-2
BUILDING 2 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

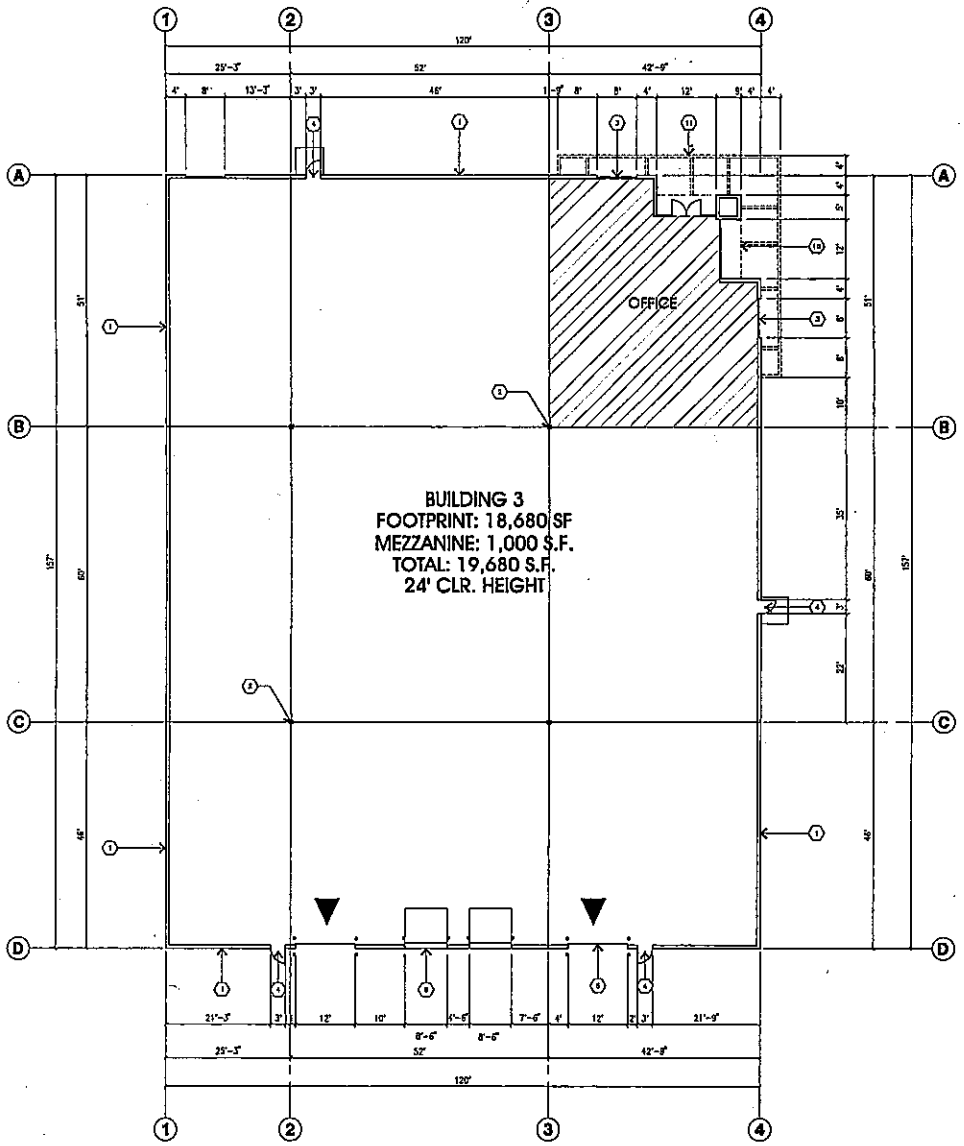
COUNTY OF RIVERSIDE | MAY 15, 2006 | JOB # 7362

REVISIONS

HPA, Inc.

HPA

1683 BARDEEN AVE. - STE.#100, IRVINE, CA 92697 | (949) 863-9710



KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CONCRETE CANOPY

FLOOR PLAN (A)
scale: 1" = 10'-0"

A2-1-3
BUILDING 3 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

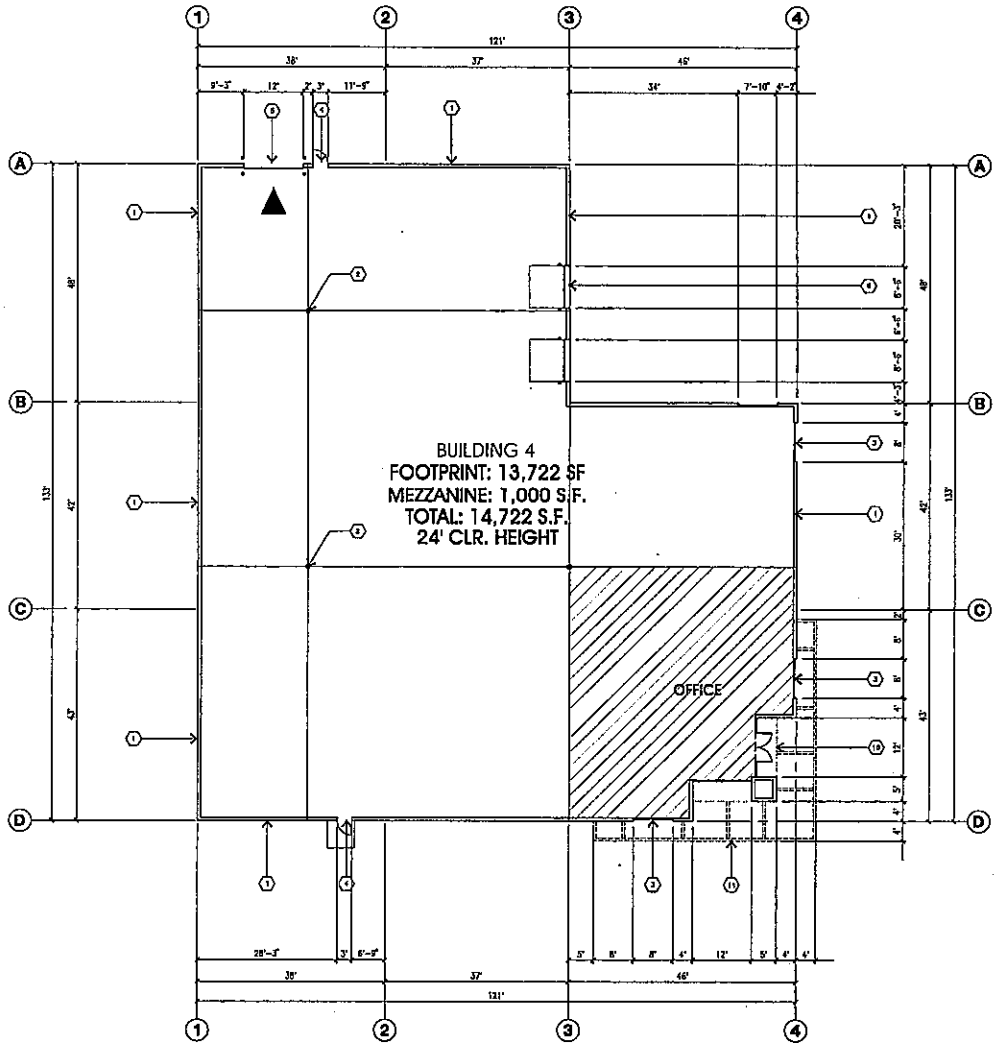
COUNTY OF RIVERSIDE — MAY 16, 2006 — JOB # 7252

REVISIONS

HPA, Inc.

HPA

3843 BARRANCA AVE - STE 100, IRVINE, CA 92660 (949) 863-1770



FLOOR PLAN (A)
scale: 1" = 10'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE, PAINTED WITH:
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 5' CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CONCRETE CANOPY

A2-1-4
BUILDING 4 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
an Invesco Real Estate Company

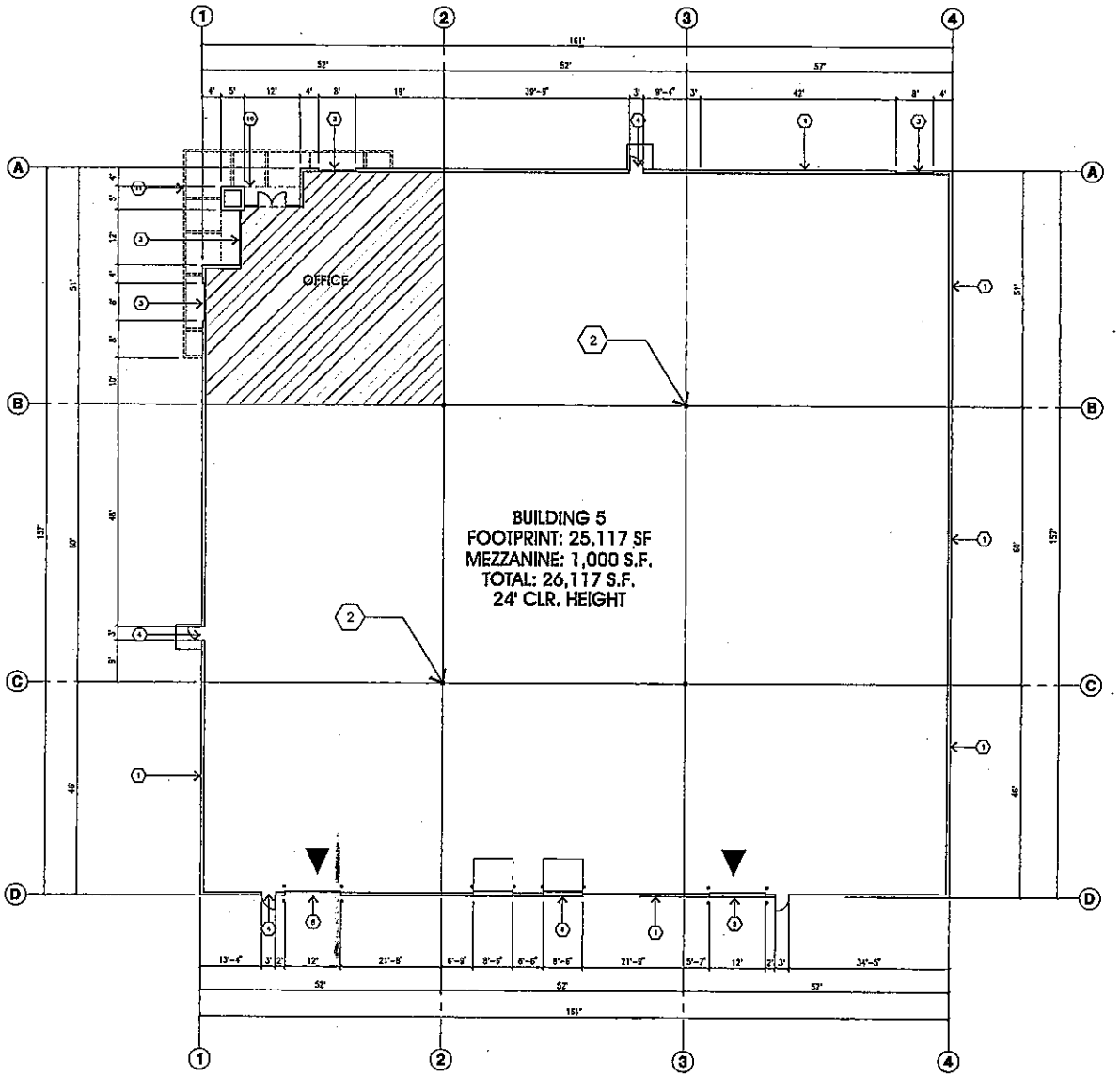
BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
REVISIONS

MAY 16, 2006
JOB # 7333

HPA

HPA, Inc.
1665 BARCLAY AVE. • IRVINE, CA 92612
(949) 863-0770



KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DAWE THRUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6' CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CONCRETE CANOPY

FLOOR PLAN (A)
scale:1" =10'-0"

A2-1-5
BUILDING 5 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments a brandon birtcher company

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

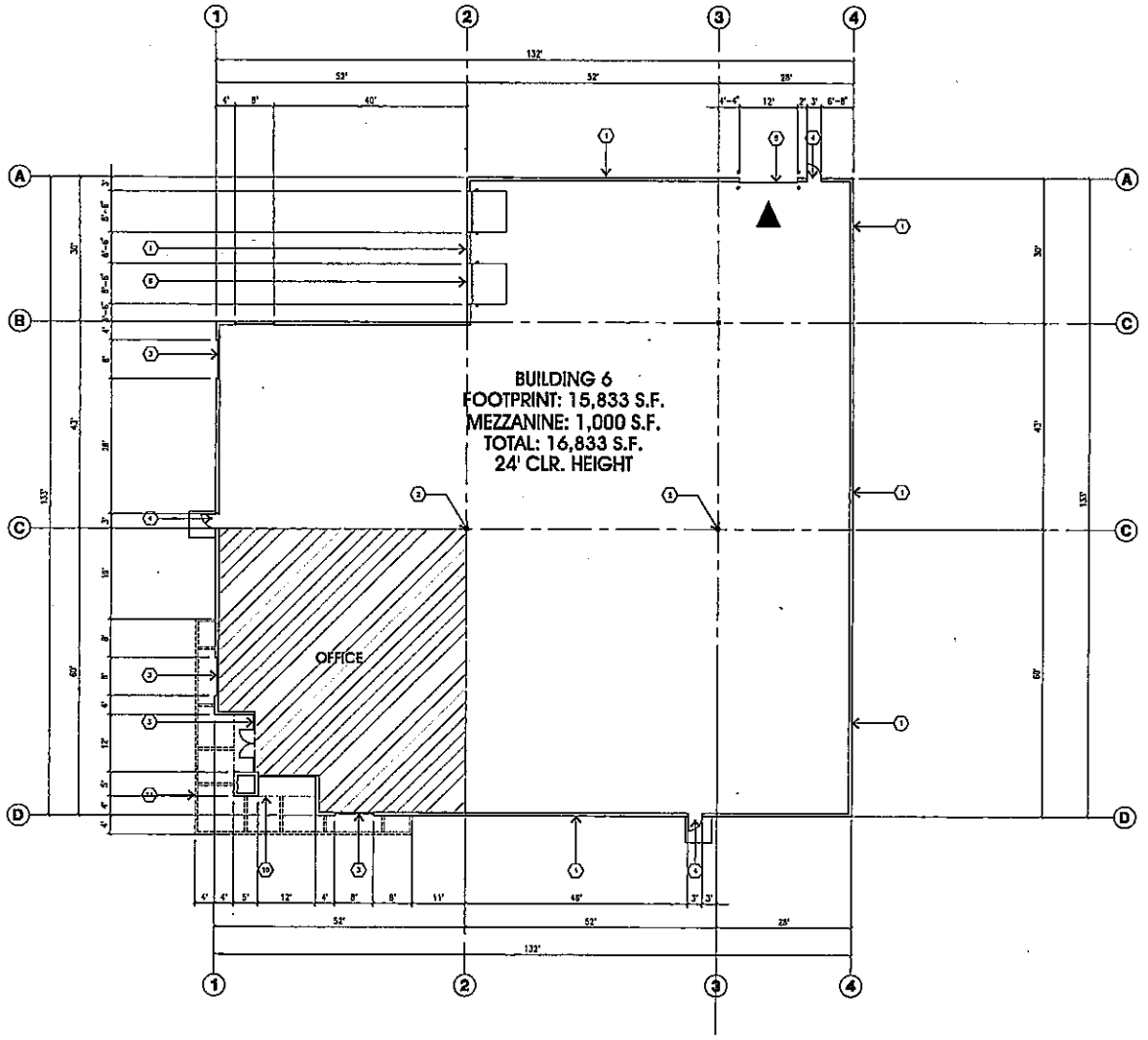
COUNTY OF RIVERSIDE | MAY 16, 2008 | JOB # 7362

REVISION:

HPA

HPA, Inc.

18831 BARDEEN AVE. - ESTANCIA, IRVINE, CA 92612
(949) 863-1770



FLOOR PLAN (A)
scale: 1" = 10'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' ROLL UP TRUCK DOOR, STANDARD CHAIN, NOTED WITH ▼
6. 9 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE
11. CONCRETE CANOPY

A2-1-6
BUILDING 6 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
a Brethren Bricker company

BIRTCHER CENTER AT CANAL STREET - AREA B
BIRTCHER RIVERSIDE CANAL STREET, LLC

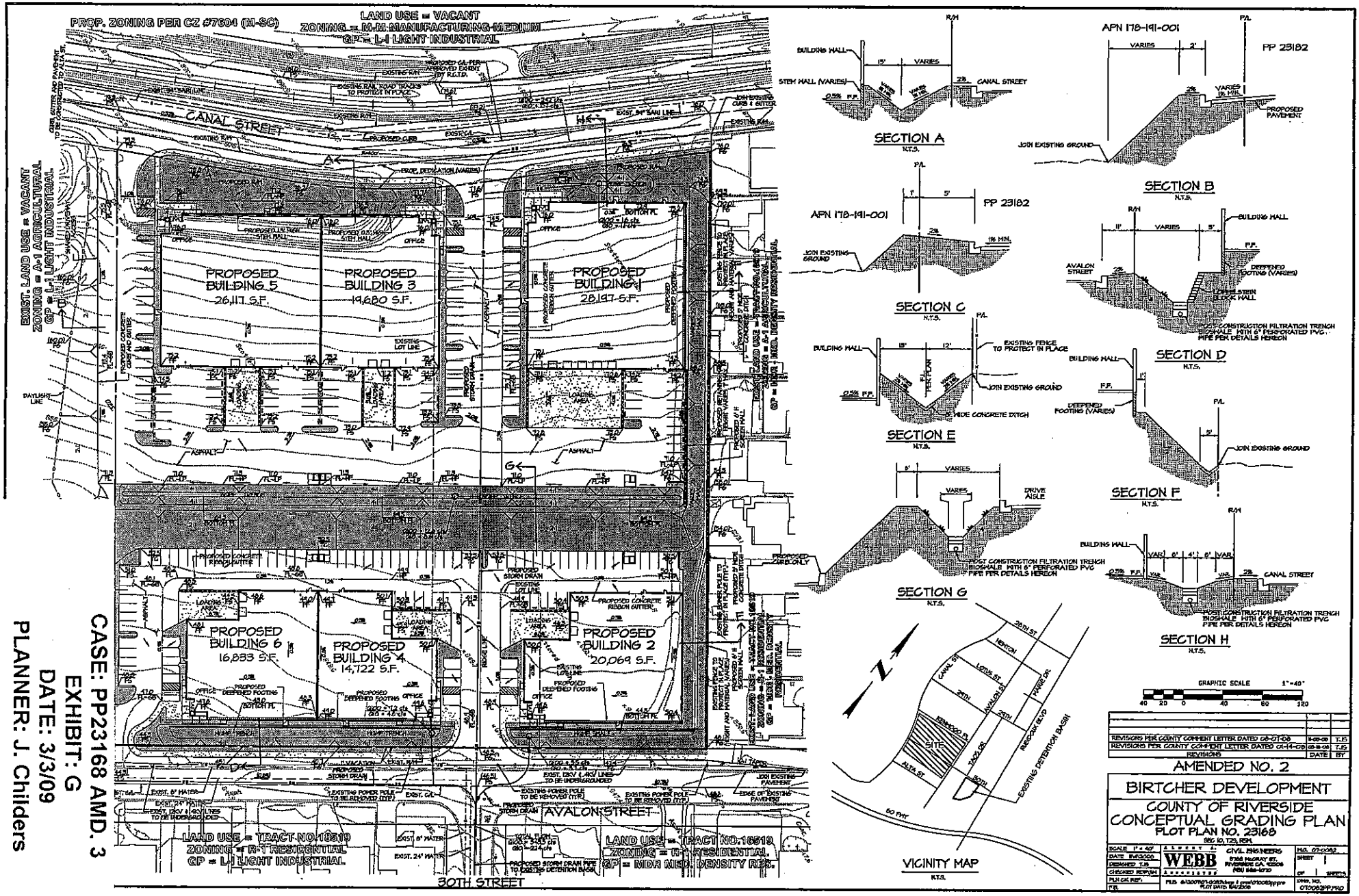
COUNTY OF RIVERSIDE | MAY 16, 2008 | JOB # 7552

REVISIONS:

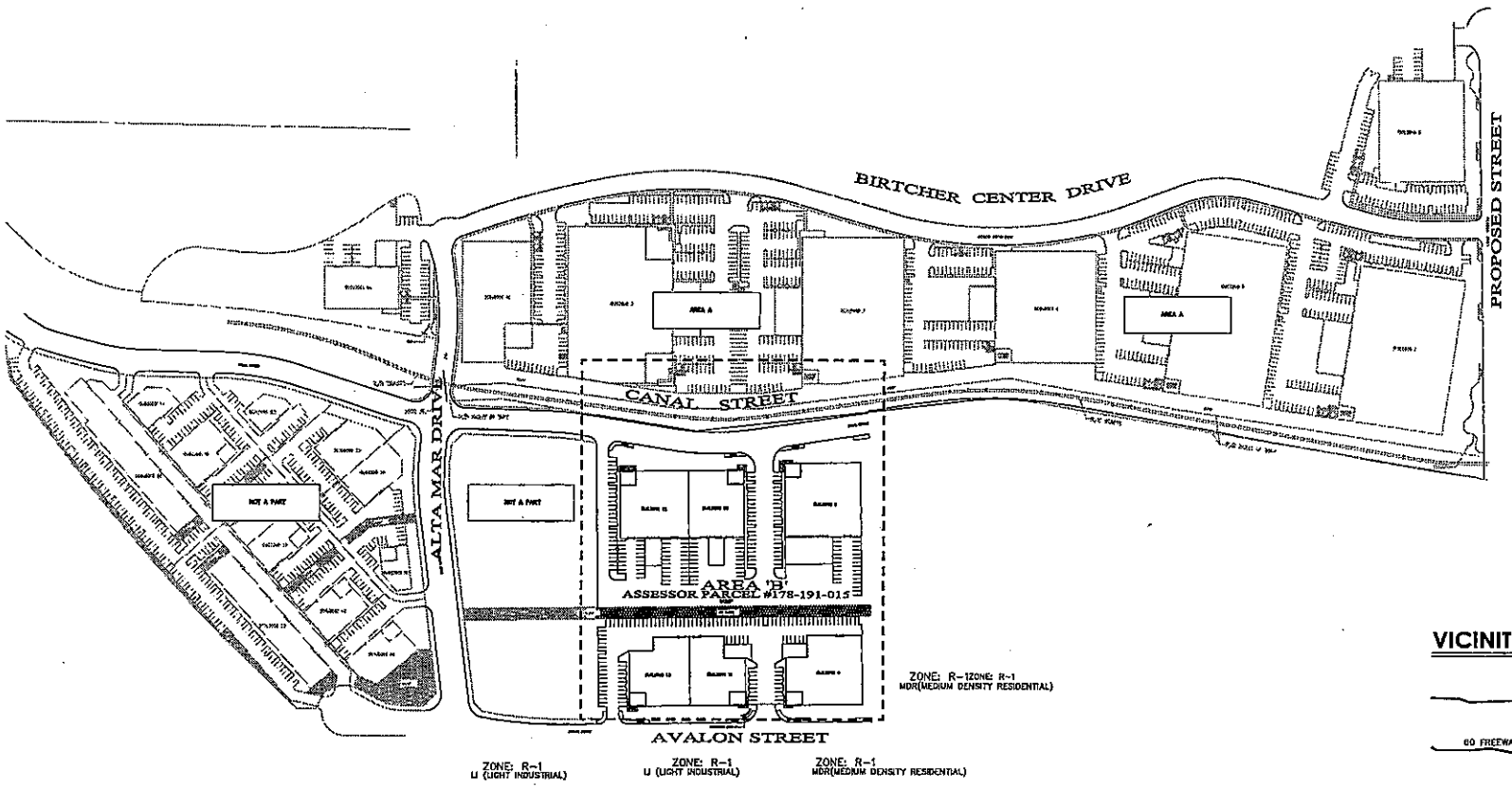
HPA, Inc.

HPA

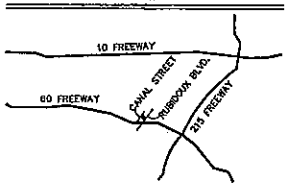
1683 BARDEEN AVE. - STE.100, IRVINE, CA 92606 (949) 863-1770



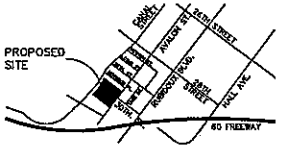
CASE: PP23168 AMD. 3
EXHIBIT: G
DATE: 3/3/09
PLANNER: J. Childers



VICINITY MAP



SITE MAP



SHEET INDEX

SHEET 1	PROJECT VICINITY AND LEGEND
SHEET 2	LANDSCAPE SITE PLAN AND DATA
SHEET 3	LANDSCAPE SITE PLAN ENLARGEMENTS
SHEET 4	PRELIMINARY MAINTENANCE PLAN
SHEET 5	PRELIMINARY FENCING PLAN

CASE: PP23168 AMD. 3
EXHIBIT: L (SHEETS 1-5)
DATE: 3/3/09
PLANNER: J. Childers

3168

PROJECT VICINITY AND LEGEND

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BIRTCHER RIVERSIDE CANAL STREET, LLC
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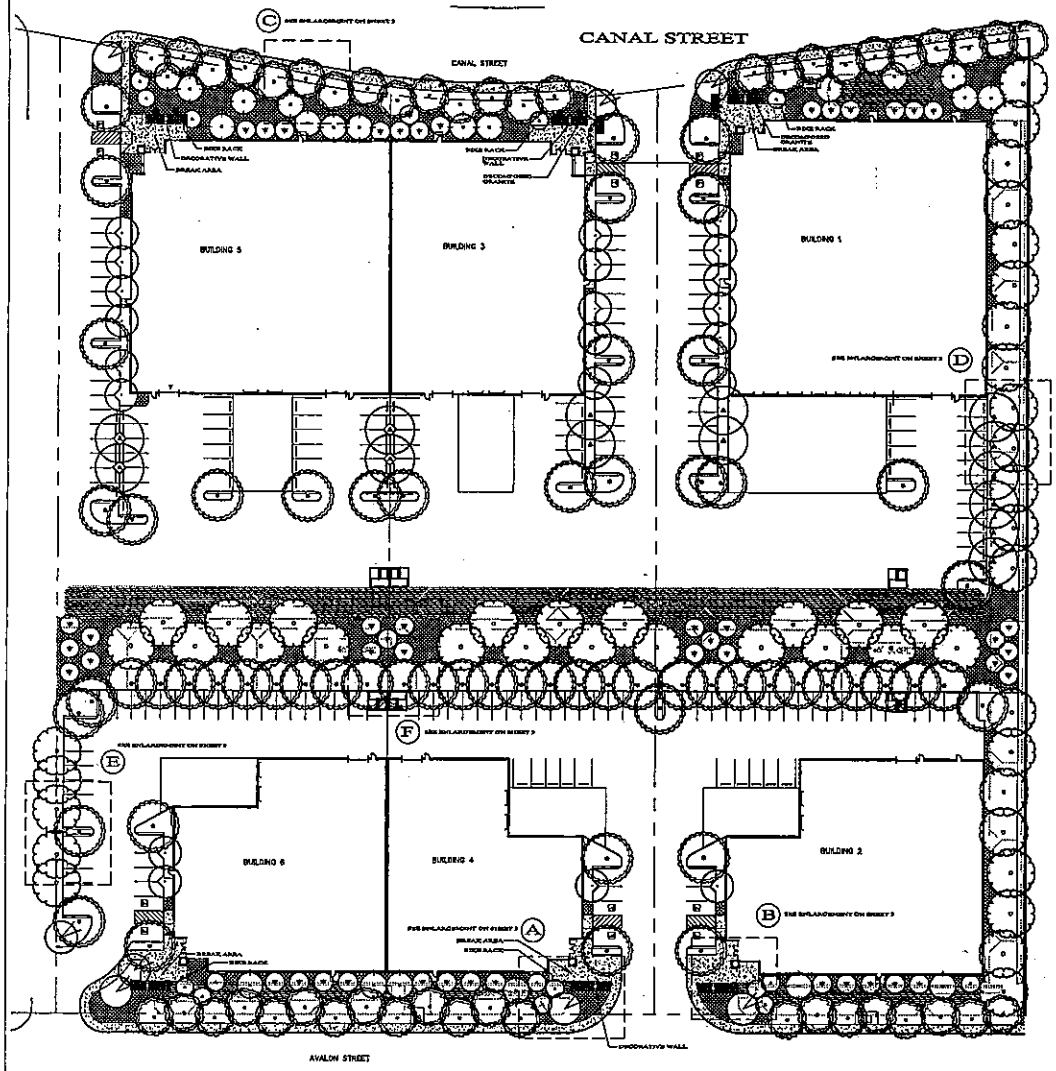
BIRTCHER CENTER AT CANAL STREET - AREA B

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 1 OF 5

0 100 200 300 400

Landscape Conceptual Plan
11 September 2008



AVALON STREET

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	PLANT FACTOR
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	61	MED	.5
	EUCALYPTUS FAXIFOLIA	AUSTRALIAN WILLOW	24" BOX	23	MED	.5
	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	6	MED	.5
	GINKO BILOBA	MAIDENHAIR TREE	24" BOX	46	MED	.5
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	11	MED	.5
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	53	MED	.5
	PLATANUS x ACERIFOLIA	BLOODGOOD TREE	36" BOX	47	MED	.5
	SCHINUS MOLLE STANDARD	CALIFORNIA PEPPER TREE	24" BOX	47	LOW	.3
	JUNIPERUS SCOPULORUM SKYROCKET	SKYROCKET JUNIPER	24" BOX	17	MED	.5
	LAGERSTROEMIA INDICA 'NATCHEZ' MULTI-TRUNK	CRAPE MYRTLE	36" BOX	9	MED	.5

TREES

PLANTING LEGEND

ESTIMATED QUANTITIES (LOW=1-100, MED=101-500, HIGH=501-2000) PLANTS USED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	EST QUANTITY	WATER USE	PLANT FACTOR
	ACACIA REDOLENT	NCN	1 GAL	LOW	LOW	.3
	AGAPANTHUS ORIENTALIS	LILY OF THE NILE	5 GAL	MEDIUM	MED	.5
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW	.3
	CALLIANDRA TWEEDII	TRINIDAD FLAME BUSH	5 GAL	LOW	MED	.5
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	MEDIUM	LOW	.3
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	HIGH	MED	.5
	DISTICTIS BUCCINATORIA	BLOOD RED	5 GAL	LOW	MED	.5
	ELAEAGNUS X REBBINGE	NCN	5 GAL	LOW	LOW	.3
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS	HIGH	MED	.5
	HEMEROCALLIS HYBRIDS	DAYLILIES	5 GAL	HIGH	MED	.5
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	LOW	.3
	MELALEUCA NESOPHILA	PINK MELALEUCA	5 GAL	MEDIUM	LOW	.3
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MEDIUM	MED	.5
	PHOENIX ROEBELENII	PYGMY DATE PALM	15 GAL	LOW	MED	.5
	PHORMIUM TENAX	FLAX	5 GAL	MEDIUM	MED	.5
	PUNTIUS FRASERI	RED TIP PHOTINIA	5 GAL	HIGH	MED	.5
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	HIGH	MED	.5
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	MEDIUM	MED	.5
	ROSMARINUS OFFICINALIS	ROSEMARY	FLATS	HIGH	LOW	.3
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW	.3

SHRUBS, VINES, AND GROUND COVER

	FESTUCA RUBRA	CREEPING RED FESCUE				

*UNMOWED TURF ON SIDES OF INFILTRATION TRENCH
APPLICATION RATE SHALL BE 3-5 POUNDS PER 1,000 SQUARE FEET

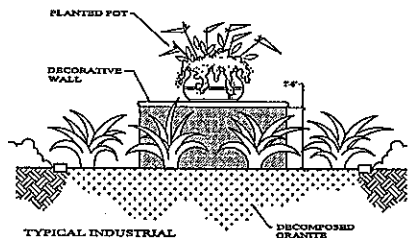
INFILTRATION TRENCH

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC BY-IRRIGATION SYSTEM.
- LANDSCAPE AND IRRIGATION TO CONFORM TO ALL APPLICABLE Codes & ORDINANCES INCLUDING ORD 859. THIS PROJECT SITE IS LOCATED IN WOODLE RIDGE 4 AND IN PUBLIC ZONE 19
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- THE PLANT PALLET HAS BEEN DEVELOPED BASED ON CLIMATE, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES NATIVES THAT TOLERATE UNNATURAL SOIL AND WATER CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE ORNAMENTAL PLANT MATERIAL.
- SLOPES OVER 3' TO CONFORM TO BUILDING AND SAFETY EROSION CONTROL
- HOSE RACKS PROVIDED FOR EACH BUILDING CONFORMING TO ORD. 859 SECTION 1012
- LINEAR ZERO POOT BARRIERS SHALL BE INSTALLED FOR ANY TREES WITHIN 4' FROM ANY HARDSCAPE
- TREES ARE NO EXISTING STREET TREES. PROPOSED STREET TREES TO BE PLANTED 30' OC. STREETSCAPE TO BLEND IN WITH ADJACENT PROPERTIES.
- THERE ARE NO EXISTING STREET TREES WITHIN 300' ALONG ANY ADJACENT PROPERTIES
- ESTIMATED WATER USE (MAWA) CALCULATIONS SHALL BE DONE IN WORKING DRAWINGS AND CONFORM TO COUNTY OF RIVERSIDE ORDINANCE 859
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN INFILTRATION TRENCHING
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN ADJACENT PROPERTY
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN PARKING FROM STREET
- VINES TO BE ADDED TO TRASH ENCLOSURE IN WORKING DRAWINGS
- ALL SLOPES TO MEET BUILDING AND SAFETY EROSION CONTROL LANDSCAPING

SHADE REQUIREMENT CHART (50% MIN. REQUIRED)

TOTAL PARKING AREA=	34,711 SF
SHADED AREA REQUIRED=	17,367 SF
SHADED AREA PROVIDED (59%)=	20,448 SF
PARKING LOT TREES PROVIDED MIN.	
MIN. COUNTY SHADE REQUIREMENTS	



TYPICAL INDUSTRIAL PARK BUILDING ENTRY STATEMENT
SCALE: 1/2"=1'-0"

RIVERSIDE COUNTY ORDINANCE 859 WATER EFFICIENT LANDSCAPE NOTES

PLANT REQUIREMENTS

Plant hydro shall be grouped together in regards to their water, soil, sun and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high and moderate, moderate and low, low and very low. Deviation from these groupings shall not be permitted.

Soil tests on all projects are required for appropriate specifications of soil amendments, and to facilitate selection of water efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water holding capacity of soil, where soil modification warrant.

All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of materials, except in areas with groundcover planted from flats where mulch depth shall be one and one half inches (1.5").

IRRIGATION REQUIREMENTS

All irrigation systems shall be designed to prevent runoff, overspray, low head drainage and other similar conditions where water flows off site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed and maintained to achieve as high an overall efficiency as possible.

Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and or duration of irrigation events in response to changing weather conditions unless the use of the property would not benefit from use of a timer. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (i.e. turf requires from shrub and groundcover). All non emitters areas separate from shrub areas (top of slope separate from toe of slope). Additional water conservation technology may be required, when necessary, at the discretion of the Planning Director.

Water systems for common open space areas shall not use potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non potable water system shall be provided within the landscape plan. Water systems designed to utilize non potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All landscape shall only be slightly effective use of the set irrigation systems to eliminate runoff and maximize irrigation efficiency as required by the Landscaping Guide.

All irrigation systems shall be equipped with the following:

a. A smart irrigation controller as defined in Section B.1, of this ordinance.
b. A rain sensing device to prevent irrigation during rainy weather.
c. And flash shield valves installed at strategic points to minimize or prevent low head drainage.
d. A pressure regulator when the static water pressure exceeds the maximum recommended operating pressure of the irrigation system.

IRRIGATION CONCEPT STATEMENT

ALL LANDSCAPE TO COMPLY WITH IRRIGATION IN CAD AS AND BE CONTROLLED WITH AN AUTOMATIC ET "SMART" CONTROLLER WHICH SHALL PROVIDE REAL TIME AUTOMATIC SCHEDULING OF IRRIGATION BASED ON CURRENT AND HISTORIC ET RATES.

PLANT CONCEPT STATEMENT

THE PLANT PALLET HAS BEEN DEVELOPED BASED ON CLIMATE, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES NATIVES THAT TOLERATE UNNATURAL SOIL AND WATER CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE ORNAMENTAL PLANT MATERIAL.

OWNER

BIRTCHER RIVERSIDE CANAL STREET, LLC
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PHONE: 949 502-5500
FAX: 949 502-5502
CONTACT: ADAM HOSMER

CASE # 23168

LANDSCAPE SITE PLAN AND DATA

Prepared by:
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HPA, Inc.
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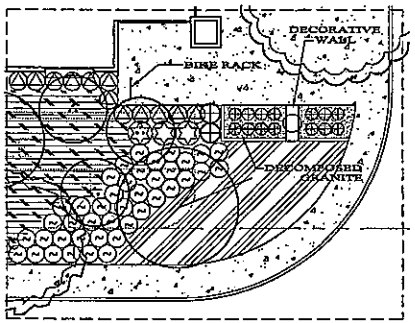
BIRTCHER CENTER AT CANAL STREET - AREA B

BIRTCHER RIVERSIDE CANAL STREET, LLC

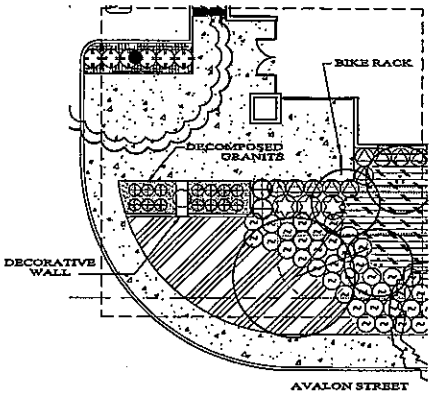
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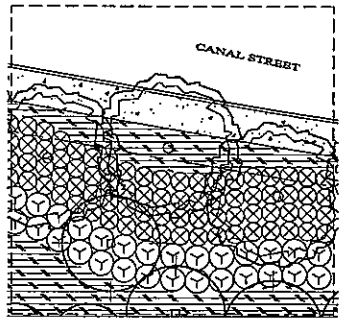
Landscape Conceptual Plan
11 September 2008



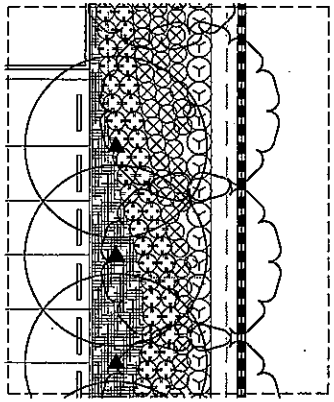
(A) ENTRY STATEMENT ON AVALON STREET
SCALE: 1"= 8'-0"



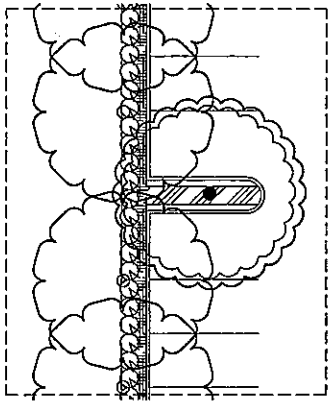
(B) ENTRY STATEMENT AND BREAK AREA
SCALE: 1"= 8'-0"



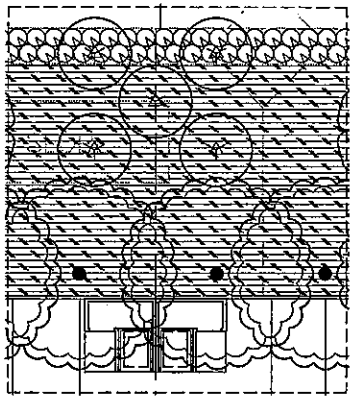
(C) TYPICAL PLANTING ALONG CANAL STREET
SCALE: 1"= 8'-0"



(D) PARKING LOT PLANTING ALONG NE AREA OF SITE
SCALE: 1"= 8'-0"



(E) PARKING LOT PLANTING ALONG SW AREA OF SITE
SCALE: 1"= 8'-0"



(F) TYPICAL SLOPE PLANTING BETWEEN PARKING AREAS
SCALE: 1"= 8'-0"

PLANTING LEGEND (FROM FLATS AND 1 GALLON TO 5 GALLON)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS	MED
	HEMEROCALLIS HYBRIDS	DAYLILIES	1 GAL	MED
	ROSMARINUS OFFICINALIS	ROSEMARY	FLATS	LOW
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	LOW
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	MED
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MED
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	MED
	PHORMIUM TENAX	FLAX	5 GAL	MED
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	MED
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL	MED

CASE # 23168

LANDSCAPE SITE PLAN ENLARGEMENTS

OWNER
BIRTCHER RIVERSIDE CANAL STREET, LLC
18101 VON KARMAN AVE. #1170
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BIRTCHER CENTER AT CANAL STREET - AREA B

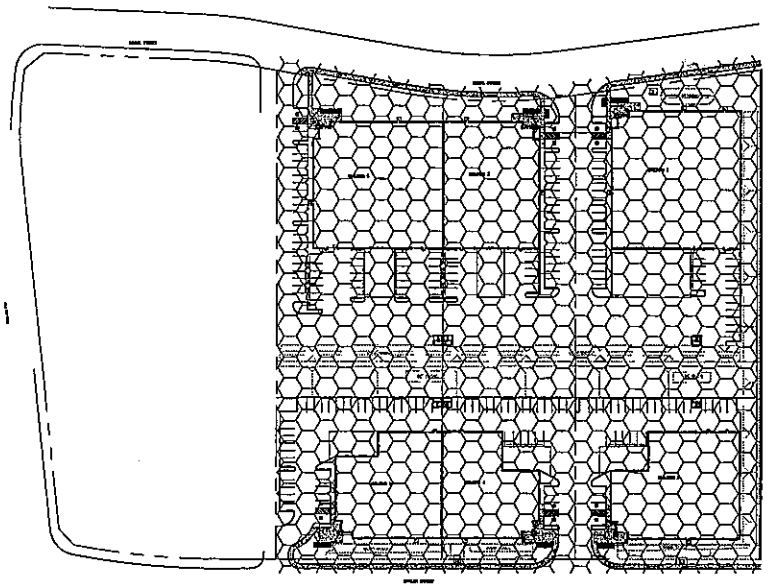
BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 3 OF 5

0 30 60 90 120

Landscape Conceptual Plan
11 September 2008

PHASING

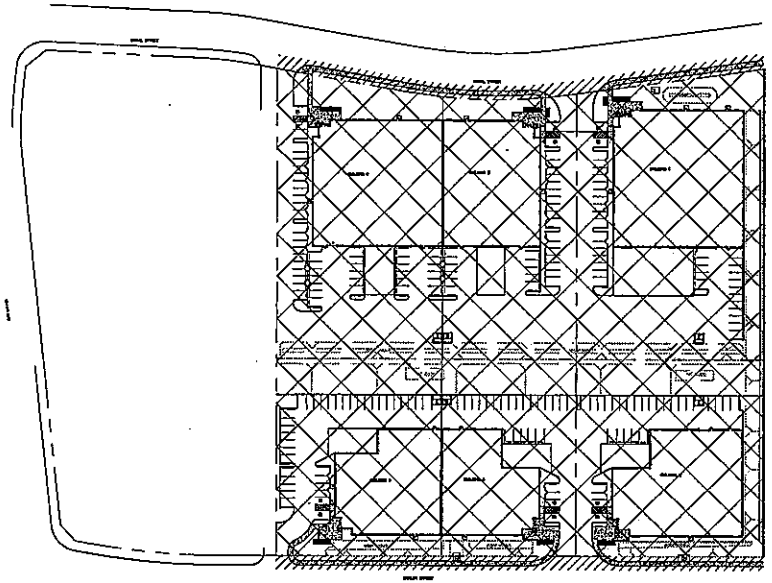


LANDSCAPE PHASING SCHEDULE

PHASE I LANDSCAPE INSTALLATION

NOTE--- ALL LANDSCAPE TO BE DONE IN ONE PHASE

MAINTENANCE



LANDSCAPE MAINTENANCE RESPONSIBILITY

AREA WITHIN PUBLIC RIGHT OF WAY

TO BE MAINTAINED BY PRIVATE PROPERTY OWNER

AREA OUTSIDE PUBLIC RIGHT OF WAY

TO BE MAINTAINED BY PRIVATE PROPERTY OWNER

CASE # 23168

PRELIMINARY PHASING AND MAINTENANCE PLAN

OWNER

BIRTCHER RIVERSIDE CANAL STREET, LLC
18201 VON KARMAN AVE. #110
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Prepared by:
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BIRTCHER CENTER AT CANAL STREET - AREA B

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 4 OF 5

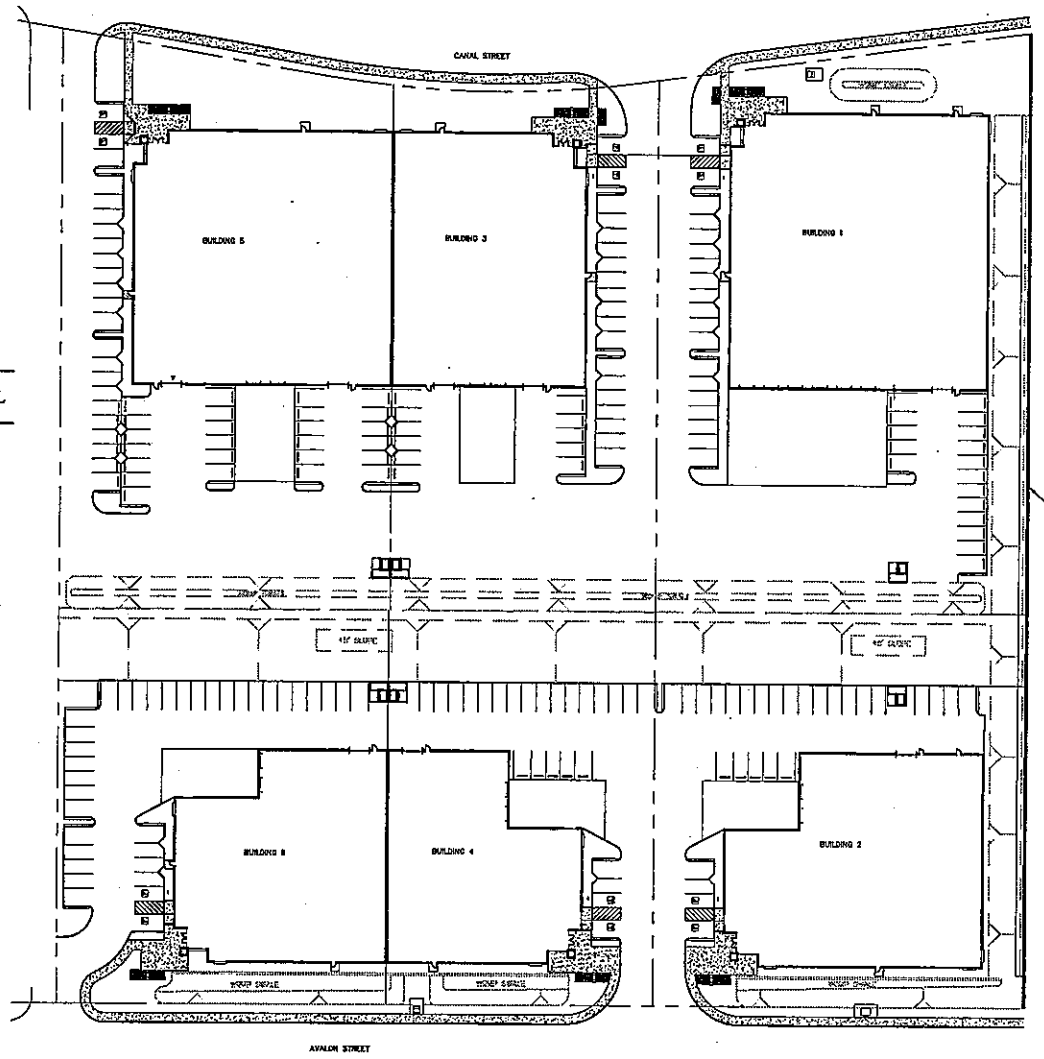
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Landscape Conceptual Plan

11 September 2008

WALL LEGEND

WALL DESCRIPTION	WALL SYMBOL
6' HIGH MASONRY WALL ALONG THE NORTHEAST SIDE OF PROPERTY BETWEEN PROPOSED SITE AND RESIDENTIAL HOMES. WALL TO BE MADE OF NATURAL TONED CMU BLOCK * NO OTHER WALLS OR FENCES ARE PROPOSED	



CASE # 23168

PRELIMINARY FENCING PLAN

OWNER
BIRTCHER RIVERSIDE CANAL STREET, LLC
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BIRTCHER CENTER AT CANAL STREET - AREA B

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 5 OF 5

0 30 60 90 120

Landscape Conceptual Plan

11 September 2008

Plant Palette Book

Canal Street Area B

County of Riverside, California

Emerald Design

October 28, 2008

CASE: PP23168 AMD. 3
EXHIBIT: L-1 (SHEETS 1-30)
DATE: 3/3/09
PLANNER: J. Childers

Botanical: Cinnamomum camphora
Common: Camphor Tree



Information provided by: *Photo by:* Normans/Mullany

Family: Lauraceae
Origin: China
Plant type: Tree
Size: 25-40'

Culture

Sun: Full sun
Soil: All soils Average soil Well-drained soil Dry soil
Water: Light water Medium water
Hydrozones: 2
Growth rate: Moderate
Tolerances:
Adverse factors:
Susceptibilities:

Description

This beautiful evergreen tree has glossy foliage that is light green in color. The new foliage comes in with a tinted red color. Eventually, this tree becomes quite large in size (50-60' tall and 60' wide).

Botanical: Geijera parviflora
Common: Australian Willow, Wilga



Information provided by:

Photo by: Normans/Sortomme

Family: Rutaceae

Origin: Australia

Plant type: Tree

Size: 12-25'

Culture

Sun: Full sun

Soil: All soils Poor soil Neutral pH

Water: Light water Extra summer water

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Description

This evergreen tree reaches a height of 25', with 3-6" long, medium green colored leaves that are narrow. Its main branches sweep up and out, while the smaller branches tend to hang down.

Botanical: Ginkgo biloba
Common: Ginkgo Tree, Maidenhair Tree



Information provided by: Mary McKenna

Photo by: Greg Applegate, Connon N.

Family: Ginkgoaceae

Origin: Southeast China

Plant type: Tree

Size: 12-25' 25-40' 40-60' 60-100'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Any soil pH

Water: Medium water

Hydrozones: 2 3

Growth rate: Moderate Slow

Tolerances: Heat Saline soil Smog

Adverse factors: Messy

Susceptibilities:

Flowers

Type: Solitary

Season: Spring

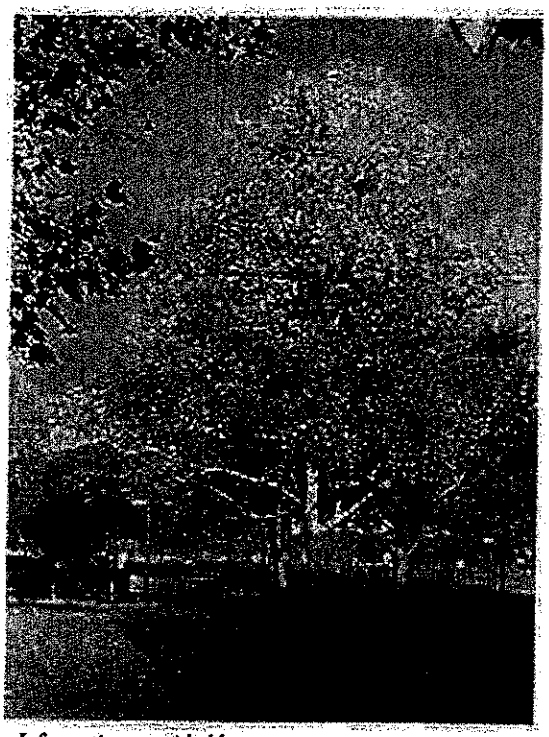
Color: Green

Months of bloom: March April

Description

The Ginko biloba, with its distinct fan-shaped leaves, initially grows with a pyramidal habit, but later becomes wide-spreading. It is generally not bothered by insects or disease.

Botanical: Platanus x acerifolia
Common: London Plane Tree, European Sycamor



Information provided by:

Photo by: Greg Applegate/Mullany

Family: Platanaceae

Origin: Europe

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast

Tolerances: Heat Saline soil Smog Wet soil

Adverse factors:

Susceptibilities:

Description

The Platanus acerifolia is a fast-growing, deciduous tree that reaches a size 40-80' high by 30-40' wide. Its leaves are 3-5 lobed, with a width of 4-10". This plant is tolerant of most soils, smog, dust and reflected heat.

Botanical: Juniperus chinensis 'Blue Point'
Common: Blue Point Juniper



Information provided by:

Photo by:

Family: Cupressaceae

Origin: Asia

Plant type: Shrub

Size: 3-6' 6-12'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate Slow

Tolerances: Salt/ocean spray Heat Saline soil Wind Smog Deer resistant Alkaline soil

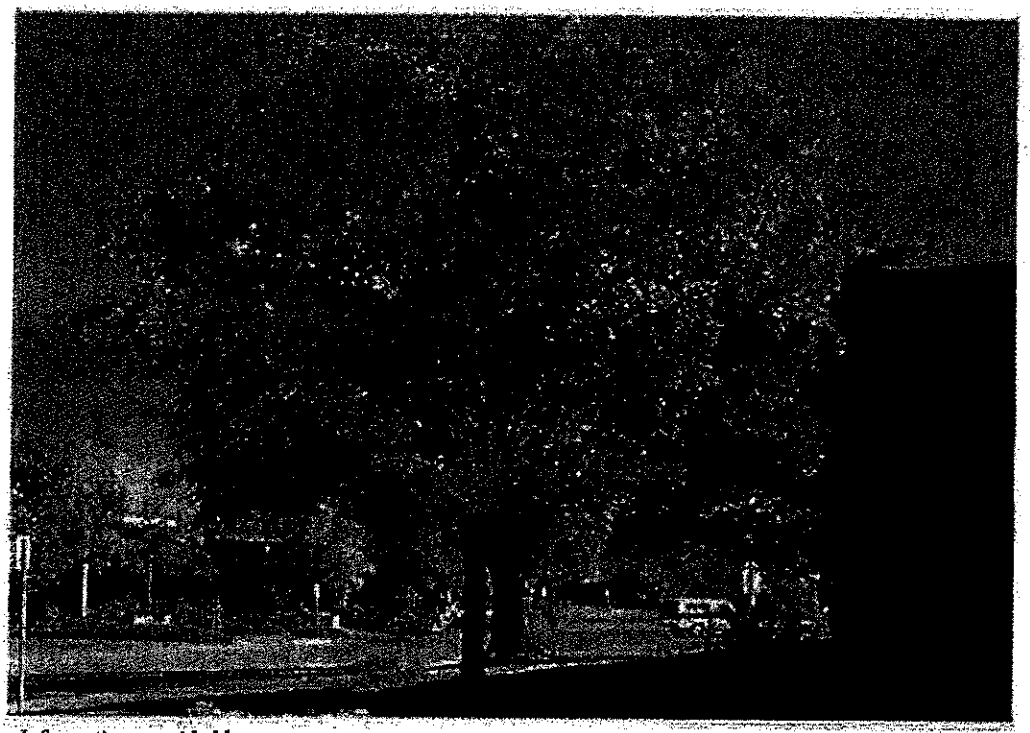
Adverse factors:

Susceptibilities: Pests Disease

Description

Dense, soft, blue green foliage covers this pyramidal-shaped conifer. There is little to no shearing required, and it can reach a height of 12'.

Botanical: Pistacia chinensis
Common: Chinese Pistache



Information provided by: *Photo by:* Normans/Mullany/Frommer

Family: Anacardiaceae
Origin: China

Plant type: Tree
Size: 12-25' 25-40'

Culture

Sun: Full sun
Soil: All soils Average soil Well-drained soil Neutral pH
Water: Light water Medium water Extra
Hydrozones: 2
Growth rate: Moderate
Tolerances: Saline soil
Adverse factors:
Susceptibilities:

Description

The Pistacia chinensis is a deciduous tree with broad, spreading growth to 50' in height. Its leaves have 10-16 leaflets, and the fall coloring arrives in beautiful shades of red, orange and yellow.
The young trees are often gawky, but some become shapely with age.

Botanical: Koelreuteria bipinnata
Common: Chinese Flame Tree



Information provided by:

Photo by: Greg Applegate/Dave Ryden

Family: Sapinadaceae

Origin: China

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Well-drained soil Neutral pH

Water: Drought tolerant Light water

Hydrozones: 2

Growth rate: Moderate

Tolerances: Heat Smog Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer Fall

Color: Yellow

Months of bloom: July August September October November

Description

Good street tree to plant under with unususal seed pods in the fall that provide color. Broad, flat, top provides good shade for patio.

Botanical: Jacaranda mimosifolia
Common: Jacaranda



Information provided by:

Photo by: Norman's Nursery/Sortomme

Family: Bignoniaceae

Origin: Brazil

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: Sandy soil Loam soil Average soil Rich soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances: Heat Wind Smog

Adverse factors: Messy

Susceptibilities: Breakage

Description

This irregular to rounded deciduous tree will reach about 40' tall and has fine, compound green leaves with blue flowers. Jacaranda's main blooming season is in spring and summer, but it will often produce sporadic blooms in fall as well.

Botanical: Schinus molle
Common: California Pepper, Mission Pepper



Information provided by:

Photo by: Normans/Frommer

Family: Anacardiaceae

Origin: South America

Plant type: Tree Shrub

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Poor soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

Tolerances: Heat Wind Smog

Adverse factors: Invasive

Susceptibilities:

Description

The California Pepper is a fast-growing evegreen tree that will mature to a height of 25-40' and as wide. Its bright green leaves are divided into many narrow, 1 1/2-2" long leaflets.

Botanical: Lagerstroemia indica
Common: Crape Myrtle



Information provided by:

Photo by: Sanchez & Maddox

Family: Lythraceae

Origin: China

Plant type: Tree Shrub

Size: 6-12' 12-25'

Culture

Sun: Full sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Slow

Tolerances: Heat

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Lavender Pink

Months of bloom: July August September

Description

The new leaves of this species are 2" long, bright gren, and tinged with bronze. Its fall color is affected by the weather. While it has a bare outline, its rounded seed capsules add interest. Its delicate flowers bloom in 6-12" long clusters. The colors of its flowers are shades of red, rose, pink, purple, and white. It thrives on heat, and new cultivars have been created that resist mildew.

Botanical: Acacia redolens 'Prostrata'
Common: Prostrate or Spreading Acacia



Information provided by:

Photo by:

Family: Fabaceae

Origin: Australia

Plant type: Shrub Ground cover

Size: 1-3'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Poor soil Dry soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

Tolerances: Heat Wind Smog Alkaline soil

Adverse factors: Attracts bees

Susceptibilities:

Flowers

Type:

Season: Spring

Color: Yellow

Months of bloom: April May June

Description

This is a fast growing drought tolerant ground cover growing no higher than 3 feet and spreading 12 to 15 feet wide. The leaves are gray-green and it has yellow flowers from February to April.

Botanical: Agapanthus orientalis
Common: Tall Lily of the Nile



Information provided by:

Photo by: Linda Engstrom

Family: Amaryllidaceae

Origin: Orient

Plant type: Ground cover Perennial

Size: 1-3'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Rich soil Poor soil

Water: Drought tolerant Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer Fall

Color: Blue

Months of bloom: July August September October November December

Description

The clumping evergreen bulb produces leaves to 30" high, bearing large clusters of white or blue flowers on stalks 4-5' tall in the summer. It is intended for sun or part shade, with little summer watering. -Monterey Bay Nursery

Botanical: Anigozanthos flavidus
Common: Kangaroo Paw



Information provided by: San Marcos Growers

Photo by: San Marcos Growers

Family: Haemodoraceae

Origin: Australia

Plant type: Perennial

Size: 3-6'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Rocky soil Average soil

Water: Drought tolerant Light water Medium

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type: Cluster

Season: Spring Summer Fall

Color: Green Yellow

Months of bloom: March April May June July August

Description

This tender perennial is a clump-forming evergreen that produces fuzzy, yellow/green flowers that bloom in spring and last for over 2 months.

Botanical: Calliandra tweedii
Common: Brazilian Flame Bush, Trinidad Flam



Information provided by: *Photo by:* Mountain States Nursery

Family: Fabaceae
Origin: Brazil
Plant type: Shrub
Size: 3-6' 6-12' 12-25'

Culture

Sun: Full sun Half sun
Soil: Sandy soil Loam soil Average soil Rich soil
Water: Light water Medium water Extra
Hydrozones: 2
Growth rate: Moderate
Tolerances: Heat Rabbit resistant
Adverse factors:
Susceptibilities:

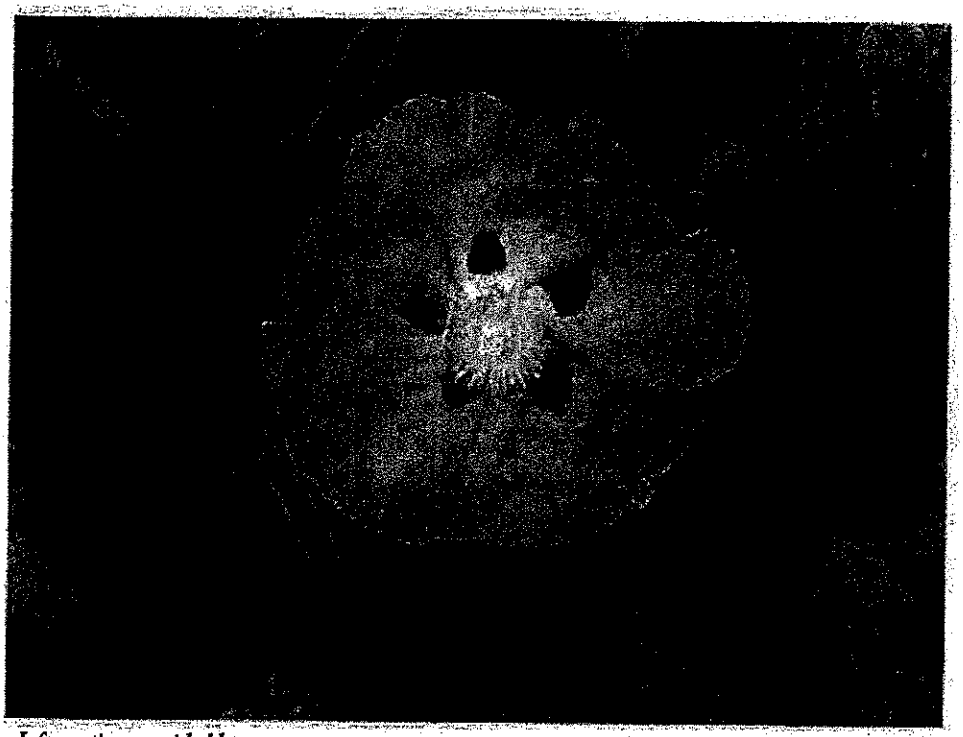
Flowers

Type:
Season: Intermittent
Color: Red
Months of bloom: April May June July August September October November December

Description

This shrub will grow 10-15' high and produces nice red-pink blooms. It does best partial shade to full sun. It has fine foliage, giving it a delicate appearance.

Botanical: Cistus X purpureus
Common: Orchid Rockrose



Information provided by:

Photo by: Susan Frommer

Family: Cistaceae

Origin: Hybrid

Plant type: Shrub

Size: 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast Moderate

Tolerances: Salt/ocean spray Heat Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type: Solitary

Season: Intermittent

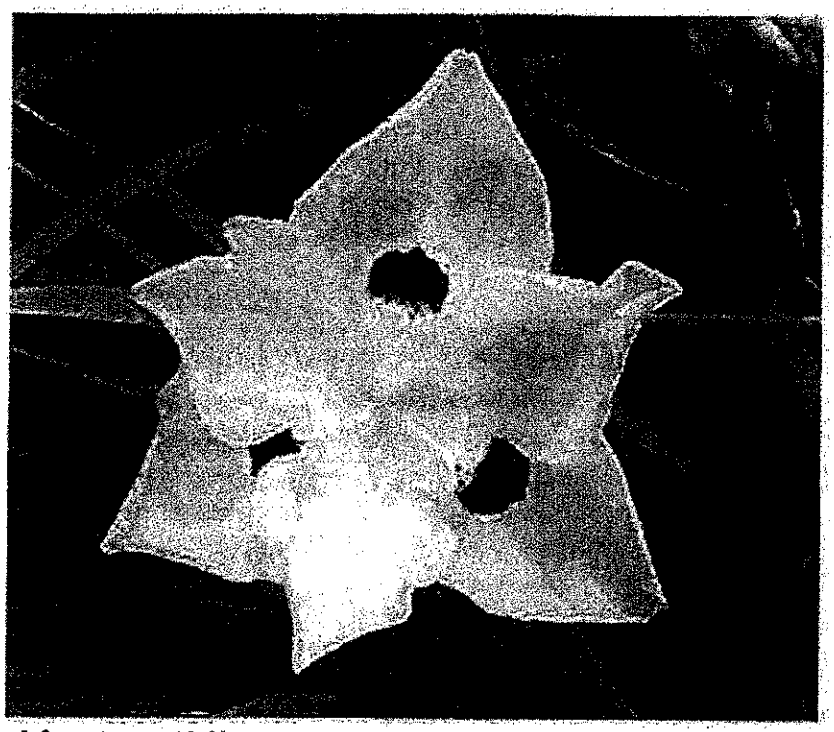
Color: Purple

Months of bloom: April May June July August September

Description

Orchid rockrose. Evergreen shrub growing to 4' tall and wide, often shorter in stressful situations. The rosy-crimson flowers to 3" wide exhibit a dark purple blotch at the base of each petal, and bloom early to mid-summer. The flowers also feature a contrasting yellow cluster of stamens in the center. A fine choice for a limiting environment of salt spray and cool winds. Relatively long-lived, tolerant of heat and aridity as well as accepting many soil conditions. -Native Sons Nursery

Botanical: Dietes bicolor
Common: Yellow Moraea, Fortnight Lily



Information provided by:

Photo by: Norman's Nursery

Family: Iridaceae

Origin: South Africa

Plant type: Perennial

Size: 1-3'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Description

This clumping perennial iris relative stands 3-4' high. It has light yellow iris-like flowers with maroon blotches that are about 2" wide. It performs best in full sun and in soil with good drainage.

Botanical: Distictis buccinatoria
Common: Scarlet Trumpet Vine



Information provided by:

Photo by: Jerry Sortomme SBCC

Family: Bignoniaceae

Origin: Mexico

Plant type: Vine

Size:

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Average soil Well-drained soil

Water: Medium water

Hydrozones: 3

Growth rate: Fast

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Intermittent

Color: Red Yellow

Months of bloom: January February March April May June July August September October November

Description

This evergreen vine is highlighted by large, blood red, trumpet-shaped flowers with a yellow throat. These flowers will continue to appear throughout the warm months.

Botanical: Elaeagnus pungens
Common: Silver Berry



Information provided by: George Hull MSN *Photo by:*

Family: Elaeagnaceae **Origin:** China

Plant type: Shrub **Size:** 6-12'

Culture

Sun: Full sun Half sun **Soil:** All soils Average soil Well-drained soil Dry soil

Water: Light water Medium water Extra **Hydrozones:** 2 **Growth rate:** Fast Moderate

Tolerances: Heat Alkaline soil

Adverse factors: **Susceptibilities:**

Description

Evergreen shrub to about 15' overall. Gray green leaves with brown dots. Armed with spines. Good for hedge or dense barriers. Not bright green but rather drab looking. There are several selections that have variegated foliage. Varieties include Fruitlandii, Maculata, Marginata and Variegata.

Botanical: Fragaria chiloensis
Common: Beach Strawberry, Sand Strawberry



Information provided by: *Photo by:* Modesto Jr. Col./Applegat

Family: Rosaceae **Origin:** Pacific Coast

Plant type: Ground cover Perennial **Size:** Under 1'

Culture

Sun: Full sun Half sun Shade **Soil:** All soils Average soil Rich soil Well-drained soil

Water: Medium water Extra summer water **Hydrozones:** 3 **Growth rate:** Moderate

Tolerances: Salt/ocean spray

Adverse factors: **Susceptibilities:**

Flowers

Type: **Season:** Spring **Color:** White

Months of bloom: April May June

Description

Perennial grows 4-8" high with tooth-edged leaves and ornamental strawberries during the fall. Cut back or mow in early spring to encourage new growth.

Botanical: Hemerocallis hybrids
Common: Daylily



Information provided by: Greenwood Daylily Gardens

Photo by: Greenwood Daylily Gardens

Family: Liliaceae

Origin: Europe

Plant type: Ground cover Perennial

Size: Under 1' 1-3' 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Any soil condition Any soil pH

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances: Salt/ocean spray Heat Saline soil Wind Smog Oak root fungus Rabbit resistant Verticillium Alkaline

Adverse factors:

Susceptibilities: Pests

Flowers

Type: Solitary

Season: Intermittent

Color: Orange Pink Red

Months of bloom: April May June July August September October

Description

These summer-blooming perennials form clumps with large, grass-like leaves. Its showy flowers, resembling lilies, are borne in clusters on stems held well above the foliage.-Greenwood Daylily Gardens

Botanical: Hesperaloe parviflora
Common: Red Yucca



Information provided by: George Hull MSN

Photo by: Mountain States Nursery

Family: Liliaceae

Origin: Texas And Mexico

Plant type: Shrub Grass Succulent

Size: 1-3'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Saline soil Wind Smog Rabbit resistant Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Spring Summer

Color: Red

Months of bloom: April May June July August September

Description

Spectacular accent for desert gardens. Tolerates drought, full sun, reflected heat, poor soils & cold to at least 0f. Rosettes of leaves to about 3-4' tall x 6' wide. Red flower stalks emerge spring & remain on plant till end of summer. Evergreen. Will spread to form crowded grasslike clump. Flowers pink to nearly red. Tx & Mx. Drought resistant but will appear better & bloom longer with added moisture. Very frost tolerant. Leaves grey green. Soil tolerant.

Botanical: Melaleuca nesophila
Common: Pink Melaleuca



Information provided by:

Photo by: Norman's Nursery

Family: Myrtaceae

Origin: Australia

Plant type: Tree Shrub

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast

Tolerances: Salt/ocean spray Wind

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Pink Purple

Months of bloom: July August September

Description

This large shrub/small tree will grow quickly to 20' or 30' tall and 20-30' wide. It has straggly branches with thick, gray/green leaves and pinkish/white/yellow flowers that bloom most of the year.

Botanical: Nandina domestica
Common: Nandina, Heavenly Bamboo



Information provided by: Acacia Software

Photo by: Steve Mullany/Engstrom

Family: Berberidaceae

Origin: China

Plant type: Shrub

Size: 3-6'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Neutral pH

Water: Light water Medium water

Hydrozones: 2 3

Growth rate: Moderate

Tolerances: Heat Smog

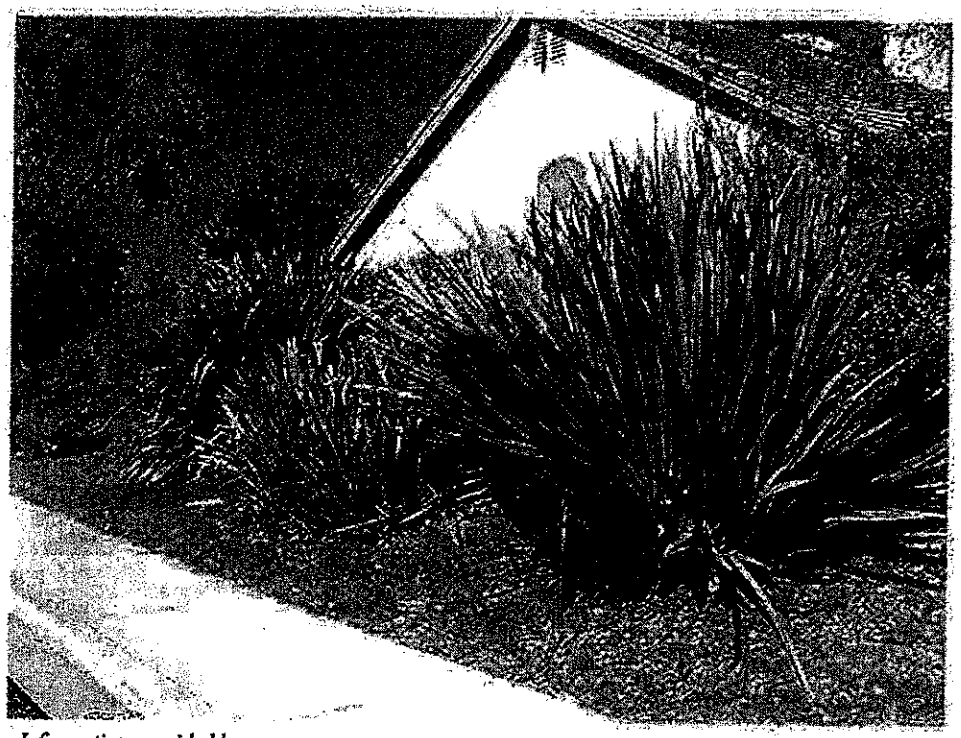
Adverse factors:

Susceptibilities:

Description

Nandina domestica is a graceful upright shrub that grows from 3 to 6' in height. It gets its name from its bamboo-like growth habit. When thinned from the center it bears a remarkable resemblance to bamboo. It is best used in groups. It can be used in a shaded patio or out in a shrub border with full sun. An interesting feature of Heavenly Bamboo is the bronze color in the new growth when planted in full sun. It also bears clusters of white flowers in the spring.

Botanical: Phormium tenax
Common: New Zealand Flax



Information provided by:

Photo by: Normans/Sortomme

Family: Agavaceae

Origin: New Zealand

Plant type: Shrub

Size: 3-6' 6-12'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Poor soil Moist soil Neutral pH

Water: Light water

Hydrozones: 2

Growth rate: Fast

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Red Yellow

Months of bloom: July August September

Description

New Zealand Flax is a large, bold plant with stiffly vertical, sword-like, green leaves that arise from its base. It should be grown under full sun for best color. Varieties will offer different growth habits and leaf color.

Botanical: Photinia X fraseri
Common: Red-Leaf or Fraser Photinia



Information provided by:

Photo by: Normans/Mullany/Applegate

Family: Rosaceae

Origin: Hybrid

Plant type: Shrub

Size: 6-12'

Culture

Sun: Full sun

Soil: Sandy soil Loam soil Average soil Rich soil

Water: Light water Medium water

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances: Heat Wind Smog

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Spring

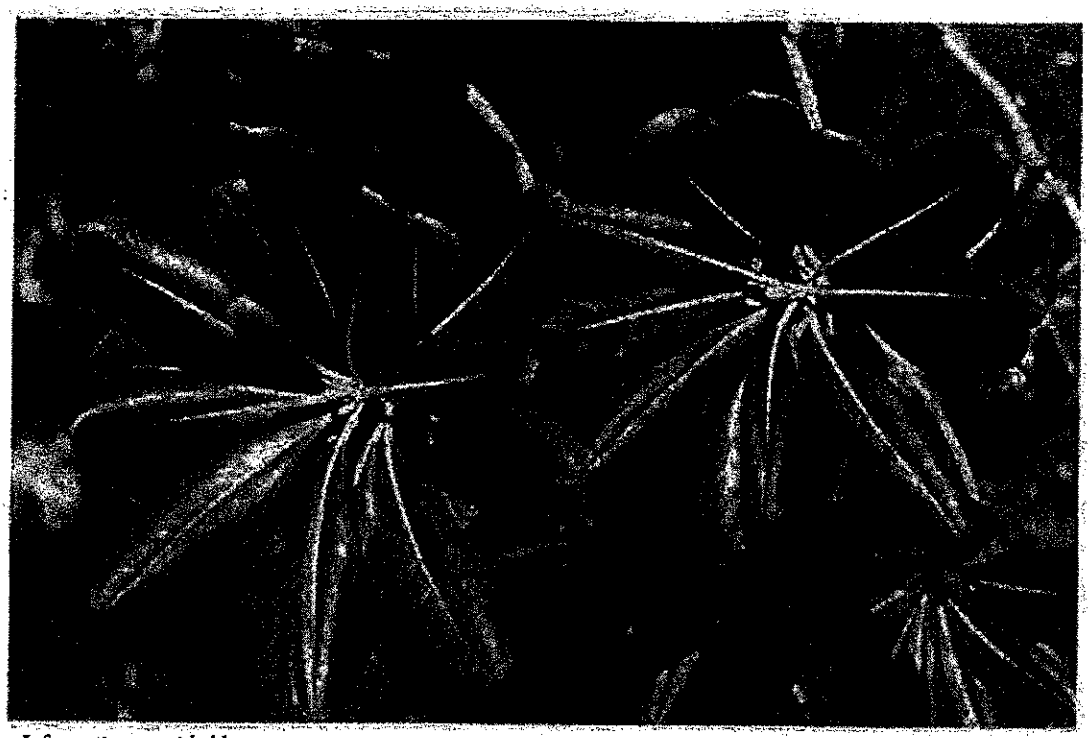
Color: White

Months of bloom: April May June

Description

The Photina fraseri is an evergreen, medium-sized shrub with new foliage that is a glistening copper red color. It is excellent as a hedge, screen, or accent plant. It should be grown under conditions of sun.

Botanical: Pittosporum tobira
Common: Tobira or Mock Orange, Japanese P.



Information provided by: *Photo by:* Normans/Engstrom/Mullany

Family: Pittosporaceae
Origin: Orient
Plant type: Tree Shrub
Size: 6-12'

Culture

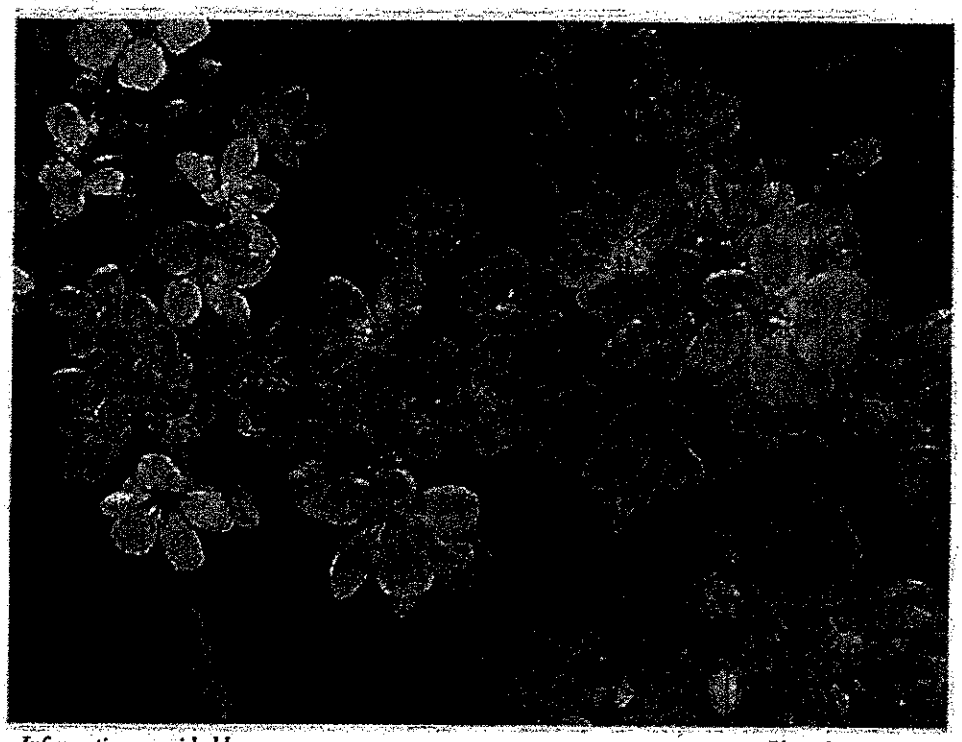
Sun: Full sun Half sun
Soil: All soils Average soil Well-drained soil Neutral pH
Water: Drought tolerant Light water
Hydrozones: 1
Growth rate: Moderate
Tolerances: Salt/ocean spray Smog Alkaline soil
Adverse factors:
Susceptibilities:

Description

This large, dense, evergreen shrub or small tree has shiny dark green leaves. In the spring, clusters of small, cream-colored flowers appear with the fragrance of orange blossoms. Mock Orange can be grown in full sun or partial shade.

It is considered one of the most durable shrubs in California landscapes.

Botanical: Rhaphiolepis indica 'Springtime'
Common: Springtime Indian Hawthorn



Information provided by: *Photo by:* Jerry Sortomme SBCC

Family: Rosaceae **Origin:** Southern China

Plant type: Shrub Ground cover **Size:** 1-3' 3-6'

Culture

Sun: Full sun Half sun Shade **Soil:** All soils Neutral pH

Water: Light water **Hydrozones:** 2 **Growth rate:** Moderate Slow

Tolerances: Wind

Adverse factors: **Susceptibilities:**

Flowers

Type: **Season:** Winter Spring **Color:** Pink White

Months of bloom: January February March April May June

Description

This slow-growing plant will only grow 3-5' high and has dark green, thick foliage. It produces clusters of white to crimson flowers that bloom in spring and clusters of black fruit in the fall.

Botanical: Rosmarinus officinalis
Common: Rosemary



Information provided by: J.J. Neilson Arboretum *Photo by:* Mullany/MJ

Family: Lamiaceae **Origin:** Mediterranean

Plant type: Herb **Size:** 3-6'

Culture

Sun: Full sun **Soil:** All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water Extra **Hydrozones:** 1 **Growth rate:** Moderate

Tolerances: Salt/ocean spray Saline soil Wind Smog Deer resistant

Adverse factors: Attracts bees **Susceptibilities:**

Flowers

Type: **Season:** Intermittent **Color:** Blue

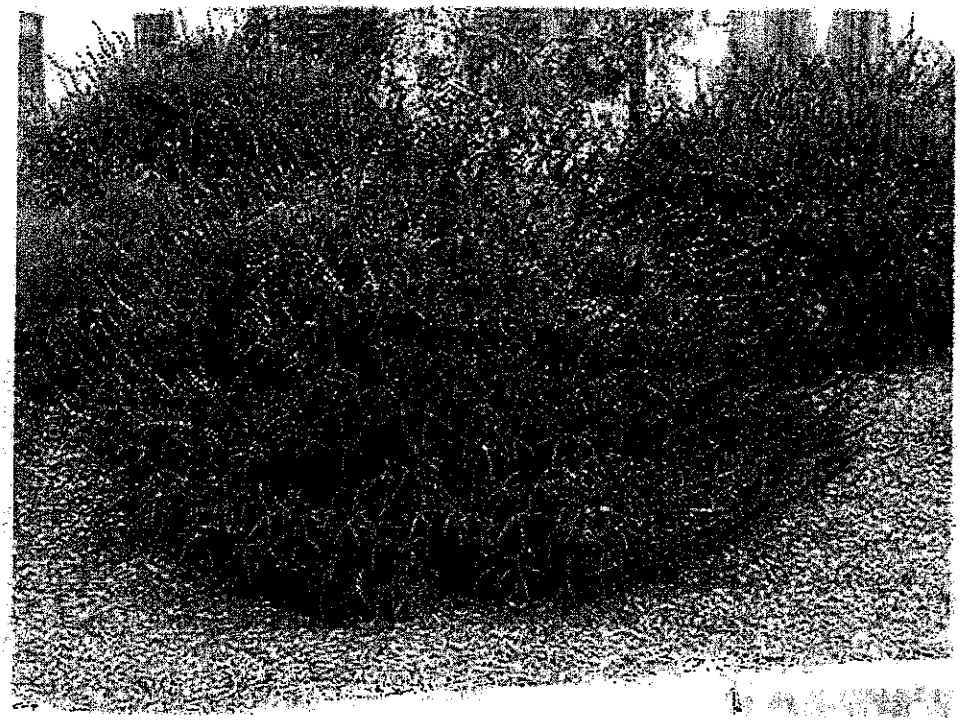
Months of bloom: January February March April May June July August September October November

Description

Rosemary is hardy in full sun areas where winter temperatures do not drop below 10 degrees F. They can be grown in a clay pot with well-drained, porous soil in bright indoor light, and will also flourish on the backporch in spring, summer and fall.

Its beautiful, slowly trailing stems and shiny slender leaves are perfect for showing off the small light blue flowers that blossom in the summer. -Holland WIldflower Farm

Botanical: Salvia leucantha
Common: Mexican Bush Sage



Information provided by:

Photo by: Susan Frommer/Dave Ryden

Family: Lamiaceae

Origin: Mexico

Plant type: Shrub

Size: 1-3' 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Moderate

Tolerances: Heat Saline soil Deer resistant Rabbit resistant Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type:

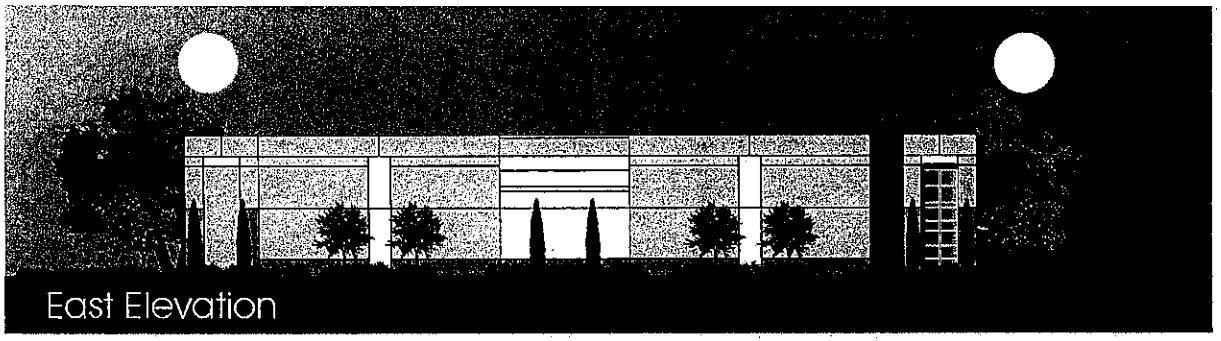
Season: Summer Fall

Color: Blue Purple White

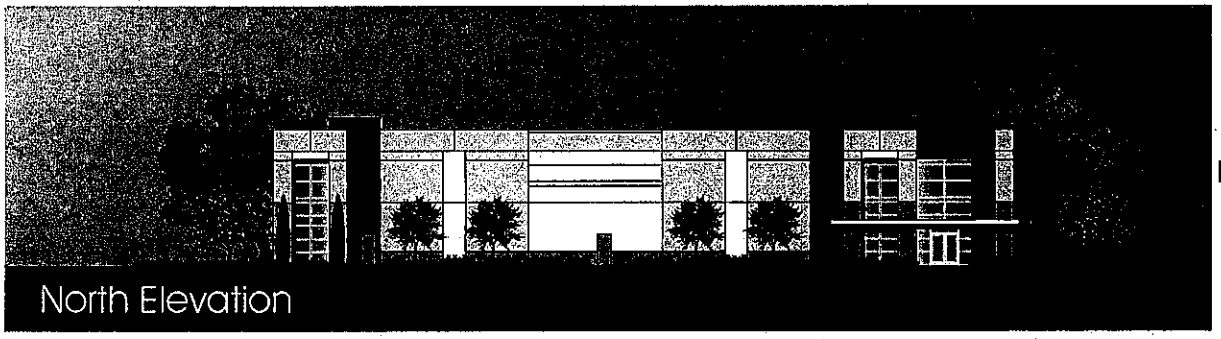
Months of bloom: July August September October November December

Description

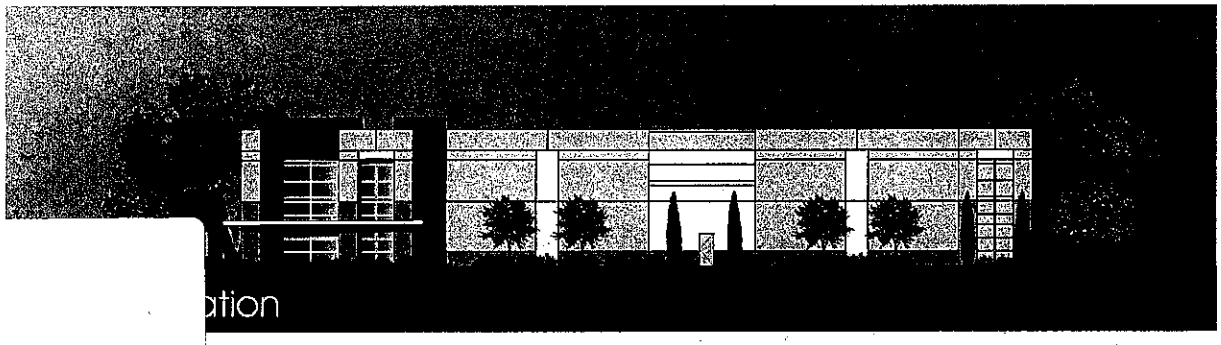
The Mexican sage is a bushy shrub that grows 3-4 ft. tall and wide. It has hairy white stems, gray-green leaves and velvet like purple flower spikes that bloom summer through fall. This shrub tolerates sun, light shade, little water, and is hardy to 15 degrees F. The Mexican sage is drought tolerant and attracts hummingbirds. -Cornflower Farms



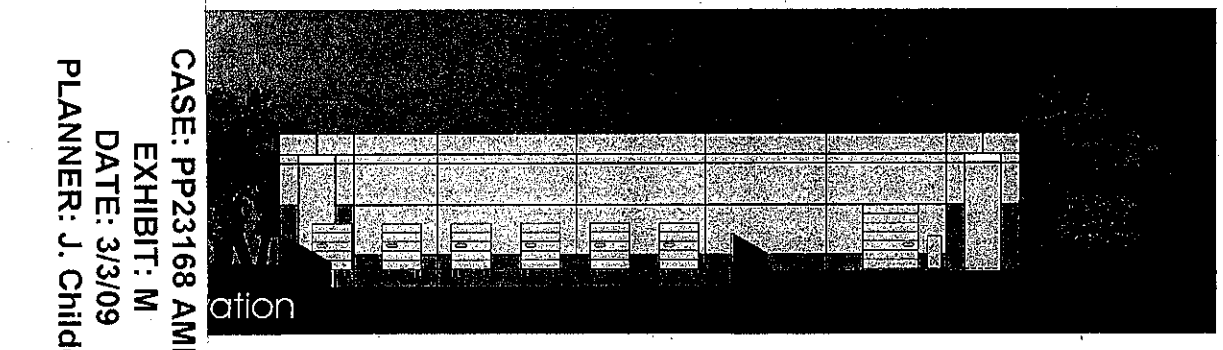
East Elevation



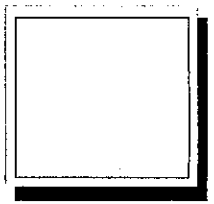
North Elevation



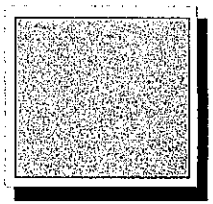
ation



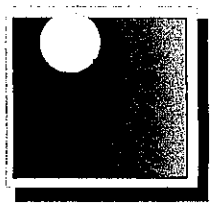
ation



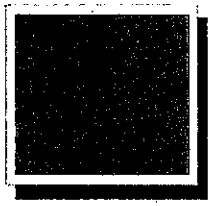
Frazee
001 White



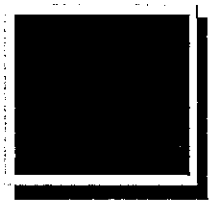
Frazee CL 3232W
Tinman



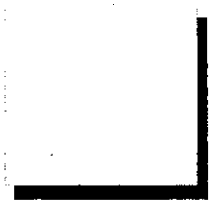
Green Reflective
Glazing



Frazee CL3234D
Shoal



Frazee CL 3216A
Brainchild



Clear Anodized
Mullions

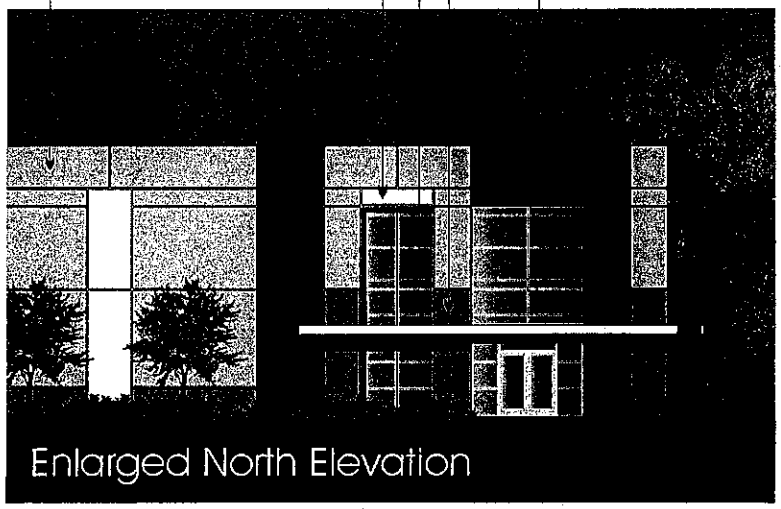
Frazee CL 3232W
Tinman

Frazee CL3234D
Shoal

Green Reflective
Glazing

Frazee
001 White

Frazee CL 3216A
Brainchild



Enlarged North Elevation

CASE: PP23168 AMD. 3
EXHIBIT: M
DATE: 3/3/09
PLANNER: J. Childers

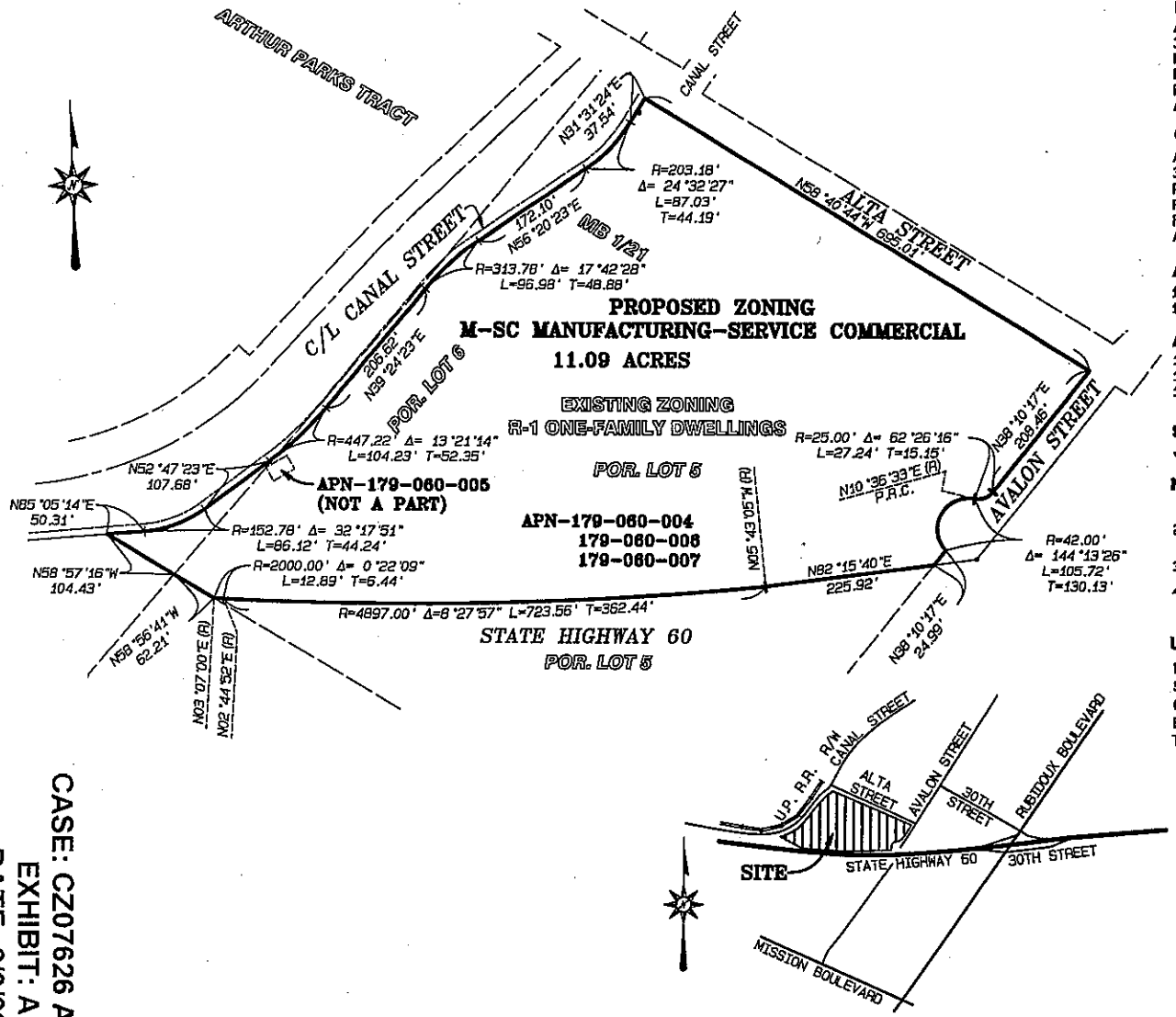
Material Board
Birtcher Center at Canal Street - Area B

BIRTCHER
Development & Investments
...a brandon birtcher company

e #100

County of Riverside, California

Job #7352



VICINITY MAP

NTS

SEC. 9 & 16 T. 2S R. 5W

PREPARER:

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
PH. (951) 686-1070
FAX. (951) 788-1256
ATTN. SANDRA CHANDLER

CONTACT:

ALBERT A. WEBB ASSOCIATES
3788 McCRAY STREET
RIVERSIDE, CA 92506
PH. (951) 686-1070
FAX. (951) 788-1256
ATTN. SANDRA CHANDLER

LAND OWNER:

MMI/BDI RIVERSIDE CANAL STREET, LLC.
18201 VON KARMAN, SUITE 1170
IRVINE, CA 92612-1093
ATTN: MICHAEL BRION
PH: (949) 502-5506
FAX: (949) 502-3609

APPLICANT:

BIRTCHER DEVELOPMENT & INVESTMENTS
18201 VON KARMAN, SUITE 1170
IRVINE, CA 92612-1093
ATTN: MICHAEL BRION
PH: (949) 502-5506
FAX: (949) 502-3609

ACREAGE:

11.09 AC GROSS
11.09 AC. NET

ASSESSOR'S PARCEL #:

179-060-004
179-060-006
179-060-007

SCHOOL DISTRICT

JURUPA UNIFIED

NOTES:

1. 2007 THOMAS BROS. MAP BOOK: PAGE 685, GRID D1
2. FEMA PANEL NUMBER 060245 0045-A, DATED APRIL. 15, 1980. AREA IN ZONE "C" AREAS OF MINIMAL FLOODING.
3. THIS AREA IS NOT WITHIN A SPECIFIC PLAN.
4. SITE IS LOCATED IN THE JURUPA AREA PLAN NORTH OF STATE-ROUTE 60 AND WEST OF AVALON STREET.

UTILITIES:

WATER	—	RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER	—	RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS	—	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	—	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	—	VERIZON

GRAPHIC SCALE 1"=150'
150 75 0 150 300 450

ALL OF LOTS 6 AND 7 OF ARTHUR PARK'S TRACT, IN COUNTY OF RIVERSIDE, LYING IN RUBIDOUX RANCHO AS PER MAP RECORDED IN BOOK 1, PAGE 21 OF TRACT MAPS, COUNTY RECORDER OF SAID COUNTY.

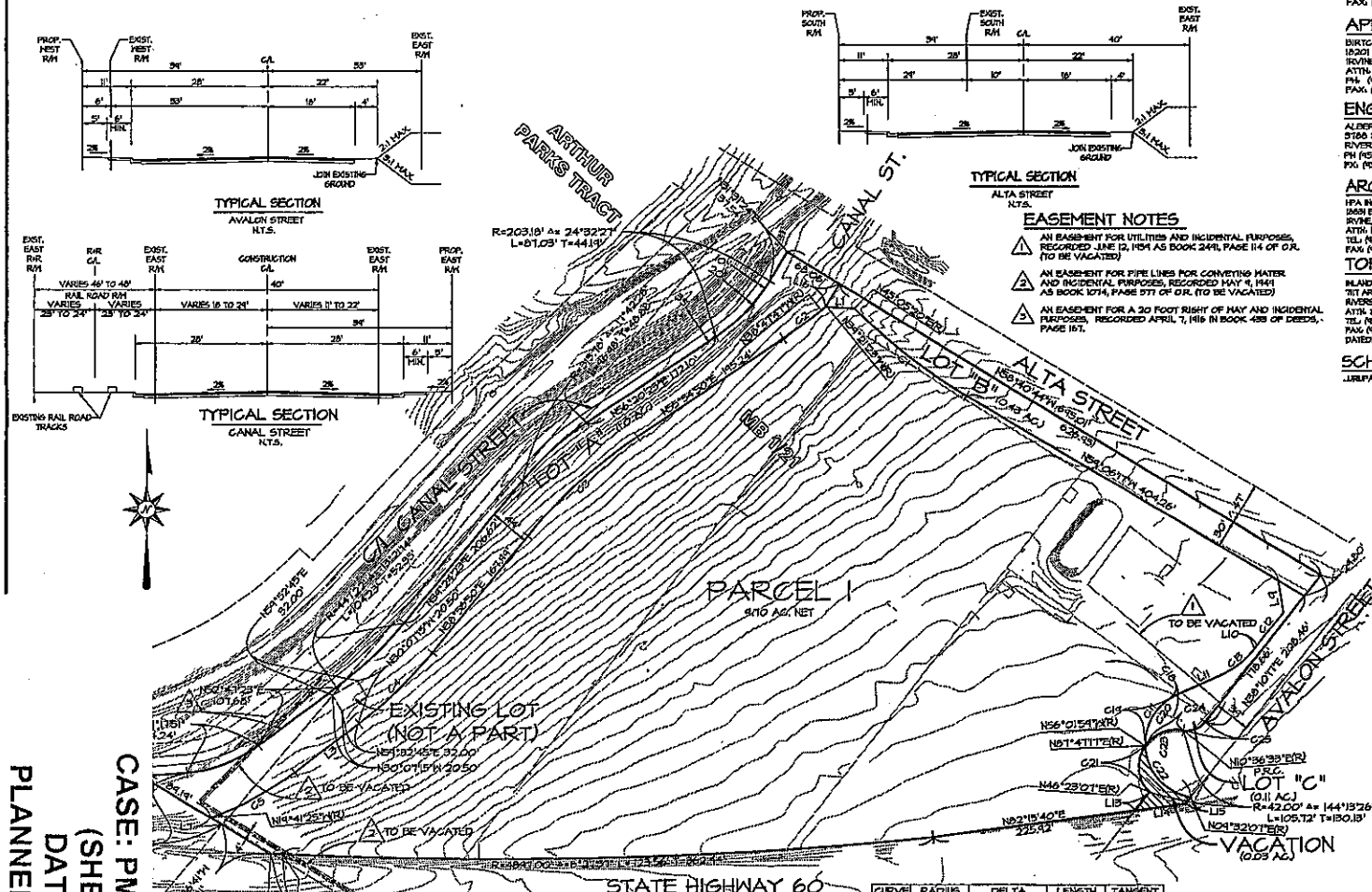
CHANGE OF ZONE #7626

BEING THOSE PORTIONS OF SECTIONS 9 & 16, T. 2 S., R. 5 W., SAN BERNARDINO MERIDIAN

SCALE: 1" = 150'	ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS	W.O. 05-0468
DATE: 7/8/2008	3788 McCRAY ST. RIVERSIDE CA. 92506 Phone (951) 686-1070 Fax (951) 788-1256	SHEET 1 OF 1 SHEETS
DRAWN: CA		
TRACED: TJB		
CHECKED: LB	APPROVED BY:	DWG. NO. 050468CZ.PRO
F.B.:		

CASE: CZ07626 AMD. 2
EXHIBIT: A
DATE: 2/3/09
PLANNER: J. Childers

FOR CONDOMINIUM PURPOSES



OWNER:
MHI/BOI RIVERSIDE CANAL STREET, LLC.
18201 VON KARMAN, SUITE 1110
IRVINE, CA 92612-1083
ATTN: MICHAEL BIRCH
PH: (444) 502-5506
FAX: (444) 502-5604

APPLICANT:
BIRTCHER DEVELOPMENT & INVESTMENTS
18201 VON KARMAN, SUITE 1110
IRVINE, CA 92612-1083
ATTN: MICHAEL BIRCH
PH: (444) 502-5506
FAX: (444) 502-5604

ENGINEER:
ALBERT A. WEBB ASSOCIATES
3788 McGRAY STREET
RIVERSIDE, CA 92506
PH (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:
HPA INC.
18831 BARDEEN AVE, SUITE 100
IRVINE, CA 92612
ATTN: BRIAN CRANE
TEL: (444) 863-1770
FAX: (444) 863-0831

TOPOGRAPHY:
INLAND AERIAL SURVEYS INC.
2121 ARLINGTON AVE. SUITE A
RIVERSIDE, CA 92506
ATTN: DEREK HOOD
TEL: (951) 681-4222
FAX: (951) 681-4120
DATED: 05-11-07

SCHOOL DISTRICT:
JURUPA UNIFIED SCHOOL DISTRICT

ACREAGE:
11.01 AC. (EXISTING BOUNDARY)
9.10 AC. NET

APN.:
174-060-004, 006, AND 174-060-007

LAND USE/ZONING:
EXISTING GENERAL PLAN LAND USE: LIGHT INDUSTRIAL
PROPOSED GENERAL PLAN LAND USE: LIGHT INDUSTRIAL
EXISTING LAND USE: VACANT
PROPOSED LAND USE: LIGHT INDUSTRIAL
EXISTING ZONING: R-1 RESIDENTIAL
PROPOSED ZONING:
M-SC MANUFACTURING SERVICE COMMERCIAL

UTILITIES:
WATER – RUBIDOUX COMMUNITY SERVICES DISTRICT
SEWER – RUBIDOUX COMMUNITY SERVICES DISTRICT
GAS – SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC – SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE – VERIZON
TELEVISION – INDIVIDUAL RECEPTION / CHARTER CABLE

LEGEND:
INGRESS AND EGRESS
AREA TO BE VACATED (0.03 AC.)

PARCEL SUMMARY:
PARCEL 1 9.10 AC. NET
LOT A 1.00 AC. NET
LOT B 0.48 AC. NET
LOT C 0.11 AC. NET
VACATION 0.03 AC. NET

EASEMENT NOTES
1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1951 AS BOOK 2491, PAGE 114 OF O.R. (TO BE VACATED)
2. AN EASEMENT FOR PIPE LINES FOR CONVEYING WATER AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1941 AS BOOK 1074, PAGE 371 OF O.R. (TO BE VACATED)
3. AN EASEMENT FOR A 30 FOOT RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1916 IN BOOK 488 OF DEEDS, PAGE 167.

NOTES:
1. 2007 THOMAS BROS. MAP-PAGE 645, GRID D-1.
2. FEMA COMMUNITY PANEL NO. 060245-0045 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500 YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE
3. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
4. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
5. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
6. THERE ARE NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
7. THERE ARE NO OPEN CHANNELS ON THIS SITE, EXCEPT FOR MSHP BASIN.
8. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
9. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
10. THERE ARE NO OPEN SPACE OR RECREATIONAL SPACES ON THIS SITE.
11. ALL DRIVEWAYS ARE ADA COMPLIANT AND PER COUNTY STANDARD 207A
12. THERE ARE NO FUEL OR WASTE OIL TANKS PROPOSED FOR THIS SITE.
13. THIS PROJECT IS WITHIN THE RUBIDOUX COMMUNITY SERVICES DISTRICT
14. EXISTING CONTOURS ARE IN ONE FOOT INTERVALS
15. THE BUILDINGS WILL BE A CONDO ON EACH LOT (1) WITH THE ASSOCIATION RESPONSIBLE FOR ALL COMMON AREAS INCLUDING SLOPES, PARKING, DRIVE ISLES, LANDSCAPING AND BIO-SWALES.

LEGAL DESCRIPTION:
PORTIONS OF LOTS 5, AND ALL OF LOTS 6 AND 7 OF ARTHUR PARKS TRACT, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN RUBIDOUX RANCHO AS PER MAP RECORDED IN BOOK 1, PAGE 21 OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

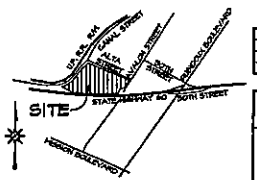
CURVE DATA:

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	634.00'	14°11'36"	156.29'	74.55'
C2	634.00'	5°16'13"	58.78'	29.41'
C3	561.00'	16°56'00"	165.80'	83.51'
C4	484.00'	13°29'00"	114.22'	57.37'
C5	334.00'	17°56'45"	106.18'	53.58'

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C11	61.00'	61°00'45"	71.34'	40.38'
C12	1094.00'	2°33'31"	46.43'	23.22'
C13	100.00'	28°41'56"	50.26'	25.67'
C14	61.00'	4°57'52"	10.61'	5.32'
C15	61.00'	58°41'44"	62.50'	34.31'
C16	61.00'	68°45'36"	73.21'	41.74'
C17	42.00'	71°34'54"	56.17'	33.16'
C18	61.00'	78°15'10"	83.31'	49.62'
C19	61.00'	147°00'46"	156.52'	206.02'
C20	42.00'	66°38'32"	48.85'	27.61'
C21	25.00'	62°26'16"	27.24'	15.15'

DISTANCE
32.26'
12.84'
84.46'
15.24'
36.81'
4.44'
50.00'

LINE	BEARING	DISTANCE
L12	S13°10'40"E	114.41'
L13	N38°10'17"E	24.88'
L14	N82°15'15"E	57.23'
L15	N38°10'17"E	8.35'
L16	N31°19'16"E	24.87'



VICINITY MAP
N.T.S.

GRAPHIC SCALE 1"=60'
0 60 120 180

REVISIONS	DATE	BY

BIRTCHER CENTER AT CANAL STREET

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35712
SCHEDULE E

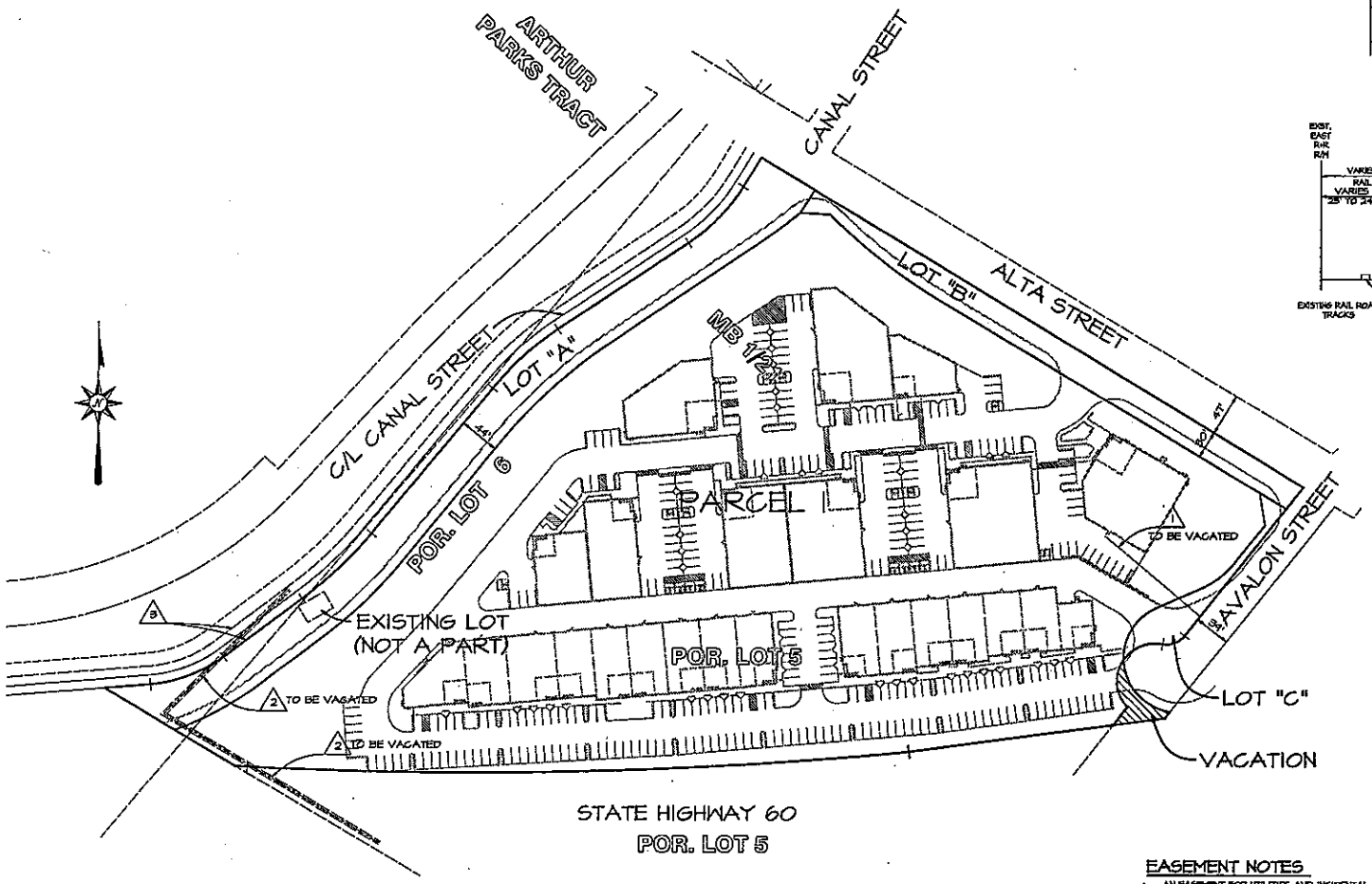
SEC 4&10, T2S, R5W

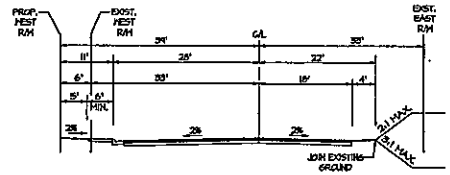
SCALE: 1" = 60'	ALBERT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 McGRAY ST. RIVERSIDE CA. 92506 (951) 686-1070
DATE: 01-16-08		
DESIGNED: TJB		
DRAWN:		
PLN CK: REV.	FILE: G:\2006\06-0458\Page Proof\TMpro	
P.M.	PLOT DATE: 1/16/2008	

JOB NO. 06-0458
SHEET 1 OF 2 SHEETS
DWG. NO. 06-0458_tmpTPM

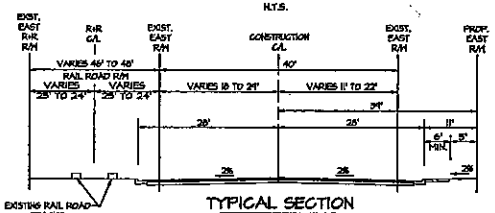
CASE: PM35712 AMD. 2
(SHEETS 1-2)
DATE: 2/3/09
PLANNER: J. Childers

FOR CONDOMINIUM PURPOSES

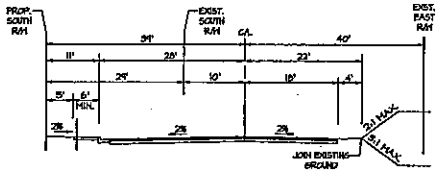




TYPICAL SECTION
AVALON STREET
N.T.S.



TYPICAL SECTION
CANAL STREET
N.T.S.



TYPICAL SECTION
ALTA STREET
N.T.S.

EASEMENT NOTES

1. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 12, 1934 AS BOOK 2491, PAGE 114 OF O.R. (TO BE VACATED)
2. AN EASEMENT FOR PIPE LINES FOR CONVEYING WATER AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1944 AS BOOK 1074, PAGE 371 OF O.R. (TO BE VACATED)
3. AN EASEMENT FOR A 20 FOOT RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED APRIL 7, 1916 IN BOOK 458 OF DEEDS, PAGE 167.

GRAPHIC SCALE 1"=60'
0 60 120 180

REVISIONS	DATE	BY

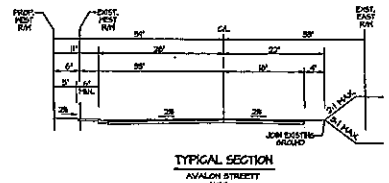
BIRTCHER CENTER AT CANAL STREET

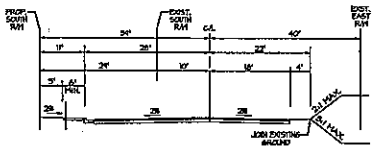
COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP 35712
SCHEDULE E

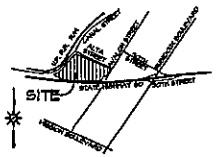
SEC 9&10, T2S, R5W

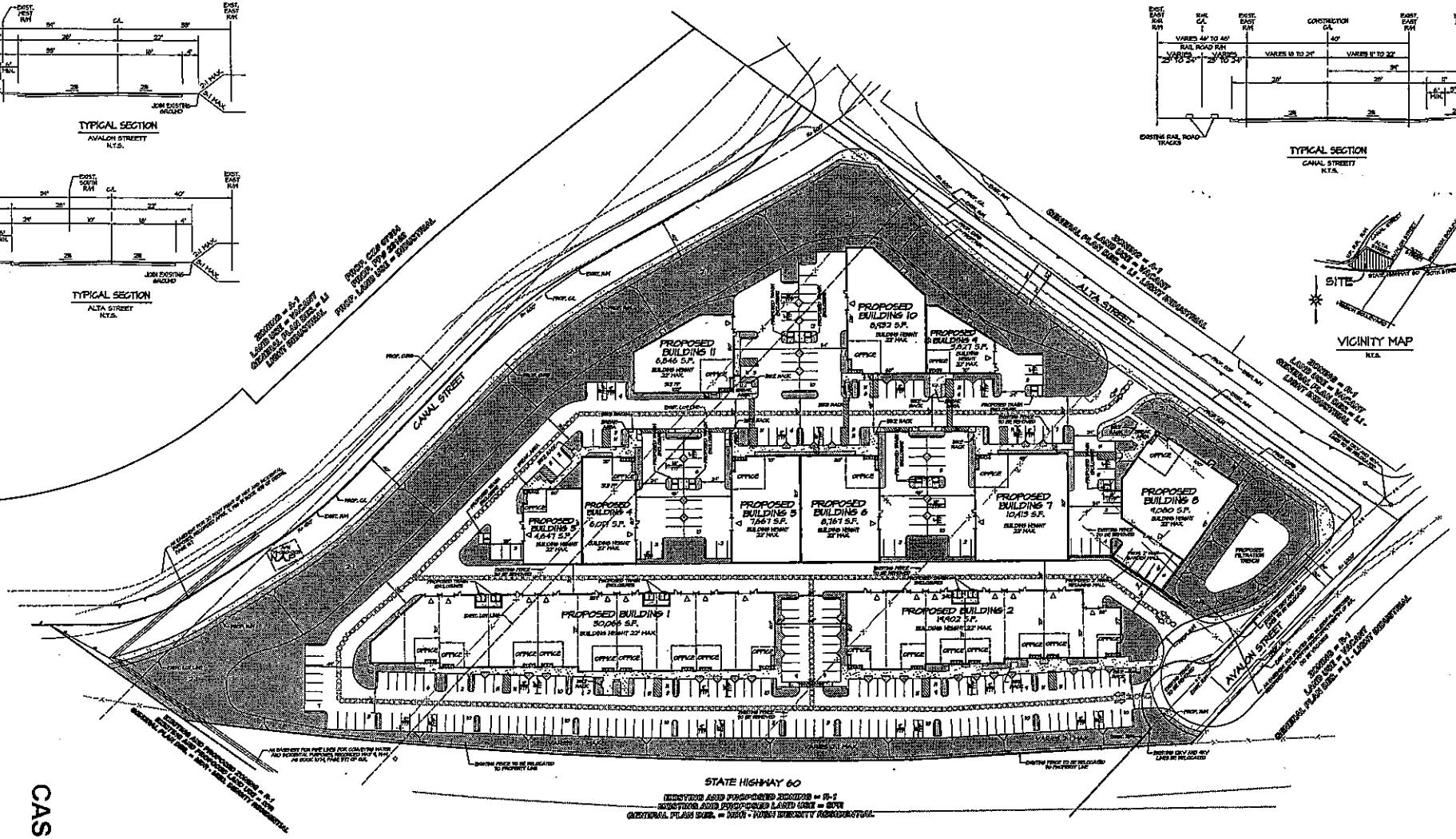
SCALE: 1" = 60'	ABBOTT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3700 MCGRAY ST. RIVERSIDE CA. 92506 (951) 686-1070
DATE: 07-01-08		
DESIGNED: T.B.		
DRAWN:		
PLN CK REP:	FILE: G:\2006\06-0450\dgn\Title\TPM.dgn PLOT DATE: 7/2/2008	
P.A.:		

W.O.	06-0450
SHEET	2
OF	2 SHEETS
DWG. NO.	06-0450_Sht PRO









CASE: PP23277AMD. 2
EXHIBIT: A
DATE: 2/3/09
PLANNER: J. Childers

ENGINEER\PREPARER:
ALBERT A. WEBB ASSOCIATES
3788 MCRAY STREET
RIVERSIDE, CA 92506
ATTN: SANDRA GRANDLER
TEL: (951) 686-1070
FAX: (951) 788-1256

ARCHITECT:
TBA INC.
18201 VON KARMEN AVE. SUITE 100
IRVINE CA 92612
ATTN: BRIAN CRUMB
TEL: (949) 863-1770
FAX: (949) 553-0213

APPLICANT:
BIRTCHER DEVELOPMENT
18201 VON KARMEN AVE. #110
IRVINE, CA 92612
ATTN: TAO LIVE, BRIAN
TEL: (949) 553-8500
FAX: (949) 553-3500

TOPO SOURCE:
INLAND AERIAL SURVEYS, INC.
701 ALESANDRO AVE, SUITE A
RIVERSIDE, CA 92505
ATTN: DEREK NOOD
TEL: (951) 683-1253
FAX: (951) 683-4520
DATED: 08-14-07

ACREAGE:
11.09 AC. EXIST. BOUNDARY
4.30 AC. NET

ES DISTRICT
ES DISTRICT
DRIVEWAY
COMPANY
TOM GABLE

NOTES:
1. 2007 THOMAS BROS. MAP PAGE 648, GRID D-4.
2. FEMA COMMUNITY PANEL NO. 060245-0045 A (ZONE C) DATED APRIL 15, 1980 (OUTSIDE OF 500 YEAR FLOOD PLAIN), COUNTY OF RIVERSIDE
3. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
4. SUBSURFACE SEWAGE DISPOSAL IS NOT INTENDED FOR THIS SITE.
5. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
6. THERE ARE NO ABOVE OR BELOW GROUND FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
7. THERE ARE NO OPEN CHANNELS ON THIS SITE, EXCEPT FOR SMALLOW MS SWALES
8. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
9. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
10. THERE ARE NO OPEN SPACE OR RECREATIONAL SPACES ON THIS SITE.
11. ALL DRIVEWAYS ARE ADA COMPLIANT AND PER COUNTY STANDARD 207A
12. THERE ARE NO FUEL OR WASTE OIL TANKS PROPOSED FOR THIS SITE.
13. ALL TRASH ENCLOSURES WILL HAVE A MINIMUM 6' HIGH SCREEN WALL. (SEE DETAIL ON ARCHITECT PLAN A28)
14. THIS PROJECT IS WITHIN THE RUBIDOUX COMMUNITY SERVICES DISTRICT
15. EXISTING CONTOURS ARE IN ONE FOOT INTERVALS
16. NO WALLS, FENCING, OR GATES ARE PROPOSED WITH THIS PROJECT.
17. ALL PARKING SPACES ARE TYPICAL (9'X18') WITH (8'X20') END STALLS.

LEGAL DESCRIPTION:
PORTIONS OF LOTS 3, AND ALL OF LOTS 4 AND 7 OF ARLINGTON RANCHO TRACT, IN COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING IN RUBIDOUX RANCHO AS PER MAP RECORDED IN BOOK 1, PAGE 21 OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LANDSCAPING:
LANDSCAPING REQUIRED (10%) = 42,264 SF
LANDSCAPING PROVIDED = 59,268 SF (14%)

PROJECT DATA:

BUILDING NO.	1	2	3	4	5	6	7	8	9	10	11	TOTAL
STORAGE	0	0	5,656	4,513	5,178	6,516	7,804	6,840	2,871	6,644	5,755	44,800
MANUFACTURING	45,065	9,151	429	1,205	1,595	1,759	2,265	1,918	765	1,766	1,264	66,221
OFFICE	5,000	5,151	272	301	398	456	521	454	141	447	342	20,243
TOTAL	50,065	14,402	6,001	6,019	7,367	8,167	10,415	9,080	5,271	8,893	6,846	131,264
BUILDING COVERAGE	34%	34%	28%	39%	42%	40%	40%	36%	46%	44%	32%	37%
OCCUPANCY	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	B/S-1/M	
TYPE OF CONSTRUCTION	III-N	III-N	III-N	III-N	III-N	III-N	III-N	III-N	III-N	III-N	III-N	
PARKING REQUIRED												
STORAGE (1/1,000 SF)	0	0	3	5	6	7	8	7	3	7	5	51
MANUFACTURING (1/500 SF)	30	30	2	2	3	4	4	4	2	4	3	78
OFFICE (1/250 SF)	60	40	1	1	2	2	2	2	1	2	1	114
TOTAL REQUIRED	90	70	6	8	11	13	14	13	6	13	9	243
PARKING PROVIDED												
STANDARD (9'X18')	86	71	5	12	14	15	17	14	6	17	16	213
DISABLED	4	4	1	1	1	1	1	1	1	1	1	17
TOTAL PROVIDED	90	75	6	13	15	16	18	15	7	18	17	240

GRAPHIC SCALE 1" = 40'
40 20 0 40 80 120

REVISIONS PER COUNTY COMMENT LETTER DATED 08-15-08	01-01-08	TJS
REVISIONS	DATE	BY

AMENDED NO.2

BIRTCHER CENTER AT CANAL STREET

COUNTY OF RIVERSIDE
PLOT PLAN NO. 23277

SEC 4 & 10, T2S, R5W.

SCALE 1" = 40'	
DATE 12/23/2008	
DESIGNED TJS	
CHECKED VMG	
PLN CK REP'D	
P.E.	

WEBB — CIVIL ENGINEERS — 3788 MCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070

JOB NO.	08-0458
SHEET	
OF	SHEETS
DWG. NO.	08-0458PP2 R1D

PLOT DATE: 1/23/2009

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

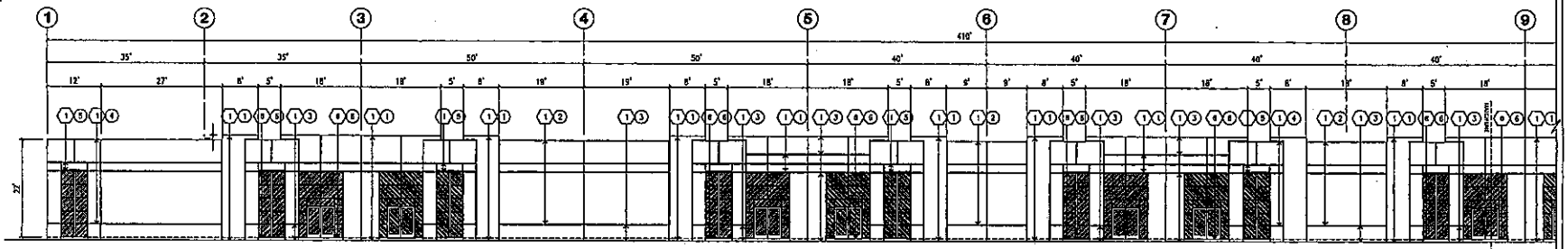
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

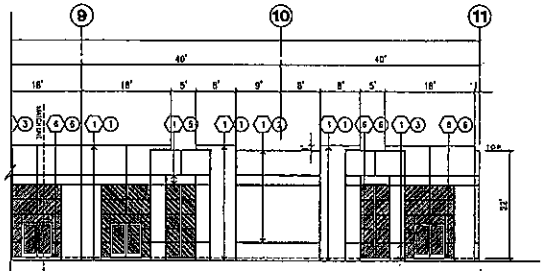
1. CONCRETE TILT-UP PANEL (PAINTED) SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL.
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

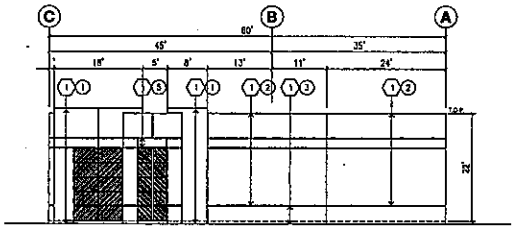
1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2744D DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	MULLIONS	COLOR CLEAR ANODIZED



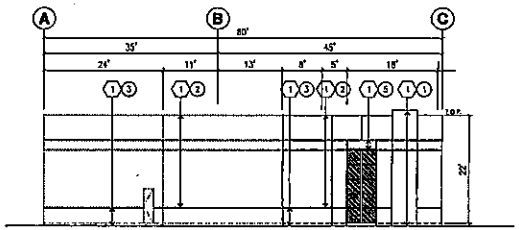
SOUTH ELEVATION (A)
scale:1"=10'-0"



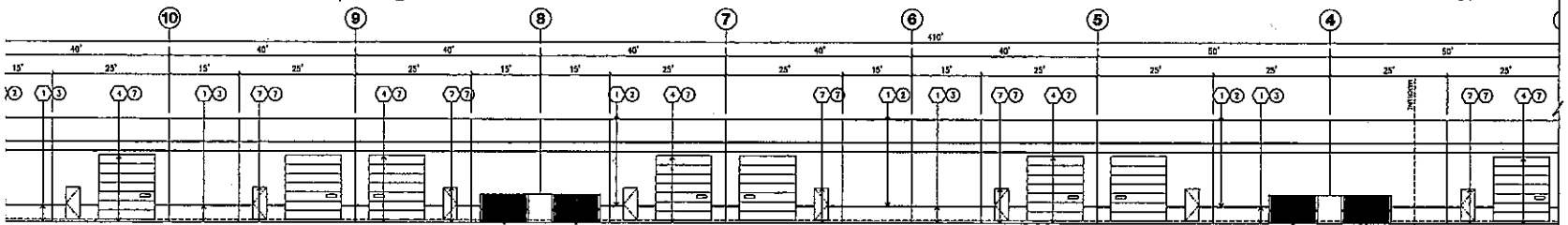
SOUTH ELEVATION (CONTINUE) (B)
scale:1"=10'-0"



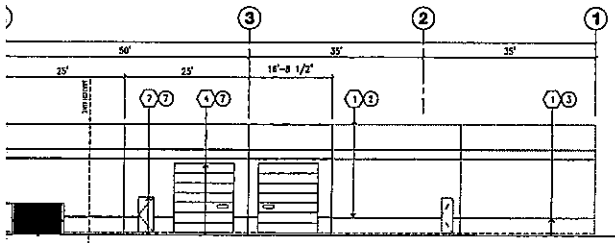
EAST ELEVATION (C)
scale:1"=10'-0"



WEST ELEVATION (D)
scale:1"=10'-0"



NORTH ELEVATION (E)
scale:1"=10'-0"



NORTH ELEVATION (CONTINUE) (F)
scale:1"=10'-0"

CASE: PP23277AMD. 2
EXHIBIT: B (SHEETS 1-11)
DATE: 2/3/09
PLANNER: J. Childers

A3-1
BUILDING 1 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
REVISION:

JULY 1 2008

JOB # 7303

HPA, Inc.

9620 BASKEN AVE - STE#200, IRVINE, CA 92602
(949) 863-1770

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 50 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

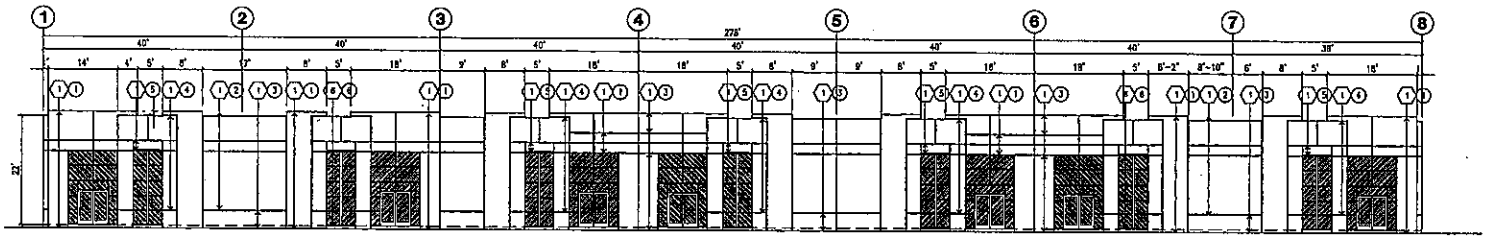
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

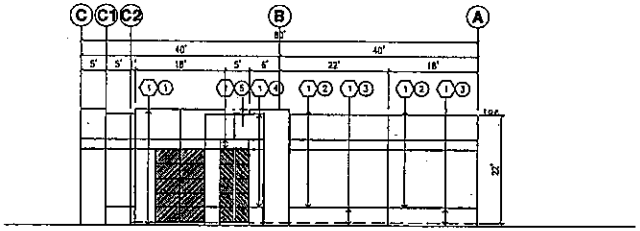
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2. PANEL JOINT, SEE 'S' DRAWINGS.
3. 3" DECORATIVE REVEAL.
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

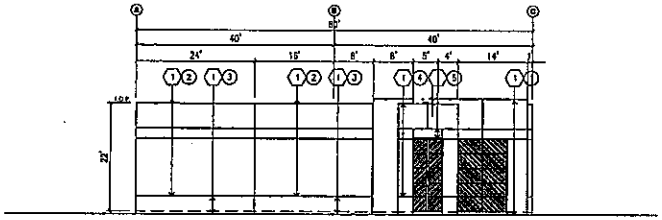
1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2744D DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2325A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR: BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
8	MULLIONS	COLOR: CLEAR ANODIZED



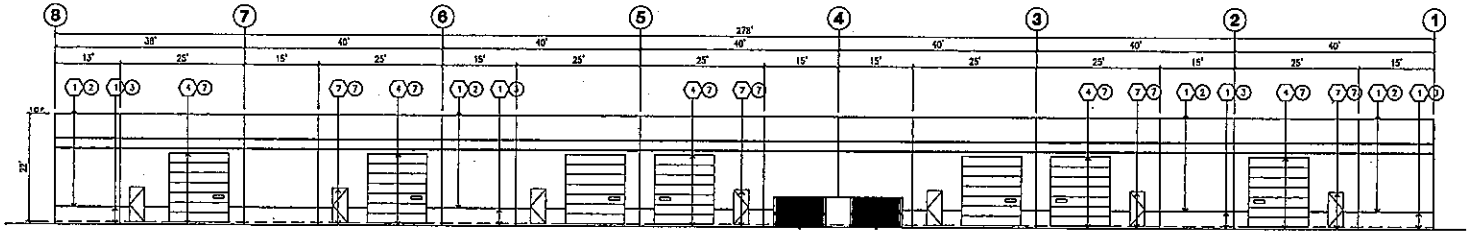
SOUTH ELEVATION (A)
scale: 1"=10'-0"



EAST ELEVATION (B)
scale: 1"=10'-0"



WEST ELEVATION (C)
scale: 1"=10'-0"



NORTH ELEVATION (D)
scale: 1"=10'-0"

A3-2
BUILDING 2 - ELEVATION

BIRTCHER Development & Investments
an affiliate of birtcher company

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 6, 2006 — JOB # 7353

REVISIONS:

HPA

HPA, Inc.

3501 JAMBOREE AVE. - STE 400, IRVINE, CA 92612 — (949) 863-1770

GENERAL NOTES - ELEVATIONS

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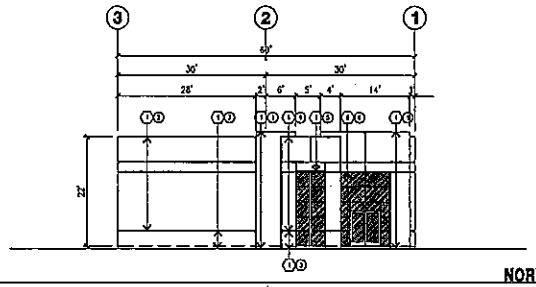
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

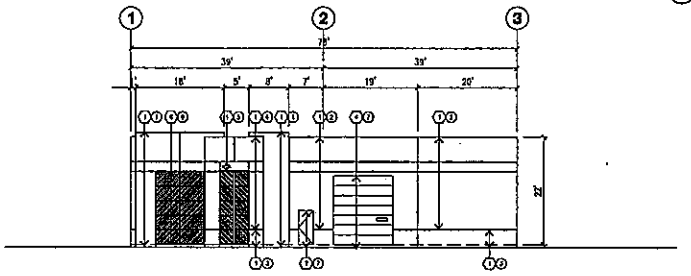
1. CONCRETE TILT-UP PANEL, PAINTED, SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2" DECORATIVE REVEAL
4. 8' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS &BUILTIES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

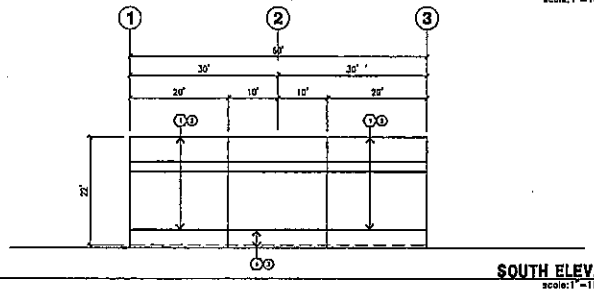
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2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 27440 SANGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2326A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE, REFLECTIVE GLAZING
7	VERTICAL LIFT OVER-HEAD DOORS E EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	MULLIONS	COLOR CLEAR ANODIZED



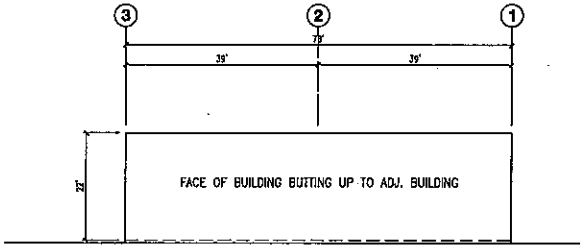
NORTH ELEVATION (A)
scale: 1" = 10'-0"



WEST ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



EAST ELEVATION (D)
scale: 1" = 10'-0"

A2-3
BUILDING 3 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

JULY 2004

JOB # 7353

REVISION:

HPA

HPA, Inc.

18831 BARDEEN AVE. - STE#100, IRVINE, CA 92612

(949) 863-0770

GENERAL NOTES - ELEVATIONS

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D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION- GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 20 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

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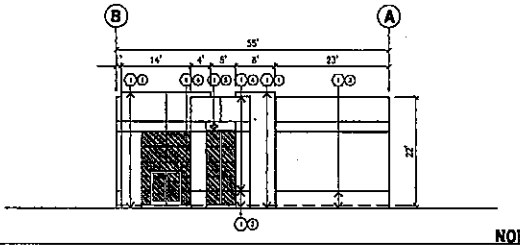
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KEYNOTES - ELEVATIONS

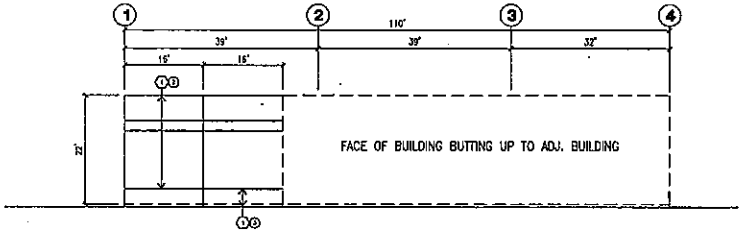
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3. 2" DECORATIVE REVEAL.
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7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

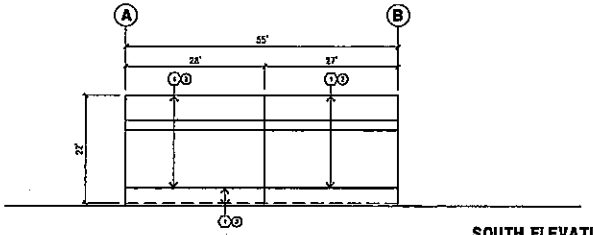
1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1031W GORGE WATER
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3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 37440 DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 3228A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR: BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
8	MULLIONS	COLOR: CLEAR ANODIZED



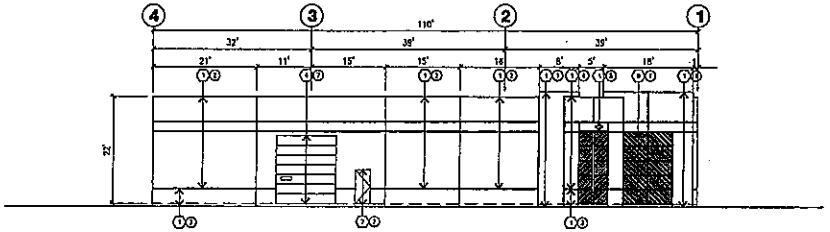
NORTH ELEVATION (A)
scale:1" = 10'-0"



WEST ELEVATION (B)
scale:1" = 10'-0"



SOUTH ELEVATION (C)
scale:1" = 10'-0"



EAST ELEVATION (D)
scale:1" = 10'-0"

A3-4
BUILDING 4 - ELEVATION

BIRTCHER Development & Investments
an Irvine Birtcher company

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE | JULY 2008 | JOB # 7053

REVISION:

HPA

HPA, Inc.
18831 BARDEEN AVE. • STE.100, IRVINE, CA 92612 (949) 863-1770

GENERAL NOTES - ELEVATIONS

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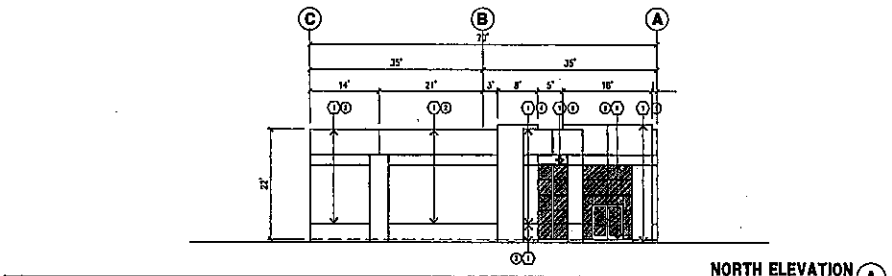
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KEYNOTES - ELEVATIONS

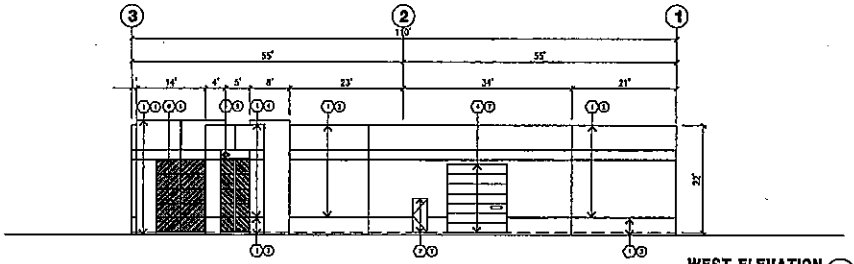
1. CONCRETE TILT-UP PANEL @ PAINTED, SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL.
4. 8' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS &BELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

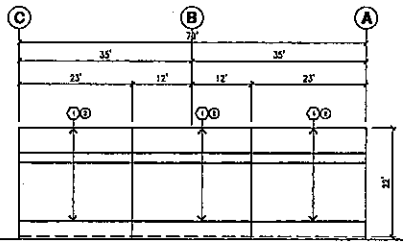
1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1031W COAST WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2744G DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2324A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR: BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
8	MULLIONS	COLOR: CLEAR ANODIZED



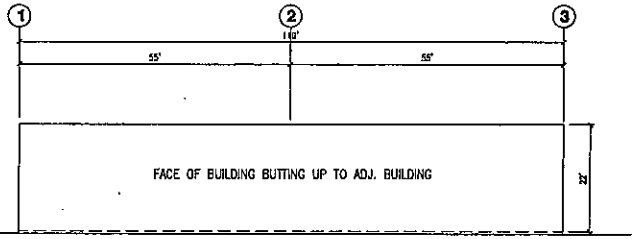
NORTH ELEVATION (A)
scale: 1" = 10'-0"



WEST ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



EAST ELEVATION (D)
scale: 1" = 10'-0"

A3-5
BUILDING 5 - ELEVATION

BIRTCHER Developments & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
REVISION:

JULY 1 2008

JOB # 7353

HPA

HPA, Inc.

1853 BARCLAY AVE. - STE.200, IRVINE, CA 92602

(949) 863-0770

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

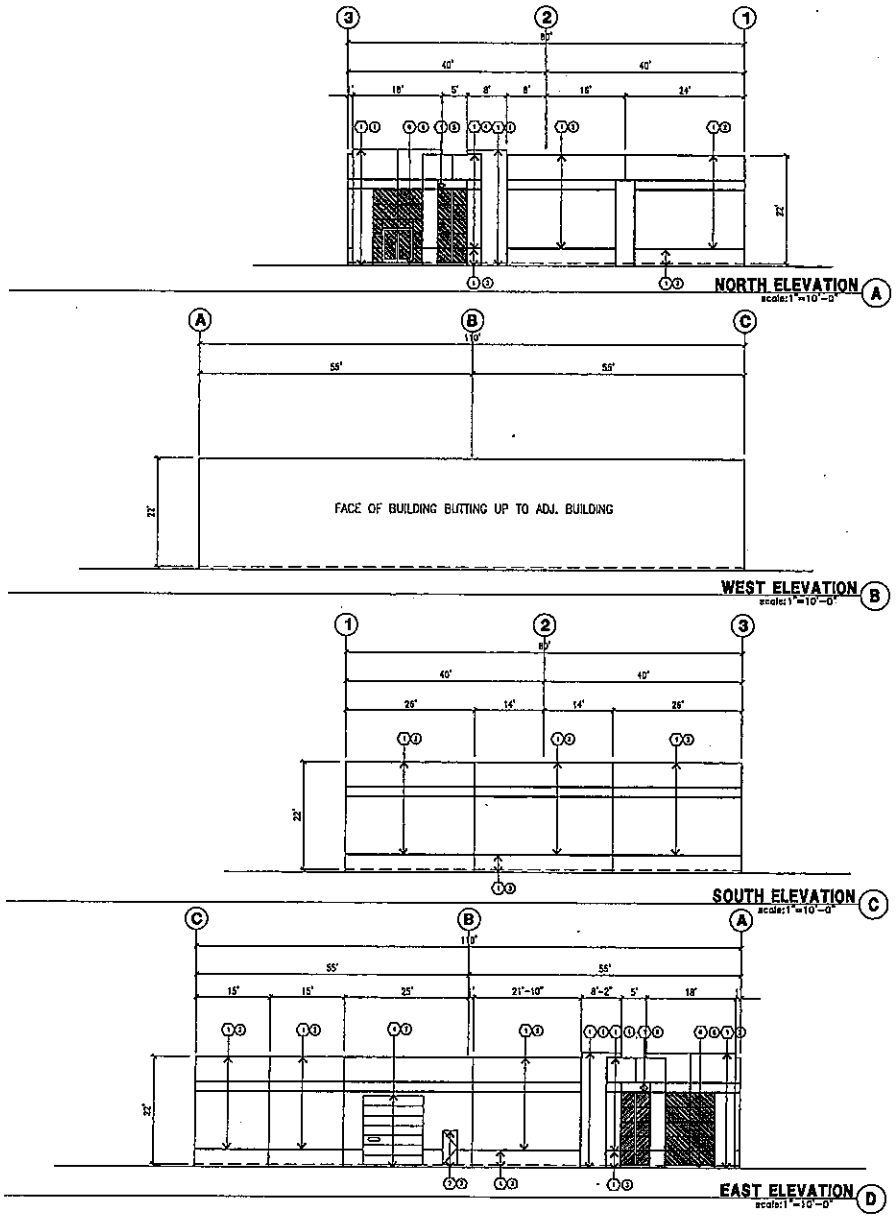
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED). SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1031W SORCE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 27440 BINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR: BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
8	MULLIONS	COLOR: CLEAR ANODIZED



A3-6
BUILDING 6 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 1 2008 — JOB # 7553

REVISION:

HPA

HPA, Inc.

8683 BARDEEN AVE. - STE#100, IRVINE, CA 92621 — (949) 553-070

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 70 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

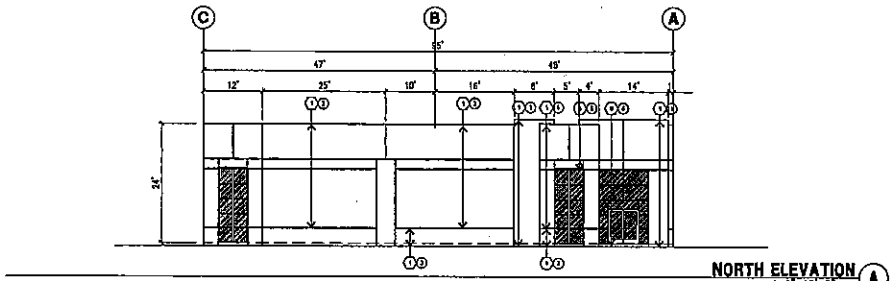
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

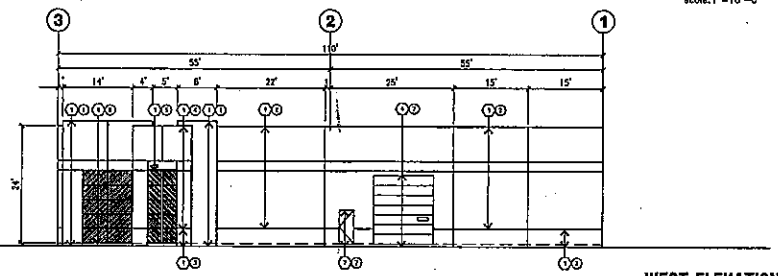
1. CONCRETE TILT-UP PANEL (PAINTED). SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 3" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE FFF. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

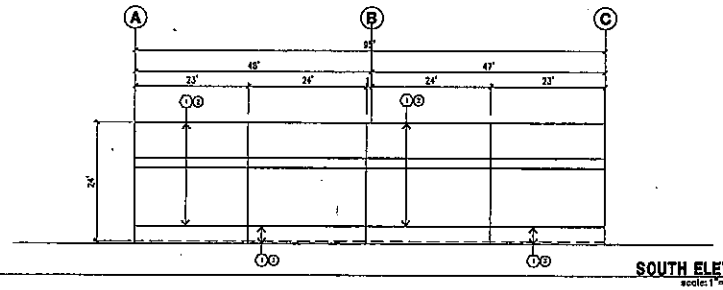
1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2744D DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	MULLIONS	COLOR CLEAR ANODIZED



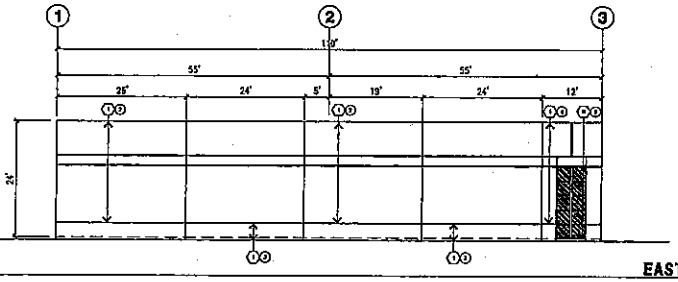
NORTH ELEVATION (A)
scale: 1"=10'-0"



WEST ELEVATION (B)
scale: 1"=10'-0"



SOUTH ELEVATION (C)
scale: 1"=10'-0"



EAST ELEVATION (D)
scale: 1"=10'-0"

A3-7
BUILDING 7 - ELEVATION

BIRTCHER Development & Investments
A Birtcher Company

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 1, 2005 — JOB # 7353

REVISION:

HPA, Inc.

18831 BARDEEN AVE. - STE.100, IRVINE, CA 92612 — (949) 863-9770

HPA

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

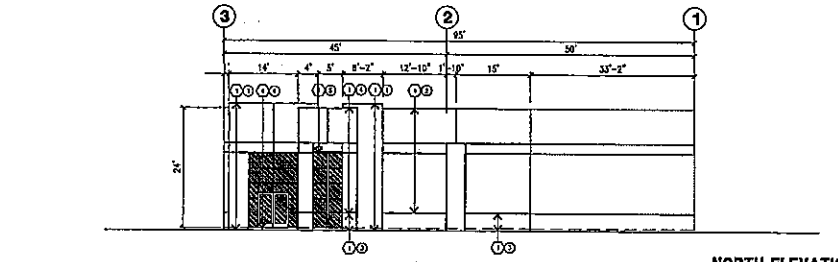
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

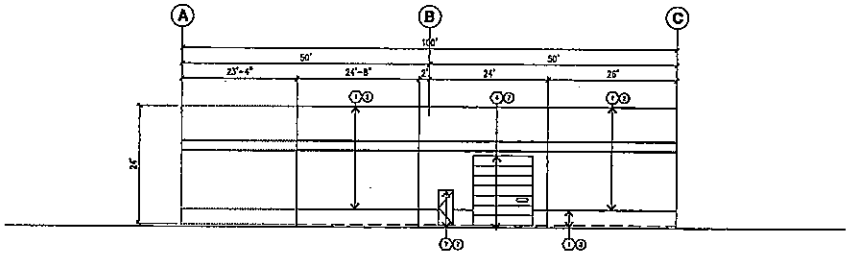
1. CONCRETE TILT-UP PANEL (PAINTED), SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 3" DECORATIVE REVEAL
4. 12' X 14' METAL ROLL UP THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE

COLOR SCHEDULE - ELEVATIONS

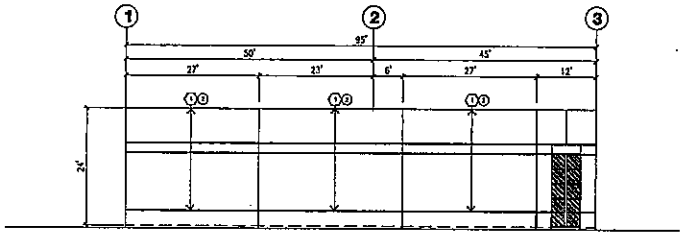
1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2746 DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2326A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	M.ULIONS	COLOR CLEAR ANODIZED



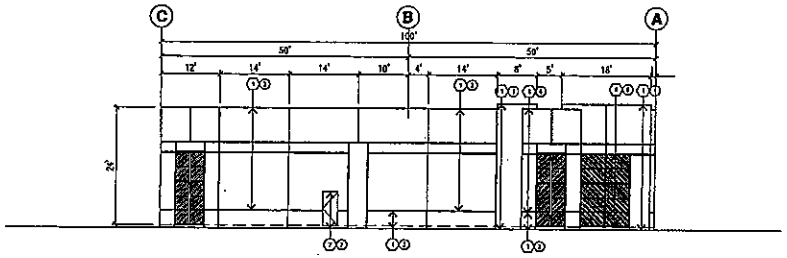
NORTH ELEVATION (A)
scale: 1" = 10'-0"



WEST ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



EAST ELEVATION (D)
scale: 1" = 10'-0"

A3-8
BUILDING 8 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

JULY 1, 2008

JOB # 7563

REVISION:

HPA, Inc.

HPA

8981 BALBOA AVE. - STE.A00, RIVE, CA 92123

(949) 863-1770

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

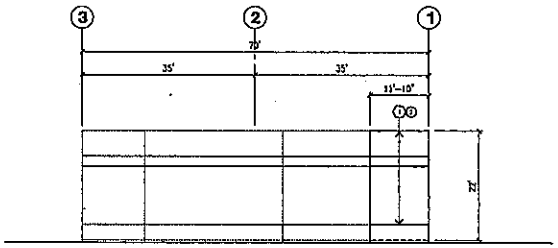
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

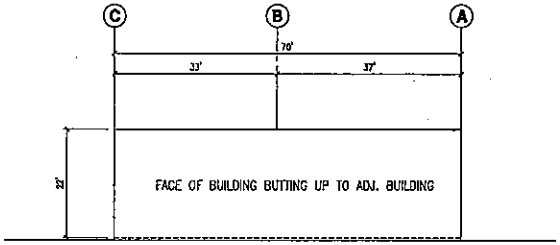
1. CONCRETE TILT-UP PANEL (PAINTED), SEE "B" DRAWINGS.
2. PANEL JOINT, SEE "B" DRAWINGS.
3. 2" DECORATIVE REVEAL
4. 12' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE

COLOR SCHEDULE - ELEVATIONS

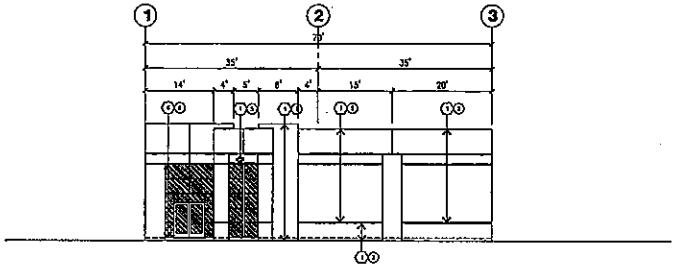
1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 27440 DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE, REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	MULLIONS	COLOR CLEAR ANODIZED



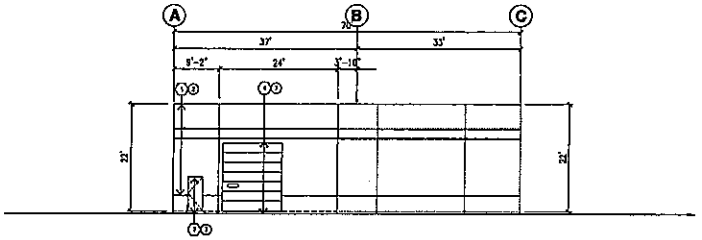
NORTH ELEVATION (B)
scale: 1"=10'-0"



WEST ELEVATION (C)
scale: 1"=10'-0"



SOUTH ELEVATION (D)
scale: 1"=10'-0"



EAST ELEVATION (E)
scale: 1"=10'-0"

A3-9
BUILDING 9 - ELEVATION

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE
JULY 2, 2008
JOB # 7353

REVISION:

HPA, Inc.
(949) 863-1770

16531 SADDLEBACK AVE. - STE. 400, IRVINE, CA. 92612

HPA

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. = TOP OF PARAPET - ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 20 MPH EXPOSURE 'C' WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

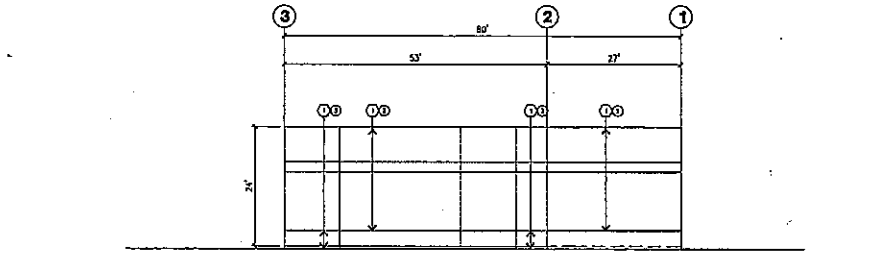
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

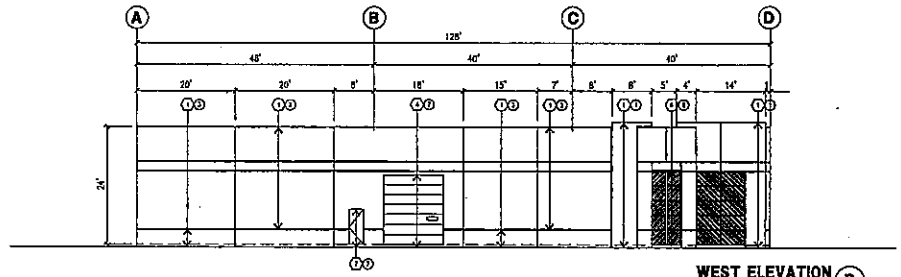
1. CONCRETE TILT-UP PANEL (PAINTED). SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2" DECORATIVE REVEAL.
4. 3' X 7' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS. SEE DOOR SCHEDULE

COLOR SCHEDULE - ELEVATIONS

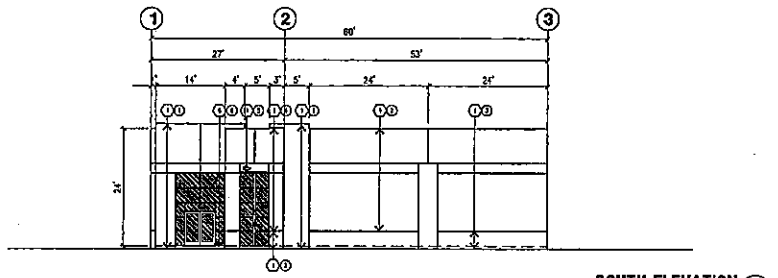
1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1631W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2741D DINGO
4	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE CL 2328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR: BLUE, REFLECTIVE GLAZING
7	VERTICAL LIFT OVERHEAD DOORS & EXTERIOR DOORS	PAINT BRAND: MATCH FIELD PAINT
8	MULLIONS	COLOR: CLEAR ANODIZED



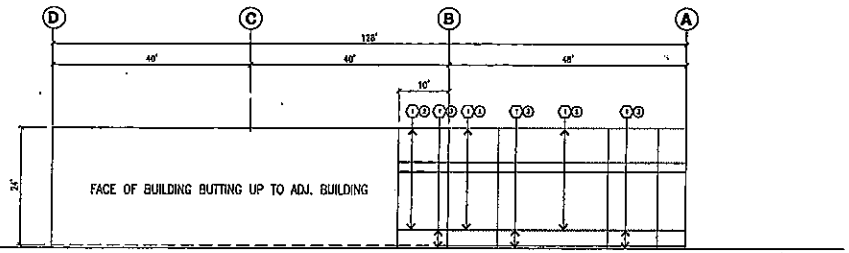
NORTH ELEVATION (A)
scale: 1" = 10'-0"



WEST ELEVATION (B)
scale: 1" = 10'-0"



SOUTH ELEVATION (C)
scale: 1" = 10'-0"



EAST ELEVATION (D)
scale: 1" = 10'-0"

A3-10
BUILDING 10 - ELEVATION

BIRTCHER Development & Investments
A Brandon Birtcher Company

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

JULY 1 2006

JOB # 7355

REVISION:

HPA, Inc.

HPA

1565 GARDEN AVE - STE 100, IRVINE, CA 92612

(949) 863-1770

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. - TOP OF PARAPET - ELEVATION.

D. F.F. - FINISH FLOOR ELEVATION.

E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.

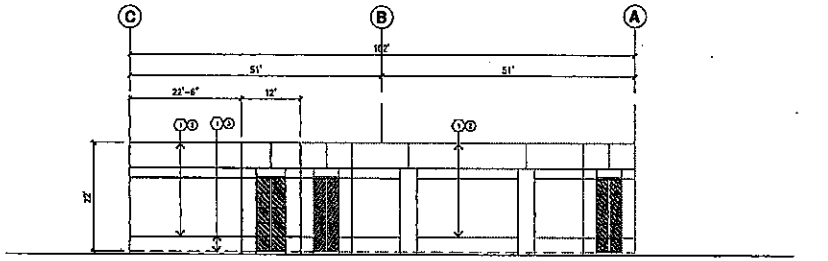
G. MECHANICAL EQUIPMENT NOT TO BE VISIBLE FROM ADJACENT FREEWAYS OR WILL BE PAINTED TO MATCH ROOF.

KEYNOTES - ELEVATIONS

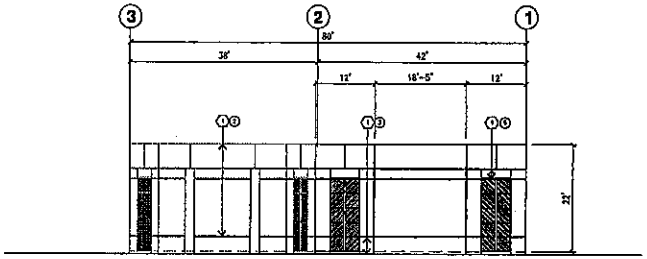
1. CONCRETE TILT-UP PANEL #PANTEDI SEE "S" DRAWINGS.
2. PANEL JOINT, SEE "S" DRAWINGS.
3. 2' DECORATIVE REVEAL
4. 8' X 14' METAL DRIVE THROUGH DOOR
5. DOCK BUMPER.
6. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION
7. 3' X 7' EXTERIOR HOLLOW METAL DOORS, SEE DOOR SCHEDULE.

COLOR SCHEDULE - ELEVATIONS

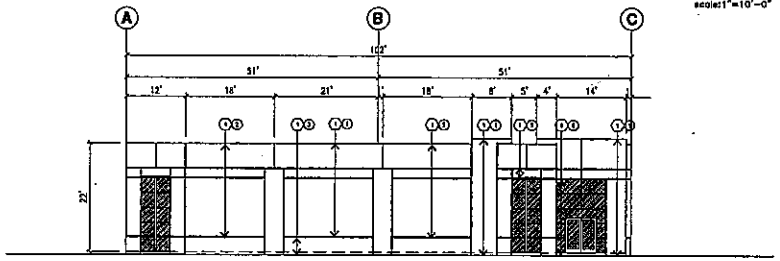
1	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1031W GORGE WATER
2	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CLW 1032W LORETTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 2744D DOLCO
4	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE CL 3328A NEW DENIM BLUE
5	CONCRETE TILT-UP PANEL	PAINT BRAND FRAZEE 001 WHITE
6	STOREFRONT GLAZING	COLOR BLUE REFLECTIVE GLAZING
7	VERTICAL LIFT OVER-HEAD DOORS & EXTERIOR DOORS	PAINT BRAND MATCH FIELD PAINT
8	MULLIONS	COLOR CLEAR ANODIZED



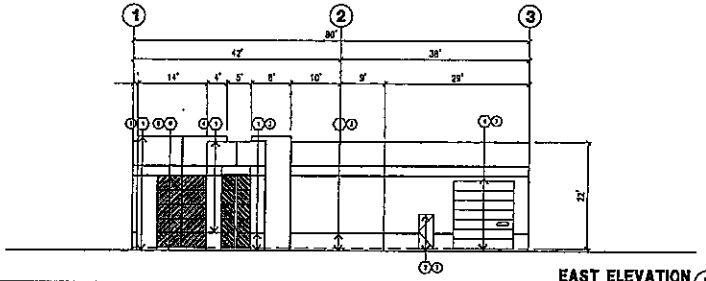
NORTH ELEVATION A
scale:1"=10'-0"



WEST ELEVATION B
scale:1"=10'-0"



SOUTH ELEVATION C
scale:1"=10'-0"



EAST ELEVATION D
scale:1"=10'-0"

A3-11
BUILDING 11 - ELEVATION

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE

JULY | 2008

JOB # 7353

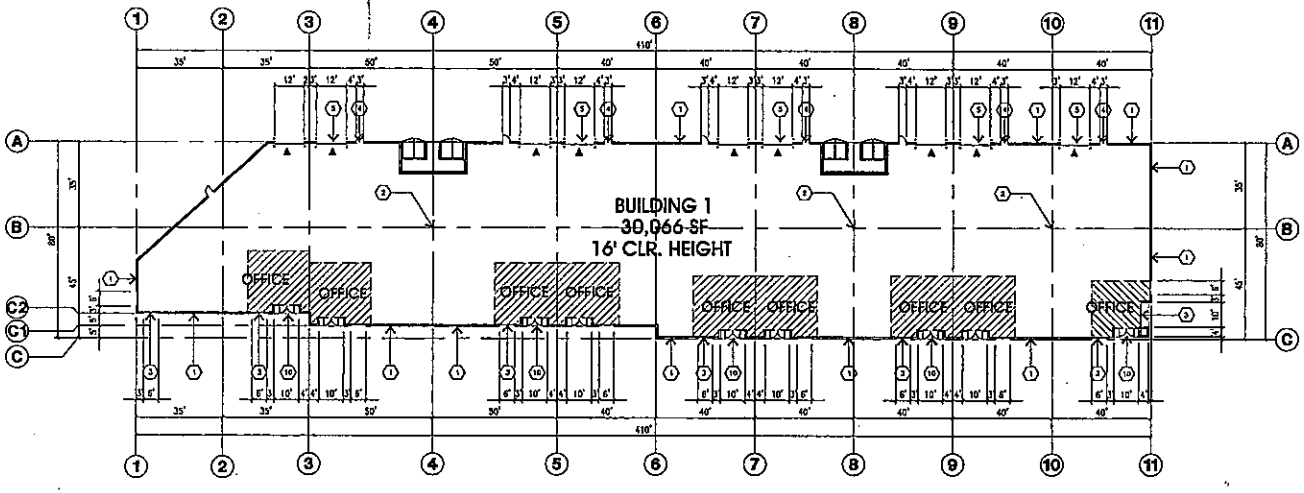
REVISION:

HPA

HPA, Inc.

18421 GARDEN AVE. - STE.100, IRVINE, CA 92612

(949) 553-1770



FLOOR PLAN (A)
scale: 1"=20'-0"

CASE: PP23277AMD. 2
EXHIBIT: C (SHEETS 1-11)
DATE: 2/3/09
PLANNER: J. Childers

KEYNOTES - FLOOR PLAN

TILT-UP PANEL.
STEEL COLUMN.
AZRIGHT SYSTEM WITH GLAZING, SEE OFFICE BLOW-UP AND TYP. SIZE, COLOR AND LOCATIONS.
HM METAL EXTERIOR MAN DOOR.
HOLLOW METAL DOOR, STANDARD GRADE, NOTED WITH ▼
DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
EXPANSION JOINT.
RAMP W/ 6" CONCRETE TILT-UP PANELS.
STAIRS AND LANDING.
ELEVATOR.

A2-1
BUILDING 1 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
a Brandon Birtcher company

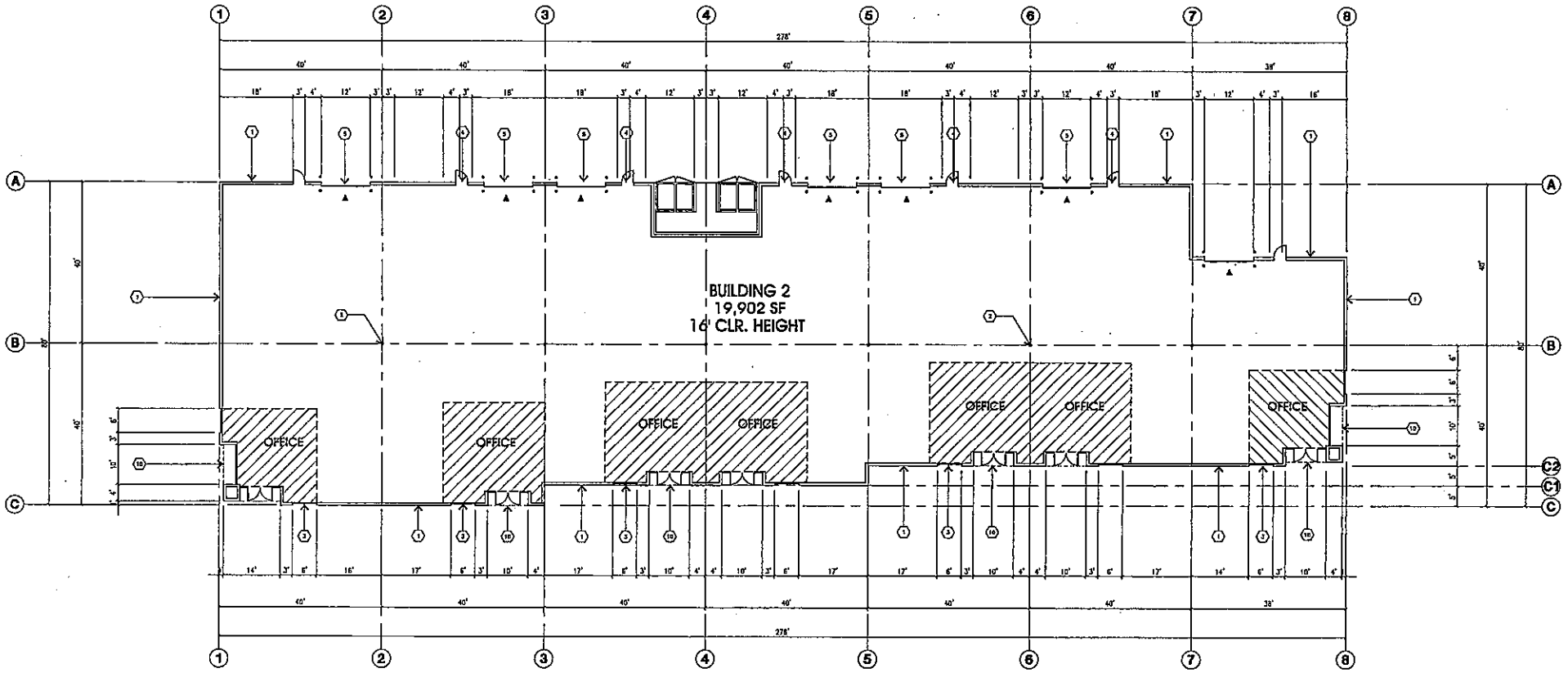
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 1 2008 — JOB # 2353

REVISION:

HPA, Inc.

18831 BARDEEN AVE. - STE.100, IRVINE, CA. 92612 (949) 863-1770



FLOOR PLAN (A)
scale: 1" = 10'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

A2-2
BUILDING 2 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

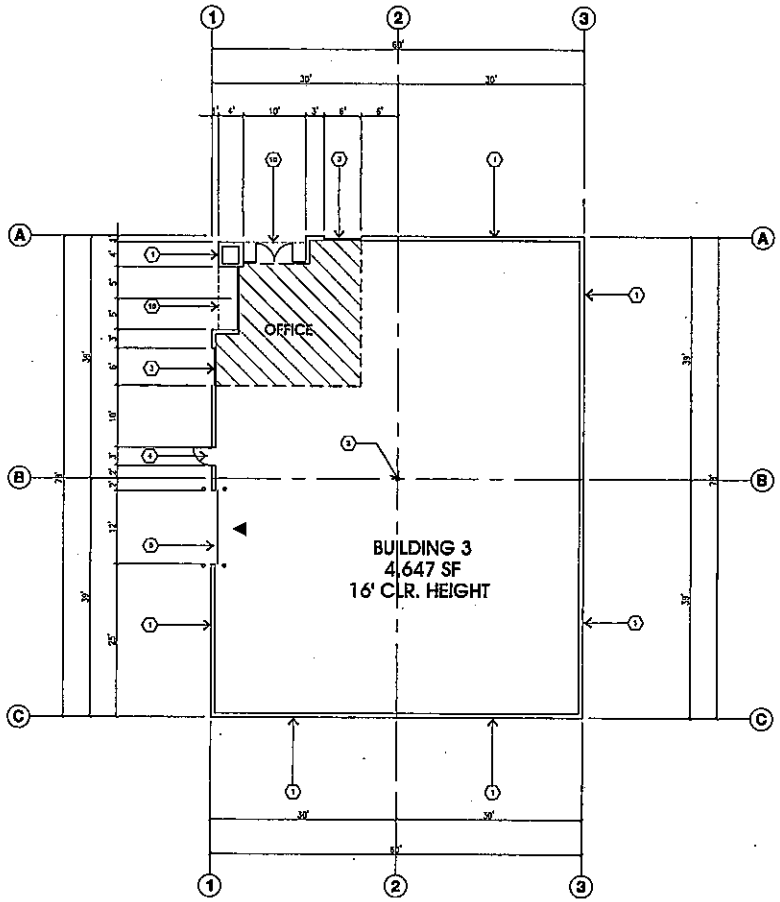
COUNTY OF RIVERSIDE — JULY 1 2008 — JOB # 7353

REVISION:

HPA

HPA, Inc.

3883 BARDEEN AVE. • STE.100, IRVINE, CA 92612 — (949) 863-1770



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' ORMS TROJAN TRUCK DOOR, STANDARD GRADE, NOTED WITH ▼
6. 9 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

HPA

A2-3
BUILDING 3 - FLOOR PLAN

PLAN NORTH

BIRTCHER Developments & Investments
a subsidiary of Birtcher Enterprises

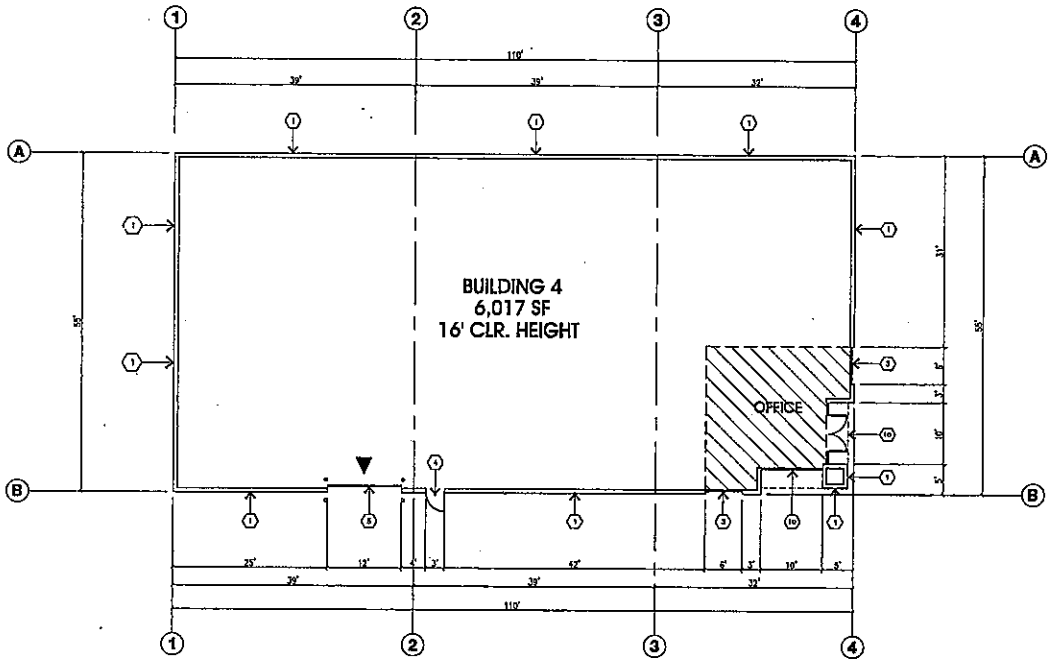
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE | JULY 1 2008 | JOB # 7353

REVISION:

HPA, Inc.

8981 BALBOA AVE. • STE. 100, IRVINE, CA 92123 (949) 863-9770



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR MAT., COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

HPA

A2-4
BUILDING 4 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
a Brandon Birtcher company

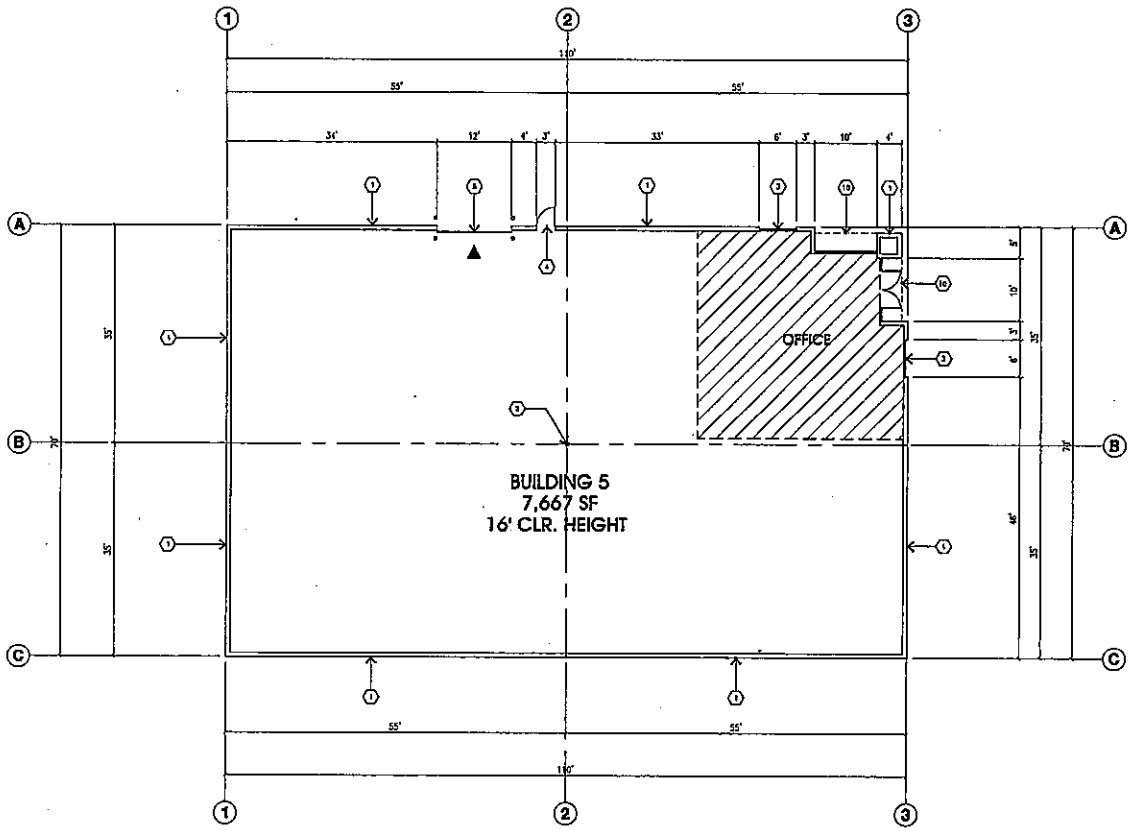
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 2, 2008 — JOB # 7363

REVISION:

HPA, Inc.

18831 BARDEEN AVE. - STE.#100, IRVINE, CA 92612
(949) 863-8703



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

HPA

A2-5
BUILDING 5 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments

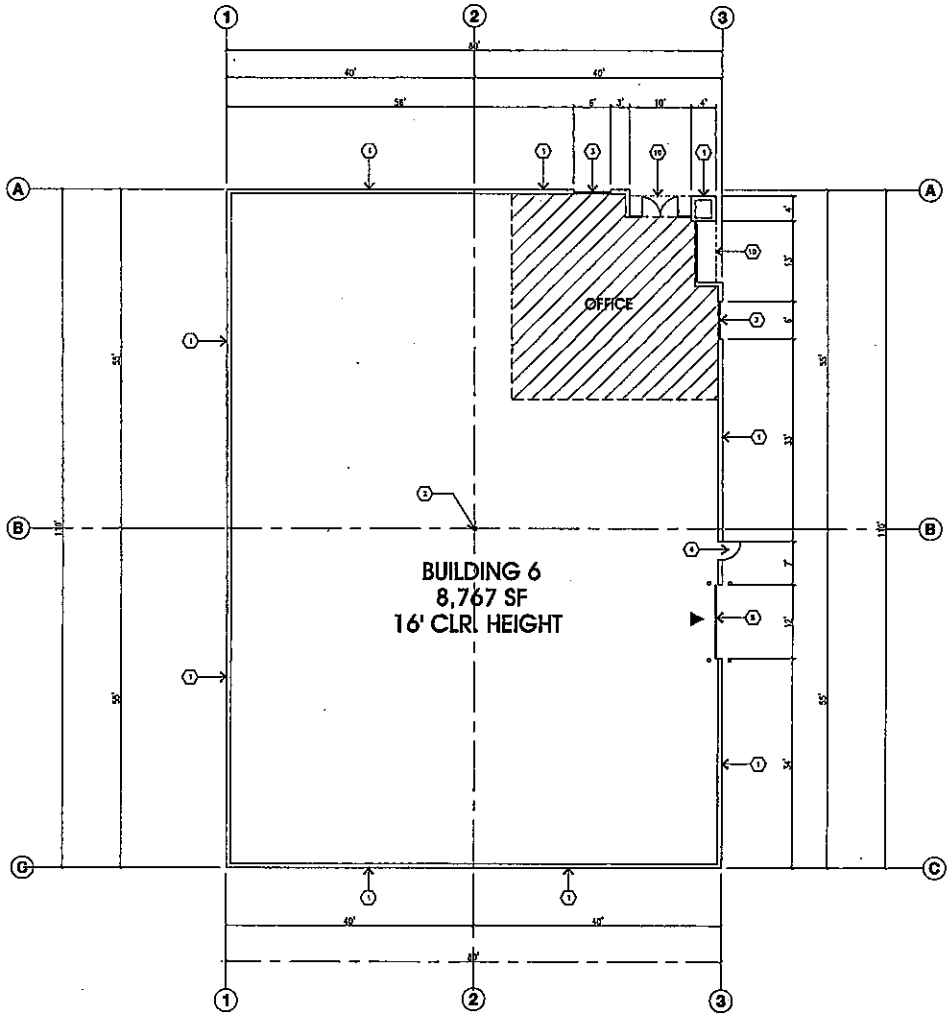
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 1, 2008 — JOB # 7583

REVISION:

HPA, Inc.

1683 BARDEEN AVE. - STE.#100, IRVINE, CA 92612
(949) 863-1770



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING, SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 8" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

A2-6
BUILDING 6 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments

BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

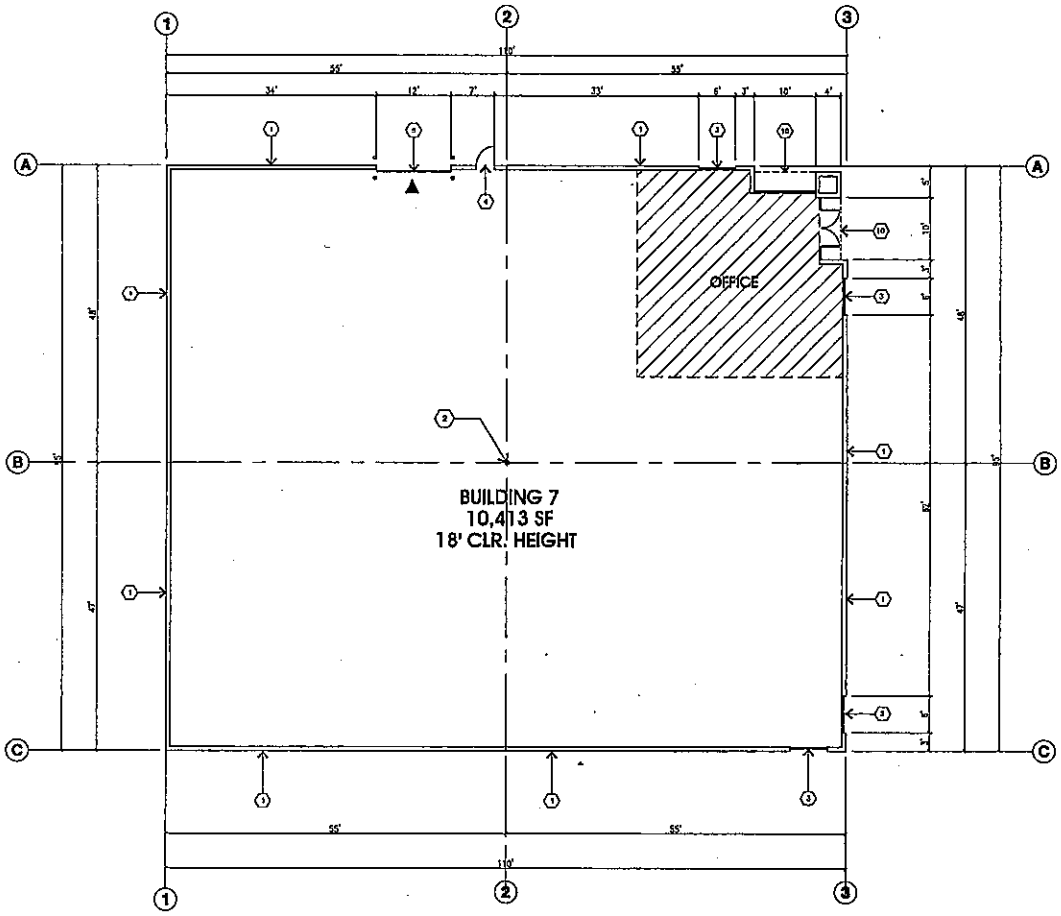
COUNTY OF RIVERSIDE — JULY 2006 — JOB # 7553

REVISION:

HPA, Inc.

HPA

18831 BARDEEN AVE. - STE.#100, IRVINE, CA 92612 (949) 863-0770



FLOOR PLAN (A)
scale:1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'0" HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 4" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

HPA

A2-7
BUILDING 7 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
a Thomas Birtcher company

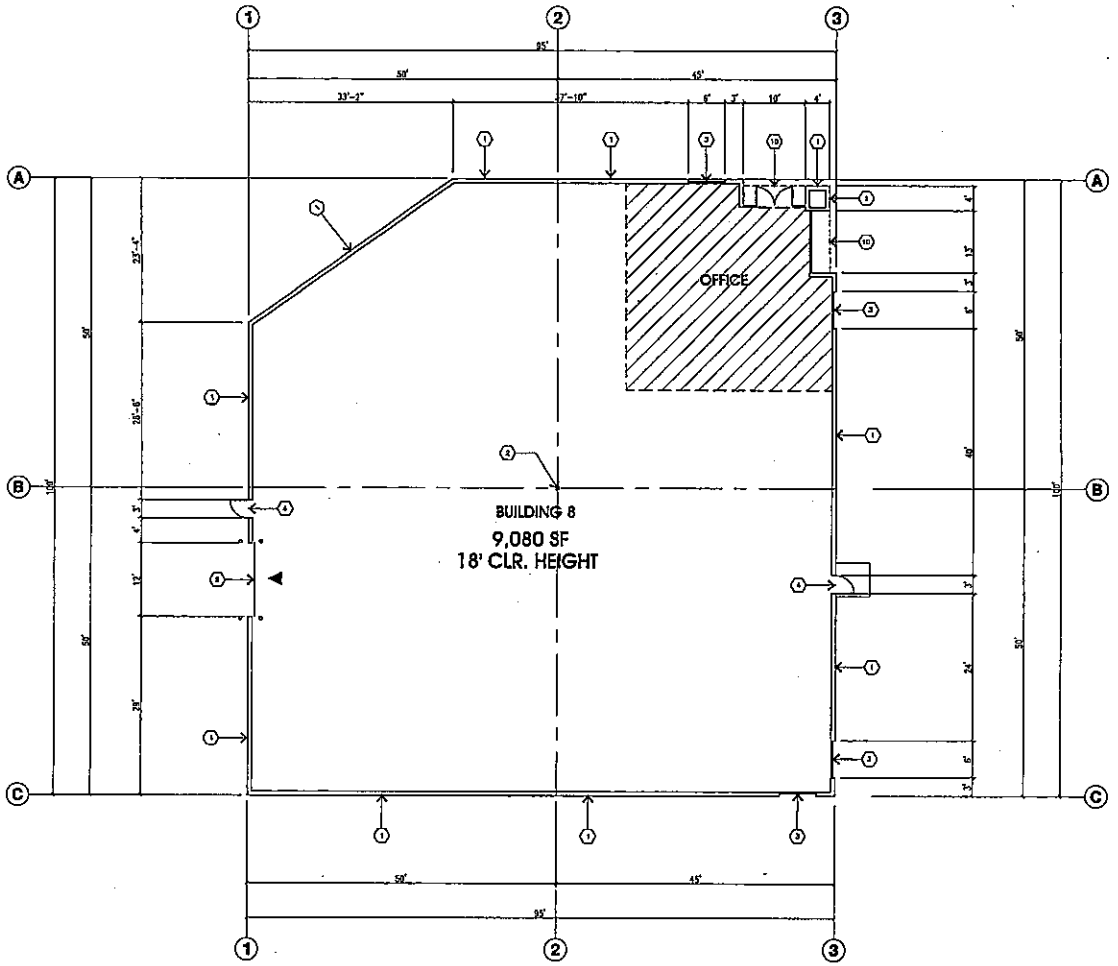
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE | JULY 2006 | JOB # 7353

REVISION:

HPA, Inc.

18831 BARDEEN AVE. - STE.#100, IRVINE, CA 92612
(949) 863-1770



FLOOR PLAN (A)
scale: 1/8" = 1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'0" HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'0x14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE, NOTED WITH ▼
6. 8 1/2'x10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

A2-8
BUILDING 8 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

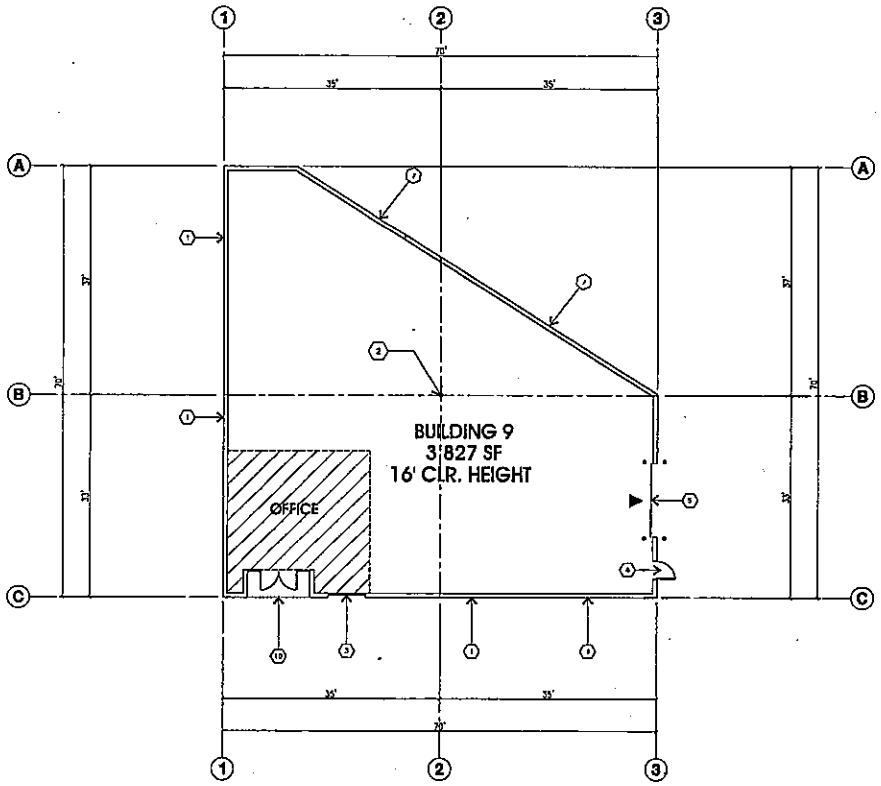
COUNTY OF RIVERSIDE — JULY 1 2008 — JOB # 7353

REVISIONS

HPA, Inc.

1833 DAGGETT AVE. - STE 200, IRVINE, CA 92612 — (949) 863-0710

HPA



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THRUGH TRUCK DOOR, STANDARD GRADE, NOTED WITH: ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. ROOF ABOVE

HPA

A2-9
BUILDING 9 - FLOOR PLAN

PLAN NORTH

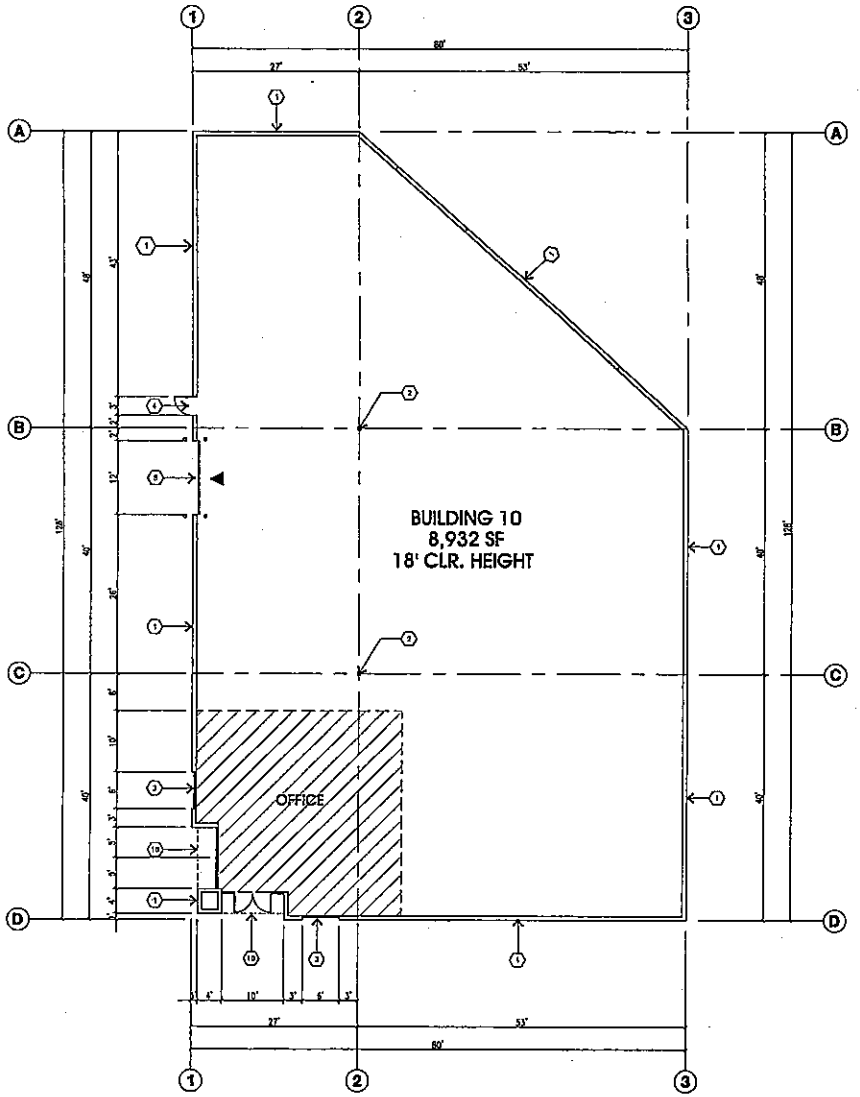
BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 6, 2006 — JOB # 7353

REVISION:

HPA, Inc.

18631 BARDEEN AVE. • STE#100, RVINE, CA 92612
(949) 863-1770



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING, SEE OFFICE ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. SOFFIT ABOVE

HPA

A2-10
BUILDING 10 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments

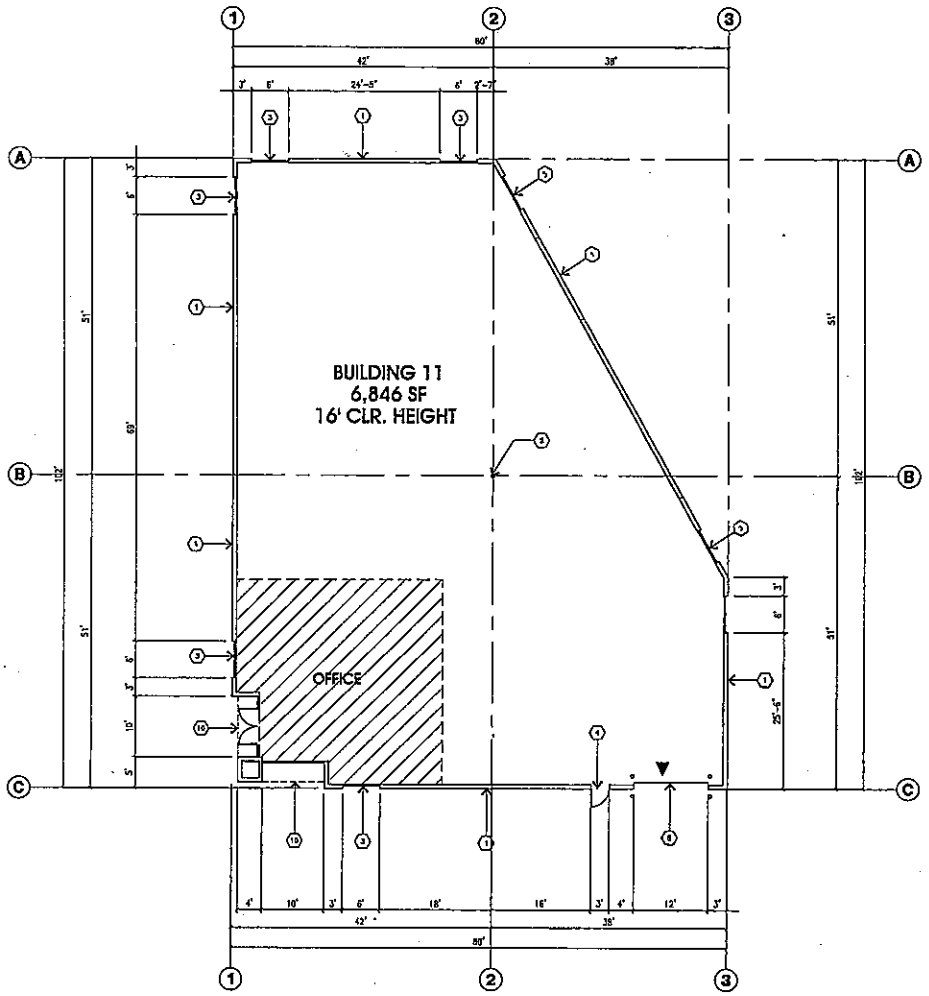
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

COUNTY OF RIVERSIDE — JULY 6, 2006 — JOB # 7355

REVISIONS

HPA, Inc.

8681 MACARTHUR AVE. • STE.400, IRVINE, CA 92612
(949) 863-1770



FLOOR PLAN (A)
scale: 1/8"=1'-0"

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
5. 12'X14' DRIVE THROUGH TRUCK DOOR, STANDARD GRADE. NOTED WITH ▼
6. 8 1/2'X10' DOCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. DOCK BUMPERS
8. CONCRETE RAMP W/ 6" CONCRETE TILT-UP PANELS.
9. CONCRETE STAIRS AND LANDING.
10. ZOFFIT ABOVE

A2-11
BUILDING 11 - FLOOR PLAN

PLAN NORTH

BIRTCHER Development & Investments
BIRTCHER CENTER AT CANAL STREET - AREA C
BIRTCHER RIVERSIDE CANAL STREET, LLC

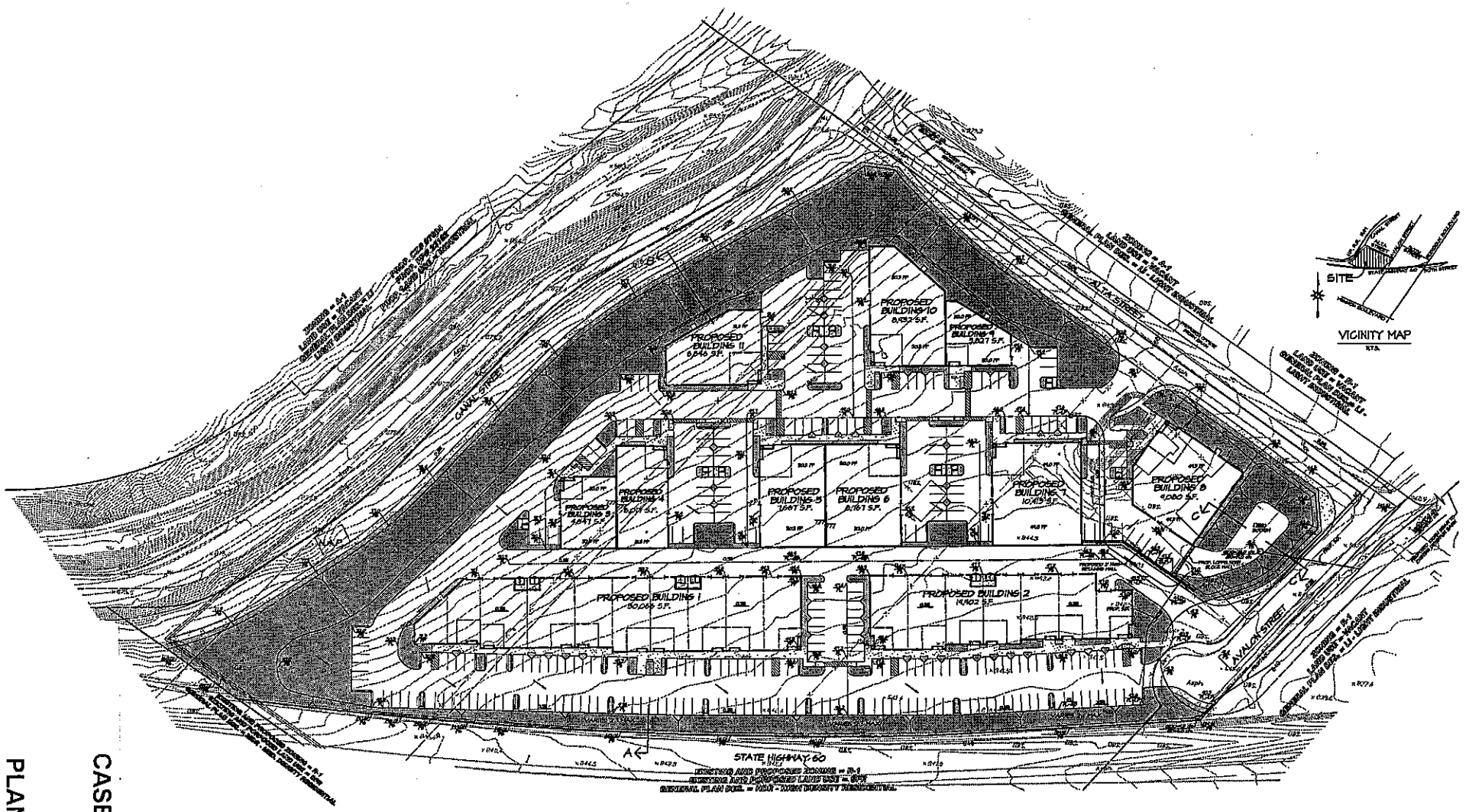
COUNTY OF RIVERSIDE — JULY 1 2008 — JOB # 7553

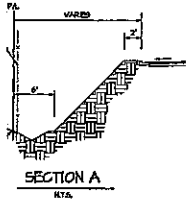
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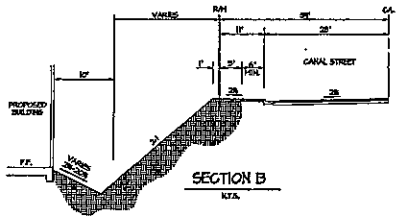
HPA, Inc.

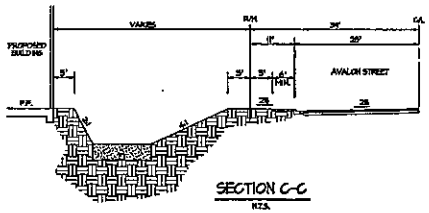
HPA

18012 GARDEN AVE. - STE.#201, IRVINE, CA 92612 — (949) 863-0710









CASE: PP23277AMD. 2
EXHIBIT: G
DATE: 2/3/09
PLANNER: J. Childers

GRAPHIC SCALE 1"=40'

REVISIONS PER COUNTY COMMENT LETTER DATED 08-15-08	09-2-08	LG
REVISIONS	DATE	BY

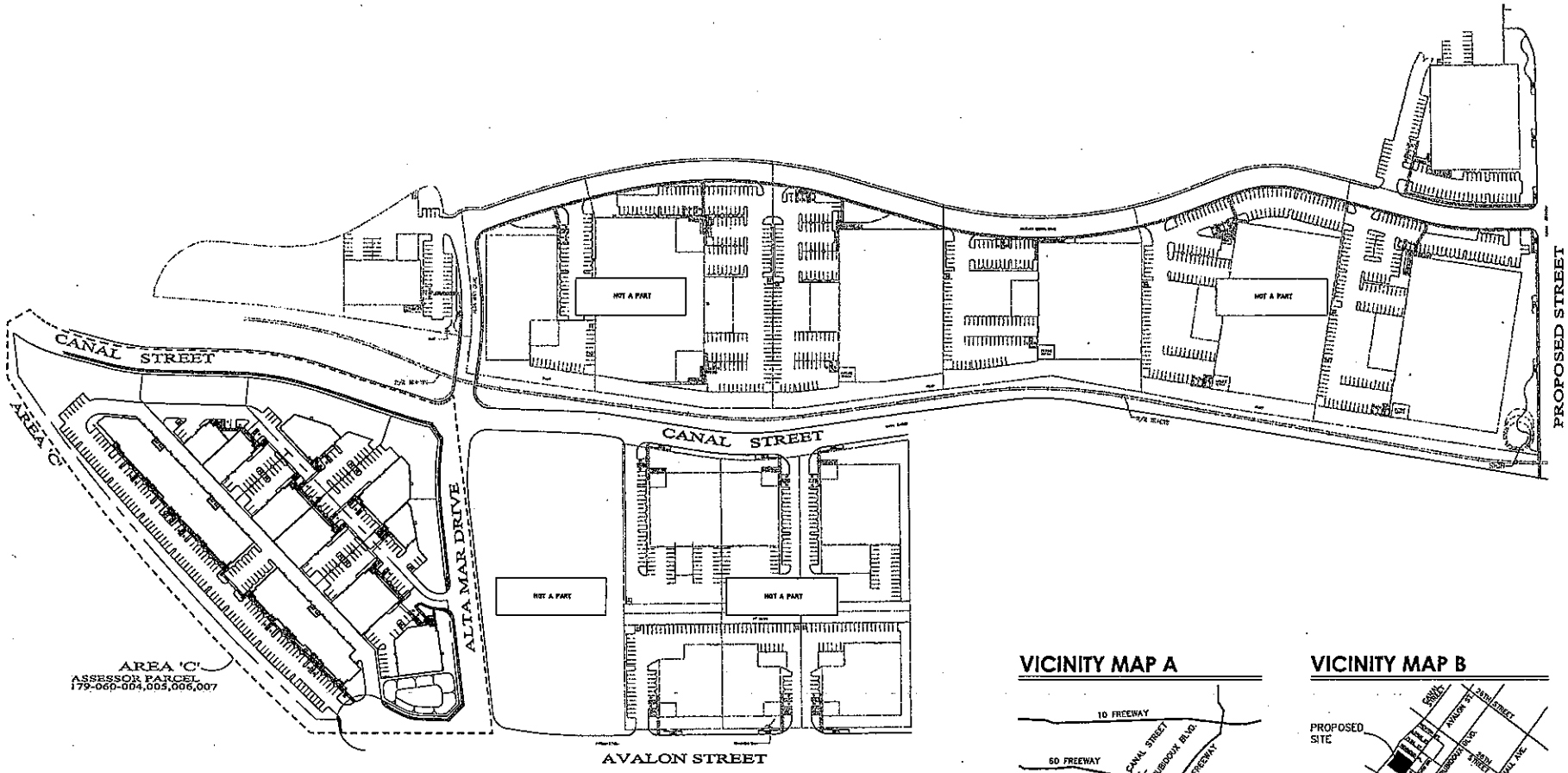
AMENDED NO.1

BIRTCHER CENTER AT CANAL STREET

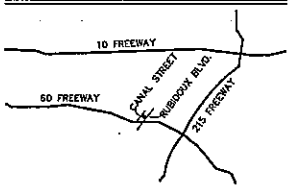
COUNTY OF RIVERSIDE
CONCEPTUAL GRADING PLAN
PLOT PLAN NO. 23277

SEC 4 & 10, T2S, R5K

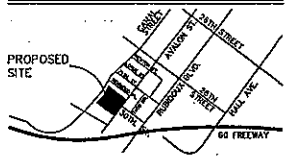
SCALE 1"=40'	ENGINEER OF WORK: CIVIL ENGINEERING	REV. 09-2-08
DATE 7/8/2008	WEBB ASSOCIATES 3788 McCRAY ST. RIVERSIDE, CA. 92506 (951) 686-1070	SHEET 1
DESIGNED T.B.		OF SHEETS
CHECKED V.M.C.		DWG. NO.
PLAN CHECK	FILE: s:\2008\08-0308\dwg\08-0308-EXHIBIT.dgn PLOTTED: 7/8/2008	CHECKSUM FILE
P.E.		



VICINITY MAP A



VICINITY MAP B



SHEET INDEX

SHEET 1	PROJECT VICINITY AND LEGEND
SHEET 2	LANDSCAPE SITE PLAN AND DATA
SHEET 3	LANDSCAPE SITE PLAN ENLARGEMENTS
SHEET 4	PRELIMINARY MAINTENANCE PLAN
SHEET 5	PRELIMINARY FENCING PLAN

CASE: PP23277AMD. 2
EXHIBIT: L (SHEETS 1-5)
DATE: 2/3/09
PLANNER: J. Childers

OWNER

BIRTCHER RIVERSIDE CANAL STREET, LLC
18201 VON KARMAN AVE. #1170
IRVINE, CA 92612
PHONE: 949 502-5500
FAX: 949 502-5505
CONTACT: ADAM HOMMER

PROJECT VICINITY AND LEGEND

HPA, Inc.
18831 BARDEEN AVE. #100
IRVINE, CA 92612
Tel. (949) 863-1770

BIRTCHER CENTER AT CANAL STREET - AREA C

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 1 OF 5

0 90 180 270 360

Landscape Conceptual Plan
23 January 2009

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE	PLANT FACTOR
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	63	MED	.5
	EUCALYPTUS CINERIA	SILVER DOLLAR GUM	24" BOX	32	MED	.5
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	32	MED	.5
	GINKO BILOBA	MAIDENHAIR TREE	24" BOX	33	MED	.5
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	96	MED	.5
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX	41	MED	.5
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	14	MED	.5
	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	24" BOX	16	MED	.5
	SCHINUS MOLLE STANDARD	CALIFORNIA PEPPER	24" BOX	28	LOW	.2
	LAGERSTROEMIA INDICA 'LIMENORA WHITE' MULTI TRUNK	CRAPE MYRTLE	24" BOX	9	MED	.5

PLANTING LEGEND

ESTIMATED QUANTITIES (LOW=1-100, MED=101-500, HIGH=501-2000) PLANTS USED

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	EST QUANTITY	WATER USE	PLANT FACTOR
	ADAPANTHUS ORIENTALIS	LILY OF THE NILE	5 GAL	MEDIUM	MED	.5
	CALLIANDRA TWEEDII	TRINIDAD FLAME BUSH	5 GAL	LOW	MED	.5
	DISTICTIS BUCCINATORIA	BLOOD RED	5 GAL	LOW	MED	.5
	ELAEAGNUS X EBBINGII	NCN	5 GAL	LOW	LOW	.2
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	FLATS	HIGH	MED	.5
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	LOW	.2
	MELALEUCA NESOPHILA	PINK MELALEUCA	5 GAL	MEDIUM	LOW	.2
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	MEDIUM	MED	.5
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	HIGH	MED	.5
	DETENTION BASIN	SAND OVER GRAVEL BASE BASIN FLOOR				
	DETENTION BASIN	UNMOWED GRASS BASIN				

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	EST QUANTITY	WATER USE	PLANT FACTOR
	ANIGOZANTHOS 'BIRTHDAY JOY'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW	.2
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	HIGH	LOW	.2
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	HIGH	MED	.5
	PHORMIUM 'TENAX'	FLAX	5 GAL	MEDIUM	MED	.5
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	HIGH	MED	.5
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN	5 GAL	HIGH	MED	.5
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW	.2
	DISTICTIS BUCCINATORIA	BLOOD RED	5 GAL	LOW	MED	.5
	ANNUAL COLOR	NCN	4" POTS	LOW	HIGH	.8
	COTONEASTER DAMOSUS 'LOW FAST'	REARESBERY CRITONEASTER	5 GAL	LOW	MED	.5
	GAZANIA SPP	TRAILING GAZANIA	FLATS	MEDIUM	MED	.5
	HEMEROCALLIS HYBERION	HYPERION DAYLILIES	5 GAL	HIGH	MED	.5
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	HIGH	LOW	.2

SEE ENLARGEMENT ON SHEET 3 FOR SYMBOLS SHOWN HERE

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC ET IRRIGATION SYSTEM.
- LANDSCAPE AND IRRIGATION TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES INCLUDING ORD. 859, 915 PROJECT SITE IS LOCATED IN WOODS RANCH# 3 AND IS SUBJECT TO ORD. 859 (AS AMENDED THROUGH ORD. 859.1) AND ORD. 915 (AS AMENDED THROUGH ORD. 915.1).
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- THE PLANT PALLET HAS BEEN DEVELOPED BASED ON CLIMATIC, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES NATIVES THAT TOLERATE UNNATURAL SOIL AND WATER CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE ORNAMENTAL PLANT MATERIAL.
- ALL SLOPES OVER 3' TO BE PLANTED AND ESTABLISHED FOR EROSION AND SAFETY CONTROL.
- BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS SHOWN ON PLAN AND SHALL BE SCREENED FROM VIEW WITH SHRUBS.
- LINEAR, DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREES WITHIN 4' FROM ANY HARDSCAPE.
- THERE ARE NO EXISTING STREET TREES. PROPOSED STREET TREES TO BE PLANTED 30' OC STREETSCAPE TO BLEND IN WITH ADJACENT PROPERTIES.
- THERE ARE NO EXISTING STREET TREES WITHIN 200' ALONG ANY ADJACENT PROPERTIES.
- ESTIMATED ANNUAL WATER USE (EAWU) & MAXIMUM ANNUAL WATER ALLOCATION (MAWA) CALCULATIONS SHOWN ON THIS SHEET AND WILL BE WORKED FURTHER IN WORKING DRAWINGS AND CONFORM TO COUNTY OF RIVERSIDE ORDINANCE 859.
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN INFILTRATION TRENCHING
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN ADJACENT PROPERTY
- SHRUBS AND TREES TO BE INSTALLED AS NEEDED TO SCREEN PARKING FROM STREET
- VINES TO BE ADDED TO TRASH ENCLOSURES IN WORKING DRAWINGS
- ALL SLOPES TO MEET BUILDING AND SAFETY EROSION CONTROL LANDSCAPING
- SOD SHOULD BE MINIMIZED SINCE IT SERVES AS A FUNCTIONAL RECREATION ELEMENT.
- NO OVERHANG TREES TO BE PLANTED ADJACENT TO PROPERTY LINE.
- PROVIDE A 6" CURB AT THE BACK OF EACH PLANTER TO A MINIMUM WIDTH OF 18" FOR ALL PLANTERS NEXT TO PARKING SPACES.

CASE NUMBER: PP23277

RIVERSIDE COUNTY ORDINANCE 859 WATER EFFICIENT LANDSCAPE NOTES

PLANT REQUIREMENTS

Plant types shall be grouped together in regards to their water, soil, sun and climatic requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high, moderate, moderately low, low, and very low.

Definition from these groupings shall not be permitted.

Soil test on all projects are required for appropriate specifications of soil amendments, turf to facilitate selection of water efficient plant species suitable for the site. Soil amendments such as compost shall be provided to improve water holding capacity of soil, where soil conditions warrant.

All exposed surfaces of non turf areas within the developed landscape area shall be mulched with a minimum three inch (3") layer of material, except in areas with groundcover planted (less than where mulch depth shall be one and one half inches (1-1/2").

IRRIGATION REQUIREMENTS

All irrigation systems shall be designed to prevent runoff, overspray, low head drainage and other similar conditions where water flows off the site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, managed and maintained to achieve as high an overall efficiency as possible.

Landscaped areas shall be provided with a smart irrigation controller or which automatically adjusts the frequency and or duration of irrigation events in response to changing weather conditions unless the area of the property would otherwise qualify as a low use area. The planting areas shall be grouped by turf areas to medium control areas based on similarity of water requirements (i.e. turf separate from shrub and groundcover), full sun exposure areas separate from shade areas; any of slope exposure (turf on flat or slope). Additional water conservation technology may be required, where necessary, at the discretion of the Planning Director.

Water systems for common open areas areas shall use non potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non potable water system shall be provided within the landscape plan. Water systems designed to utilize non potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.

Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. All installations shall only be highly efficient state of the art irrigation systems to eliminate runoff and overspray and maximize irrigation efficiency as required by the landscaping Guide.

All irrigation systems shall be equipped with the following:

a. A smart irrigation controller as defined in Section 8.2, of this ordinance.
b. A rain sensing device to prevent irrigation during and after rainfall.
c. Anti drain check valves installed at strategic points to minimize or prevent low head drainage.
d. A pressure regulator when the static water pressure exceeds the maximum recommended operating pressure of the irrigation system.

Maximum Applied Water Allowance (MAWA): (ETo)*(0.8)(Aa+(0.62) Gallons per year

* Annual ETo for City of Riverside is 61.53

Project MAWA = 4,210,329 Gallons/Year
Project Landscape Area = 157,105 Square Feet

Estimated Applied Water Use (EAWU): (ET+(PF)(HA)(0.62) (IE)** Gallons per year

High PF Landscape Area = 8,868 Square Feet of High Water Use Plant Material Area.
High PF EAWU= 420,834 Gallons/Year

Medium PF Landscape Area = 31,456 Square Feet of Medium Water Use Plant Material Area.
Medium PF EAWU= 1,142,293 Gallons/Year

Low PF Landscape Area = 89,811 Square Feet of Low Water Use Plant Material Area.
Low PF EAWU= 1,668,231 Gallons/Year

Project Total MAWA= 4,210,329 Gallons/Year
Project Total EAWU= 3,177,401 Gallons/Year
Difference= 1,032,772 Gallons/Year

* PF: Plant Factors - High = .8, Med. = .5 & Low = .3 ** IE= 0.85

SHADE REQUIREMENT CHART (50% MIN. REQUIRED)

TOTAL PARKING AREA= 44,310 SF
SHADED AREA REQUIRED= 22,140 SF
SHADED AREA PROVIDED (SEE)= 23,232 SF
PARKING LOT TREES PROVIDED MEET MIN. COUNTY SHADE REQUIREMENTS

SLOPE FACING FREEWAY- SHRUBS ONLY @ TOP OF SLOPE, GROUNDCOVER ELSEWHERE.

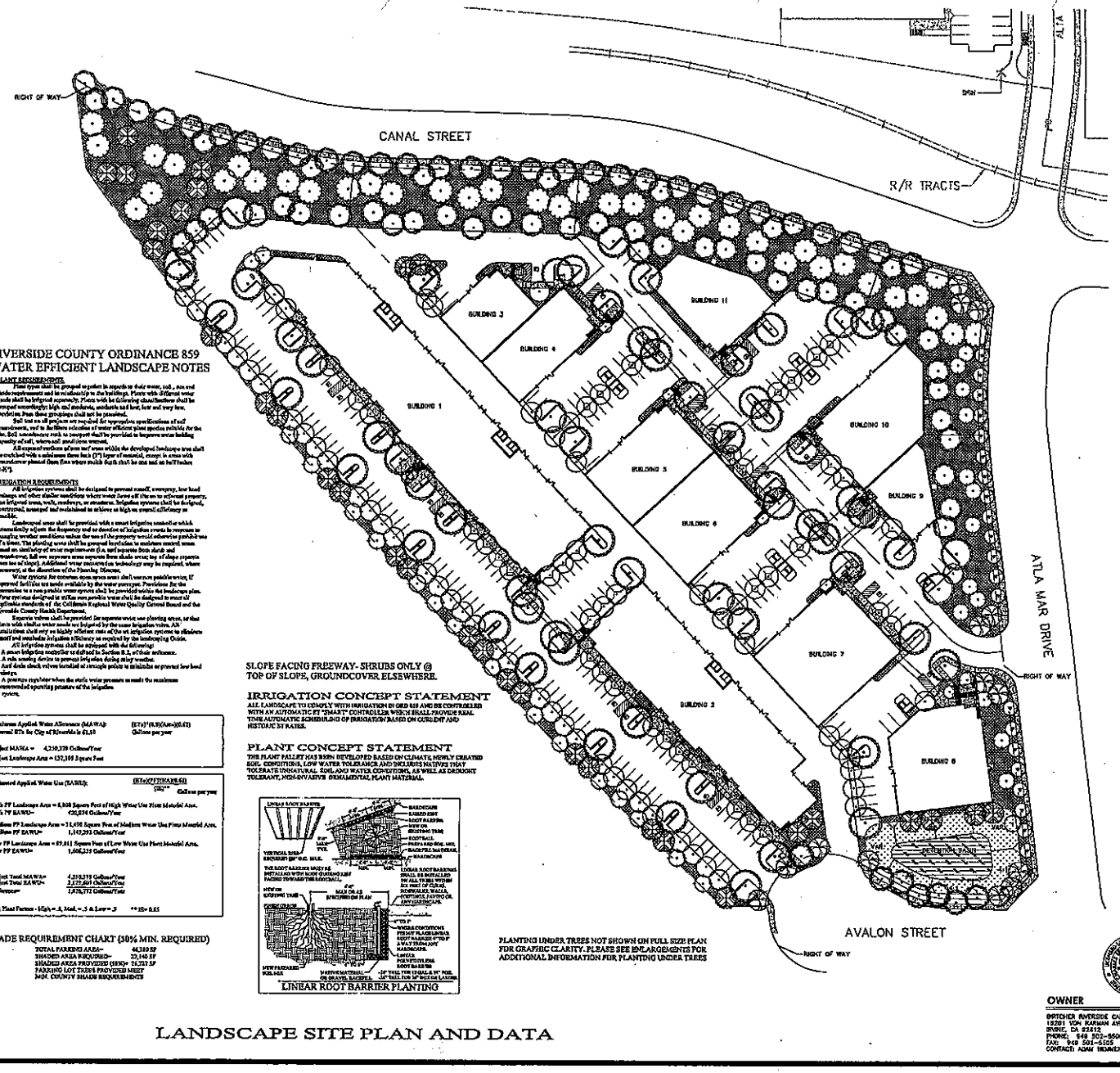
IRRIGATION CONCEPT STATEMENT

ALL LANDSCAPE TO COMPLY WITH IRRIGATION IN GREEN ARE BE CONTROLLED WITH AN AUTOMATIC ET "SMART" CONTROLLER WHICH SHALL PROVIDE REAL TIME AUTOMATIC SCHEDULING OF IRRIGATION BASED ON CURRENT AND HISTORIC ET RATES.

PLANT CONCEPT STATEMENT

THE PLANT PALLET HAS BEEN DEVELOPED BASED ON CLIMATIC, NEWLY CREATED SOIL CONDITIONS, LOW WATER TOLERANCE AND INCLUDES NATIVES THAT TOLERATE UNNATURAL SOIL AND WATER CONDITIONS, AS WELL AS DROUGHT TOLERANT, NON-INVASIVE ORNAMENTAL PLANT MATERIAL.

PLANTING UNDER TREES NOT SHOWN ON FULL SIZE PLAN FOR GRAPHIC CLARITY. PLEASE SEE ENLARGEMENTS FOR ADDITIONAL INFORMATION FOR PLANTING UNDER TREES



LANDSCAPE SITE PLAN AND DATA

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BIRTCHER CENTER AT CANAL STREET - AREA C

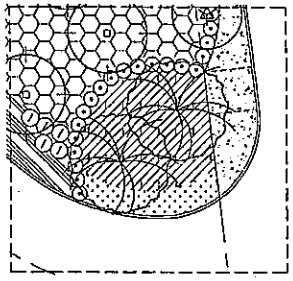
BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 2 OF 5

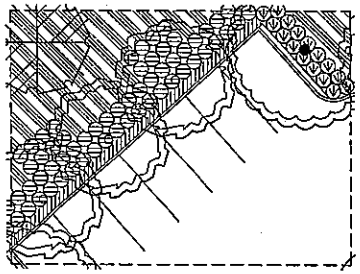
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Landscape Conceptual Plan
23 January 2009

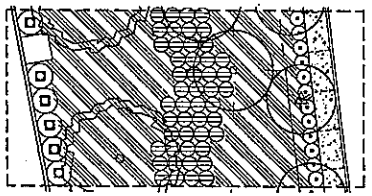
OWNER
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PHONE: 949 502-8600
FAX: 949 502-8605
CONTACT: ADAM BIRTCHER



(A) TYPICAL ENTRANCE PLANTING



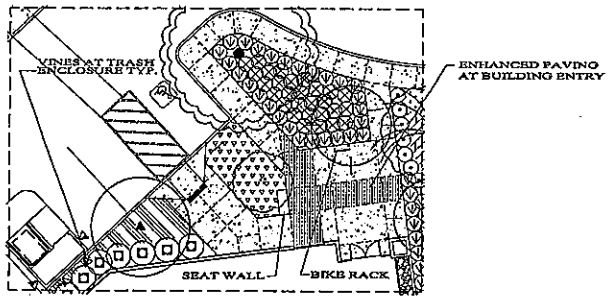
(B) TYPICAL PARKING LOT PLANTING



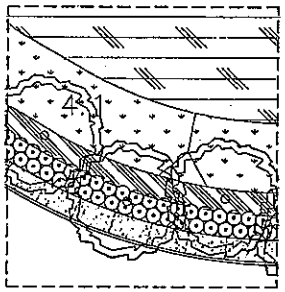
(C) TYPICAL SLOPE OFF OF ATLA MAR

PLANT LEGEND ESTIMATED QUANTITIES (LOW=1-100, MED=101-500, HIGH=501-2000) PLANTS USED

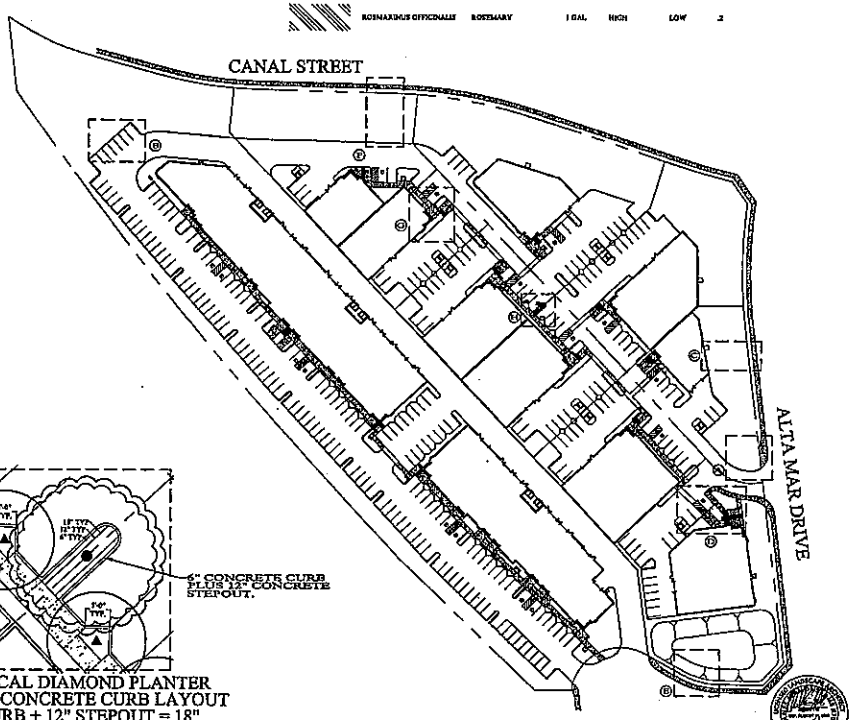
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	EST QUANTITY	WATER USE	PLANT FACTOR
	ANIGOZANTHOS 'BIG RED'	RED KANGAROO PAW	5 GAL	MEDIUM	LOW	.3
	CISTUS X PURPUREUS	ROCKROSE	5 GAL	HIGH	LOW	.3
	DIETES BICOLOR	AFRICAN IRIS	5 GAL	HIGH	MED	.5
	PHORMIUM 'JESTERS'	FLAX	5 GAL	MEDIUM	MED	.5
	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL	HIGH	MED	.5
	RHAPHIOLEPIS INDICA 'JACK EVANS'	INDIA HAWTHORN	5 GAL	HIGH	MED	.5
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW	LOW	.3
	TRISTETIS SUCCINATORIA	BLOOD RED VINE TO BE PLANTED ON ALL TRASH ENCLOSURES WALLS TYPICAL	5 GAL	LOW	MED	.5
	ACACIA REDOLENS 'LOW BOY'	NCN	1 GAL	HIGH	LOW	.3
	ANNUAL COLOR	NCN	4" POTS	LOW	HIGH	.8
	COTONEASTER GANSHOI 'LOWFAST'	BRADFORD COTONEASTER	1 GAL	LOW	MED	.5
	GAZANIA SPP	TRAILING GAZANIA	FLATS	MEDIUM	MED	.5
	MESEMBRYANTHEMUM	STONEFACE DAYLILIES	1 GAL	HIGH	MED	.5
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL	HIGH	LOW	.3

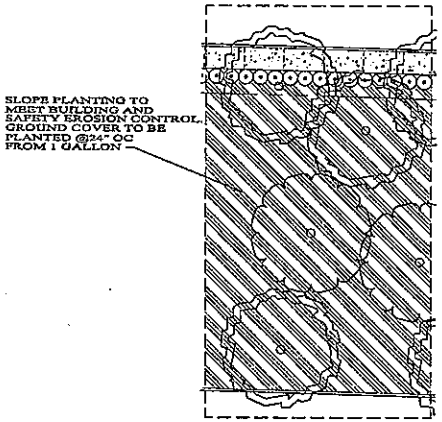


(D) TYPICAL BUILDING PLANTING AND BREAK AREA

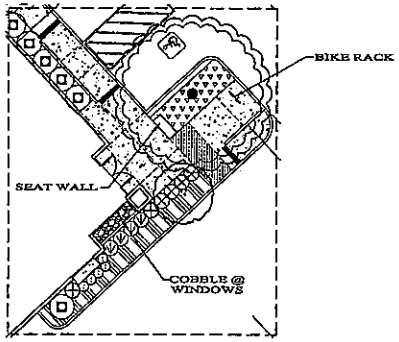


(E) TYPICAL DETENTION BASIN PLANTING

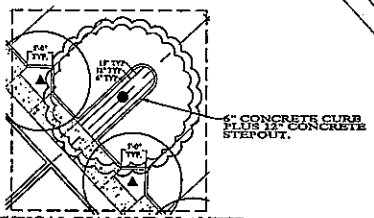




(F) TYPICAL SLOPE OFF OF CANAL STREET



(G) TYPICAL BUILDING PLANTING



(H) TYPICAL DIAMOND PLANTER AND CONCRETE CURB LAYOUT
6" CURB + 12" STEPOUT = 18"
TOTAL LANDING WHERE APPROPRIATE

OWNER
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CASE NUMBER: PP23277

LANDSCAPE SITE PLAN ENLARGEMENTS

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BIRTCHER CENTER AT CANAL STREET - AREA C

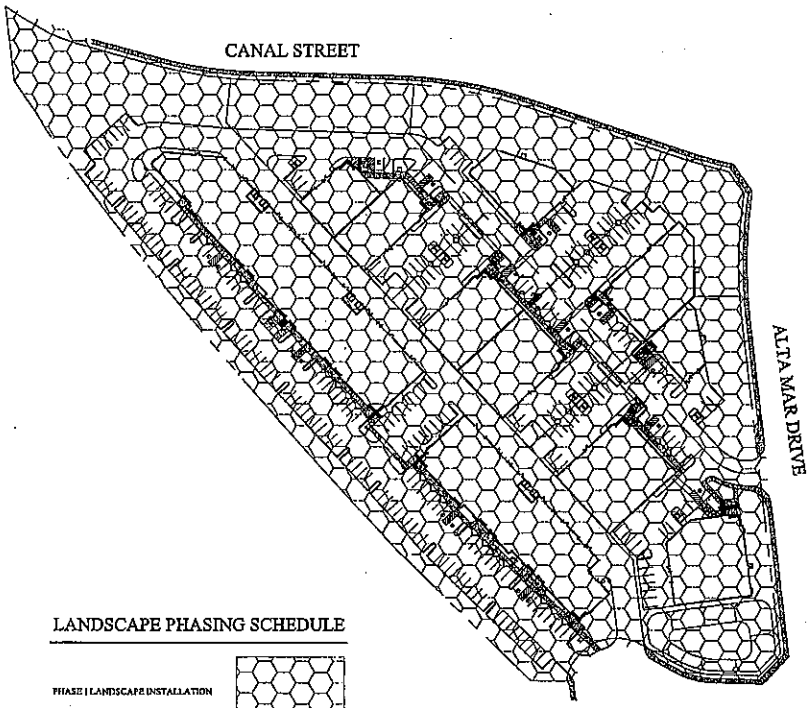
BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 3 OF 5

0 10 20 30 40

Landscape Conceptual Plan
23 January 2009

PHASING

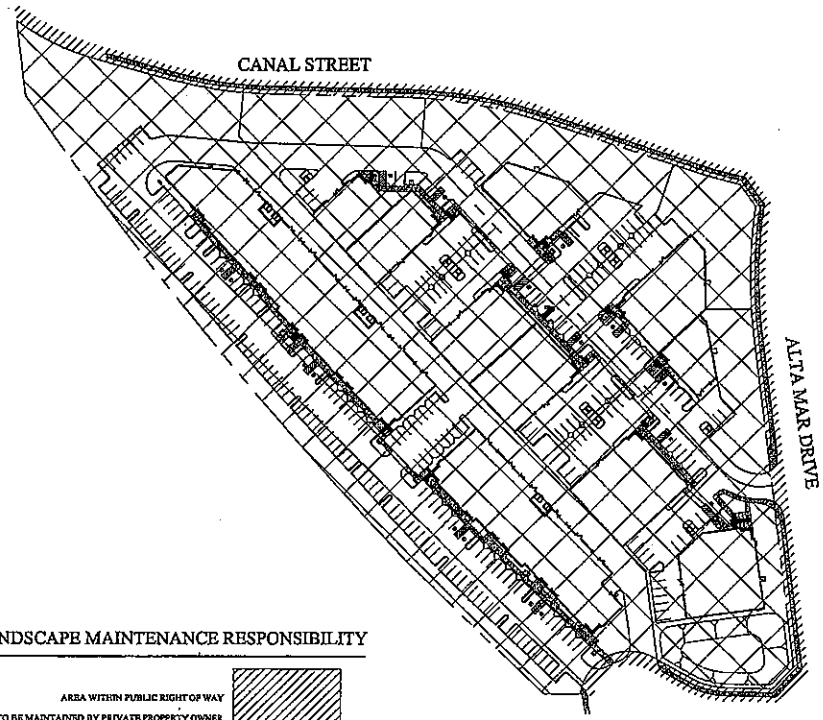


LANDSCAPE PHASING SCHEDULE

PHASE I LANDSCAPE INSTALLATION

NOTE— ALL LANDSCAPE TO BE DONE IN ONE PHASE

MAINTENANCE



LANDSCAPE MAINTENANCE RESPONSIBILITY

AREA WITHIN PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY OWNER

AREA OUTSIDE PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY OWNER

OWNER

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CASE NUMBER: PP23277

PRELIMINARY PHASING AND MAINTENANCE PLAN

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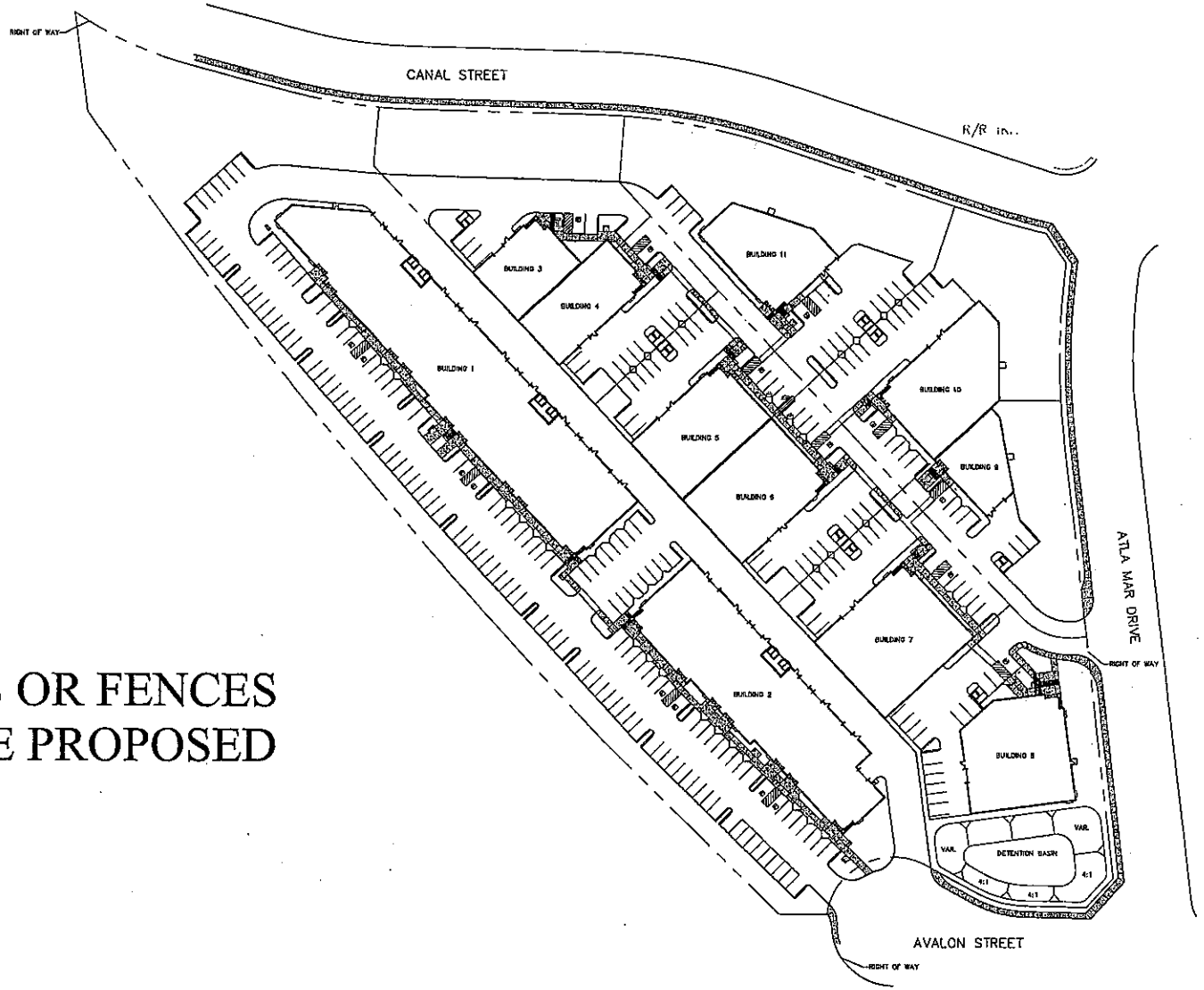
BIRTCHER CENTER AT CANAL STREET - AREA C

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 4 OF 5

0 60 120 180 240

Landscape Conceptual Plan
23 January 2009



* NO WALLS OR FENCES ARE PROPOSED

OWNER

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CASE NUMBER: PP23277

PRELIMINARY FENCING PLAN

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BIRTCHER CENTER AT CANAL STREET - AREA C

BIRTCHER RIVERSIDE CANAL STREET, LLC

SHEET 5 OF 5

0 40 80 120 160

Landscape Conceptual Plan
23 January 2009

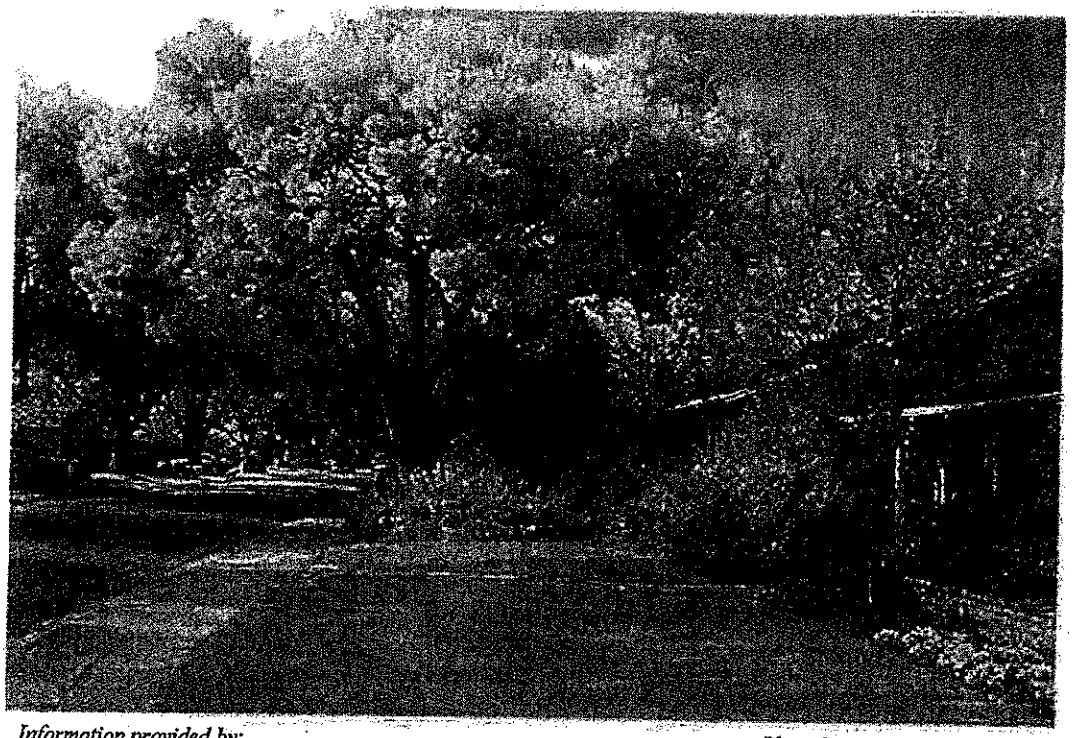
Canal Street Area C
Plant Palette Book

July 2, 2008

Emerald Design

CASE: PP23277AMD. 2
EXHIBIT: L-1 (SHEETS 1-30)
DATE: 2/3/09
PLANNER: J. Childers

Botanical: Cinnamomum camphora
Common: Camphor Tree



Information provided by:

Photo by: Normans/Mullany

Family: Lauraceae

Origin: China

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Light water Medium water

Hydrozones: 2

Growth rate: Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Description

This beautiful evergreen tree has glossy foliage that is light green in color. The new foliage comes in with a tinted red color. Eventually, this tree becomes quite large in size (50-60' tall and 60' wide).

Botanical: Eucalyptus polyanthemos
Common: Silver Dollar Gum, Red Box Gum



Information provided by:

Photo by: Steve Mullany /Dave Ryden

Family: Myrtaceae

Origin: Australia

Plant type: Tree

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Well-drained soil Dry soil

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

Tolerances: Alkaline soil

Adverse factors:

Susceptibilities:

Description

An evergreen tree, this eucalyptus is graceful and medium in size with a moderate growth rate. It has a slender, straight form with foliage that is gray-green in color and oval to round in shape. It needs full sun to grow well.

Botanical: Geijera parviflora
Common: Australian Willow, Wilga



Information provided by:

Photo by: Normans/Sortomme

Family: Rutaceae

Origin: Australia

Plant type: Tree

Size: 12-25'

Culture

Sun: Full sun

Soil: All soils Poor soil Neutral pH

Water: Light water Extra summer water

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Description

This evergreen tree reaches a height of 25', with 3-6" long, medium green colored leaves that are narrow. Its main branches sweep up and out, while the smaller branches tend to hang down.

Botanical: Ginkgo biloba
Common: Ginkgo Tree, Maidenhair Tree



Information provided by: Mary McKenna

Photo by: Greg Applegate, Connon N.

Family: Ginkgoaceae

Origin: Southeast China

Plant type: Tree

Size: 12-25' 25-40' 40-60' 60-100'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Well-drained soil Any soil pH

Water: Medium water

Hydrozones: 2 3

Growth rate: Moderate Slow

Tolerances: Heat Saline soil Smog

Adverse factors: Messy

Susceptibilities:

Flowers

Type: Solitary

Season: Spring

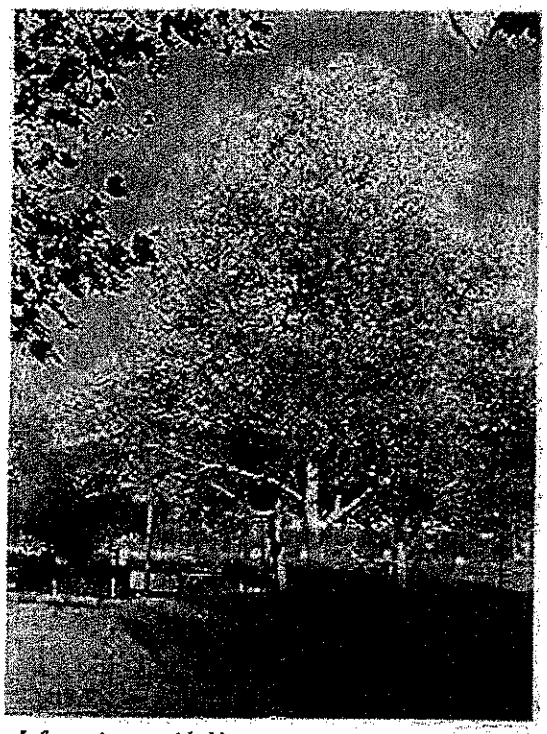
Color: Green

Months of bloom: March April

Description

The Ginko biloba, with its distinct fan-shaped leaves, initially grows with a pyramidal habit, but later becomes wide-spreading. It is generally not bothered by insects or disease.

Botanical: Platanus x acerifolia
Common: London Plane Tree, European Sycamor



Information provided by:

Photo by: Greg Applegate/Mullany

Family: Platanaceae

Origin: Europe

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast

Tolerances: Heat Saline soil Smog Wet soil

Adverse factors:

Susceptibilities:

Description

The Platanus acerifolia is a fast-growing, deciduous tree that reaches a size 40-80' high by 30-40' wide. Its leaves are 3-5 lobed, with a width of 4-10". This plant is tolerant of most soils, smog, dust and reflected heat.

Botanical: Jacaranda mimosifolia
Common: Jacaranda



Information provided by:

Photo by: Norman's Nursery/Sortomme

Family: Bignoniaceae

Origin: Brazil

Plant type: Tree

Size: 25-40'

Culture

Sun: Full sun

Soil: Sandy soil Loam soil Average soil Rich soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances: Heat Wind Smog

Adverse factors: Messy

Susceptibilities: Breakage

Description

This irregular to rounded deciduous tree will reach about 40' tall and has fine, compound green leaves with blue flowers. Jacaranda's main blooming season is in spring and summer, but it will often produce sporadic blooms in fall as well.

Botanical: Schinus molle
Common: California Pepper, Mission Pepper



Information provided by:

Photo by: Normans/Frommer

Family: Anacardiaceae

Origin: South America

Plant type: Tree Shrub

Size: 12-25' 25-40'

Culture

Sun: Full sun

Soil: All soils Poor soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

Tolerances: Heat Wind Smog

Adverse factors: Invasive

Susceptibilities:

Description

The California Pepper is a fast-growing evegreen tree that will mature to a height of 25-40' and as wide. Its bright green leaves are divided into many narrow, 1 1/2-2" long leaflets.

Botanical: Washingtonia robusta
Common: Mexican Fan Palm



Information provided by:

Photo by: Normans/Applegate/Sortomm

Family: Arecaceae

Origin: Mexico

Plant type: Palm

Size: 12-25' 25-40'

Culture

Sun: Full sun

Water: Light water

Tolerances: Saline soil

Adverse factors:

Soil: All soils Average soil Well-drained soil Neutral pH

Hydrozones: 2

Growth rate: Fast

Susceptibilities:

Description

The Mexican Fan Palm is a very tall, rapidly growing palm with large, fan-shaped leaves. It has a tropical look, and can grow several feet a year. This species is excellent for larger gardens and lining streets and avenues.

Botanical: Lagerstroemia indica
Common: Crape Myrtle



Information provided by:

Photo by: Sanchez & Maddox

Family: Lythraceae

Origin: China

Plant type: Tree Shrub

Size: 6-12' 12-25'

Culture

Sun: Full sun

Soil: All soils Average soil Rich soil Well-drained soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Slow

Tolerances: Heat

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer

Color: Blue Lavender Pink

Months of bloom: July August September

Description

The new leaves of this species are 2" long, bright gren, and tinged with bronze. Its fall color is affected by the weather. While it has a bare outline, its rounded seed capsules add interest. Its delicate flowers bloom in 6-12" long clusters. The colors of its flowers are shades of red, rose, pink, purple, and white. It thrives on heat, and new cultivars have been created that resist mildew.

Botanical: Acacia redolens 'Prostrata'
Common: Prostrate or Spreading Acacia



Information provided by:

Photo by:

Family: Fabaceae

Origin: Australia

Plant type: Shrub Ground cover

Size: 1-3'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Poor soil Dry soil Neutral pH

Water: Drought tolerant Light water Extra

Hydrozones: 1

Growth rate: Fast

Tolerances: Heat Wind Smog Alkaline soil

Adverse factors: Attracts bees

Susceptibilities:

Flowers

Type:

Season: Spring

Color: Yellow

Months of bloom: April May June

Description

This is a fast growing drought tolerant ground cover growing no higher than 3 feet and spreading 12 to 15 feet wide. The leaves are gray-green and it has yellow flowers from February to April.

Botanical: Agapanthus orientalis
Common: Tall Lily of the Nile



Information provided by:

Photo by: Linda Engstrom

Family: Amaryllidaceae

Origin: Orient

Plant type: Ground cover Perennial

Size: 1-3'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Rich soil Poor soil

Water: Drought tolerant Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Summer Fall

Color: Blue

Months of bloom: July August September October November December

Description

The clumping evergreen bulb produces leaves to 30" high, bearing large clusters of white or blue flowers on stalks 4-5' tall in the summer. It is intended for sun or part shade, with little summer watering. -Monterey Bay Nursery

Botanical: Anigozanthos flavidus
Common: Kangaroo Paw



Information provided by: San Marcos Growers

Photo by: San Marcos Growers

Family: Haemodoraceae

Origin: Australia

Plant type: Perennial

Size: 3-6'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Rocky soil Average soil

Water: Drought tolerant Light water Medium

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances:

Adverse factors:

Susceptibilities:

Flowers

Type: Cluster

Season: Spring Summer Fall

Color: Green Yellow

Months of bloom: March April May June July August

Description

This tender perennial is a clump-forming evergreen that produces fuzzy, yellow/green flowers that bloom in spring and last for over 2 months.

Botanical: Calliandra tweedii
Common: Brazilian Flame Bush, Trinidad Flam



Information provided by:

Photo by: Mountain States Nursery

Family: Fabaceae

Origin: Brazil

Plant type: Shrub

Size: 3-6' 6-12' 12-25'

Culture

Sun: Full sun Half sun

Soil: Sandy soil Loam soil Average soil Rich soil

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Moderate

Tolerances: Heat Rabbit resistant

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Intermittent

Color: Red

Months of bloom: April May June July August September October November December

Description

This shrub will grow 10-15' high and produces nice red-pink blooms. It does best partial shade to full sun. It has fine foliage, giving it a delicate appearance.

Botanical: Cistus X purpureus
Common: Orchid Rockrose



Information provided by: *Photo by:* Susan Frommer

Family: Cistaceae

Origin: Hybrid

Plant type: Shrub

Size: 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Average soil Poor soil Well-drained soil

Water: Drought tolerant Light water

Hydrozones: 1

Growth rate: Fast Moderate

Tolerances: Salt/ocean spray Heat Alkaline soil

Adverse factors:

Susceptibilities:

Flowers

Type: Solitary

Season: Intermittent

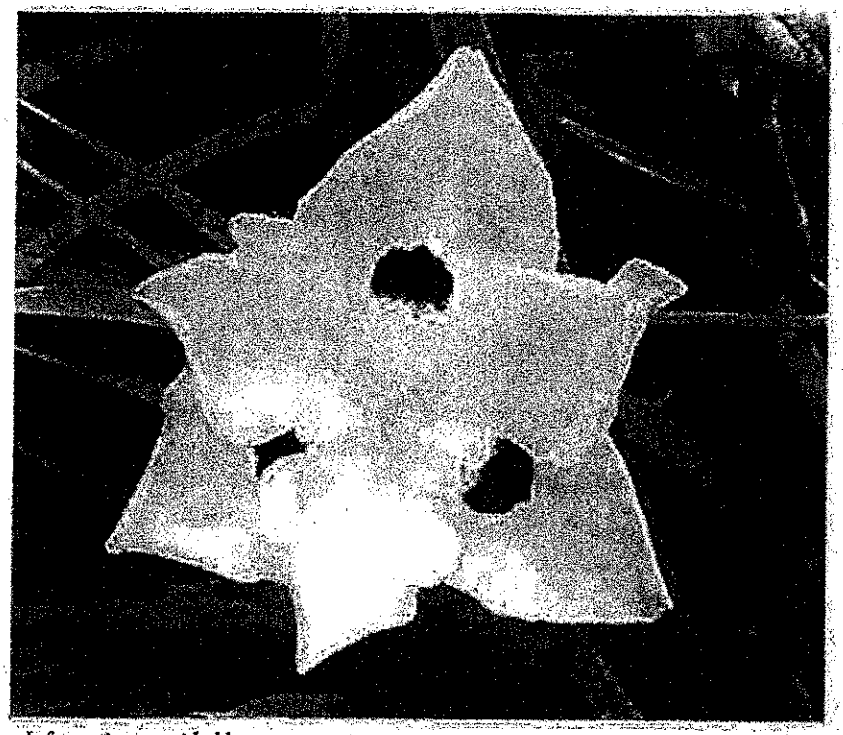
Color: Purple

Months of bloom: April May June July August September

Description

Orchid rockrose. Evergreen shrub growing to 4' tall and wide, often shorter in stressful situations. The rosy-crimson flowers to 3" wide exhibit a dark purple blotch at the base of each petal, and bloom early to mid-summer. The flowers also feature a contrasting yellow cluster of stamens in the center. A fine choice for a limiting environment of salt spray and cool winds. Relatively long-lived, tolerant of heat and aridity as well as accepting many soil conditions. -Native Sons Nursery

Botanical: Dietes bicolor
Common: Yellow Moraea, Fortnight Lily



Information provided by: *Photo by:* Norman's Nursery

Family: Iridaceae
Origin: South Africa
Plant type: Perennial
Size: 1-3'

Culture

Sun: Full sun Half sun
Soil: All soils Average soil Rich soil Well-drained soil
Water: Drought tolerant Light water Extra
Hydrozones: 1
Growth rate: Moderate
Tolerances:
Adverse factors:
Susceptibilities:

Description

This clumping perennial iris relative stands 3-4' high. It has light yellow iris-like flowers with maroon blotches that are about 2" wide. It performs best in full sun and in soil with good drainage.

Botanical: Distictis buccinatoria
Common: Scarlet Trumpet Vine



Information provided by: *Photo by:* Jerry Sortomme SBCC

Family: Bignoniaceae **Origin:** Mexico

Plant type: Vine **Size:**

Culture

Sun: Full sun Half sun **Soil:** Sandy soil Loam soil Average soil Well-drained soil

Water: Medium water **Hydrozones:** 3 **Growth rate:** Fast

Tolerances:

Adverse factors: **Susceptibilities:**

Flowers

Type: **Season:** Intermittent **Color:** Red Yellow

Months of bloom: January February March April May June July August September October November

Description

This evergreen vine is highlighted by large, blood red, trumpet-shaped flowers with a yellow throat. These flowers will continue to appear throughout the warm months.

Botanical: Elaeagnus pungens
Common: Silver Berry



Information provided by: George Hull MSN *Photo by:*

Family: Elaeagnaceae **Origin:** China

Plant type: Shrub **Size:** 6-12'

Culture

Sun: Full sun Half sun **Soil:** All soils Average soil Well-drained soil Dry soil

Water: Light water Medium water Extra **Hydrozones:** 2 **Growth rate:** Fast Moderate

Tolerances: Heat Alkaline soil

Adverse factors: **Susceptibilities:**

Description

Evergreen shrub to about 15' overall. Gray green leaves with brown dots. Armed with spines. Good for hedge or dense barriers. Not bright green but rather drab looking. There are several selections that have variegated foliage. Varieties include Fruitlandii, Maculata, Marginata and Variegata.

Botanical: Fragaria chiloensis
Common: Beach Strawberry, Sand Strawberry



Information provided by: *Photo by:* Modesto Jr. Col./Applegat

Family: Rosaceae

Origin: Pacific Coast

Plant type: Ground cover Perennial

Size: Under 1'

Culture

Sun: Full sun Half sun Shade

Soil: All soils Average soil Rich soil Well-drained soil

Water: Medium water Extra summer water

Hydrozones: 3

Growth rate: Moderate

Tolerances: Salt/ocean spray

Adverse factors:

Susceptibilities:

Flowers

Type:

Season: Spring

Color: White

Months of bloom: April May June

Description

Perennial grows 4-8" high with tooth-edged leaves and ornamental strawberries during the fall. Cut back or mow in early spring to encourage new growth.

Botanical: Hemerocallis hybrids
Common: Daylily



Information provided by: Greenwood Daylily Gardens

Photo by: Greenwood Daylily Gardens

Family: Liliaceae

Origin: Europe

Plant type: Ground cover Perennial

Size: Under 1' 1-3' 3-6'

Culture

Sun: Full sun Half sun

Soil: All soils Any soil condition Any soil pH

Water: Light water Medium water Extra

Hydrozones: 2

Growth rate: Fast Moderate

Tolerances: Salt/ocean spray Heat Saline soil Wind Smog Oak root fungus Rabbit resistant Verticillium Alkaline

Adverse factors:

Susceptibilities: Pests

Flowers

Type: Solitary

Season: Intermittent

Color: Orange Pink Red

Months of bloom: April May June July August September October

Description

These summer-blooming perennials form clumps with large, grass-like leaves. Its showy flowers, resembling lilies, are borne in clusters on stems held well above the foliage.-Greenwood Daylily Gardens

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10. GENERAL CONDITIONS

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

This site is subject to substantial sheet flow type runoff that impacts the property from the hills located to the northwest. The site naturally drains in a southeasterly direction toward the existing canal next to the railroad tracks along the southeast boundary of the site.

The applicant has submitted a drainage study and a drainage plan as an alternative to the District's un-adopted Belltown Master Drainage Plan (MDP). This drainage plan puts forward a system of storm drains to serve this development and adjacent developments (PM 35712, PP 23277, PM 35710, PP 23168) proposed by the same developer. The proposed drainage system appears to meet the intent of the un-adopted MDP for this drainage area of the MDP and is acceptable to the District.

In accordance with the proposed drainage plan stated above, this development proposes to collect the runoff from the hills in a long rectangular concrete channel along the northwesterly side of the private road of the developed area of the site. These flows will be conveyed into the storm drain system and discharge flows into the District's Rubidoux Basin (Project No. 1-0141). While a portion of this storm drain system may or may not be constructed by the adjacent downstream developments, this development will be required to construct the storm drain system to collect and convey the 100-year developed condition onsite and offsite runoff from the project site to Rubidoux Basin. Rubidoux Basin is considered an adequate outlet for discharging flows from this development and therefore no additional mitigation for increased runoff is required. Discharging flows into the existing canal is not acceptable.

A preliminary project - specific Water Quality Management Plan (WQMP) was submitted. To mitigate the water quality impacts due to this development, the onsite drainage being directed to several long grass lined swales with a sandy filtration trench that drains through a perforated pipe. These swales are proposed to collect and convey the onsite runoff to inlets which will discharge flows into the storm drains. Since the sandy swales do not include a pretreatment basin, the filter area required is approximately doubled according to CASQA Handbook. Additional mitigation measures may be required during plan check.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE CONSTRUCT CH/STORM DRAIN RECOMMND

In accordance with the drainage plan proposed, this development is required to construct an onsite and offsite storm drain system, including a rectangular channel along the northwesterly side of the private road which collects flows from the surrounding hills and will convey the 100-year developed condition of offsite and onsite storm runoff, from the project site to Rubidoux Basin.

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts

10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO01964 RECOMMND

County Geologic Report (GEO) No. 1964, submitted for this project (PM35711 & PP23182), was prepared by NorCal Engineering and is entitled: "Geotechnical Engineering

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO01964 (cont.) RECOMMND

Investigation - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar drive, Rubidoux, in the County of Riverside, California, Project Number 13155-06", dated August 14, 2006. In addition the following reports were submitted for this project:

1."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive, Rubidoux, in the County of Riverside, California", dated February 28, 2008.

2."Second Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive, Rubidoux, in the County of Riverside, California" dated March 31, 2008.

These additional reports are now included as part of GEO No. 1964.

GEO No. 1964 concluded:

1.The nearest active fault to the site is the San Bernardino Segment of the San Jacinto Fault Zone, located approximately 7 miles to the northeast of the site.

2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site which included aerial photo review and literature research. Therefore the potential for surface fault rupture on the site is considered low.

3.Except for strong seismic shaking, the potential for liquefaction and other secondary seismic hazards affecting this site is considered low due to the underlying granitic bedrock, the depth to groundwater and the lack of nearby waterbodies, slopes and other factors which contribute to secondary seismic hazards.

GEO No. 1964 recommended:

1.The proposed structures on the site should be designed in accordance with the latest provisions of the most recent edition of the Uniform Building Code for a site located approximately 11 km from a UBC Type B seismic source and underlain by a UBC Type Sd soil. The site should be

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO01964 (cont.) (cont.) RECOMMND

expected to experience a peak horizontal ground acceleration of about 0.57g with a 10% probability of exceedence in 50 years.

2.The project site has a potential to be affected by rockfall emanating from the ascending hillside located to the west of the site. Periodic observation by the project geologist should be performed during grading to evaluate this potential and appropriate mitigation measures should be implemented as needed.

3.All existing fill soils and disturbed topsoils should be removed to expose competent native materials, defined as undisturbed native alluvium/decomposed granite with a minimum in place relative compaction of 90% as determined by ASTM Test Method D-1557. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified to a depth of 12 inches, brought to within 2% of optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

4.The on-site soils may be utilized for the compacted fills provided they are free of any organics or other deleterious material and shall not contain any rock, brick, concrete or other hard materials greater than 8 inches in maximum dimension. No asphalt concrete shall be incorporated in any fills per CEQA regulations.

GEO No. 1964 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1964 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 5 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

3. Grading of 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 mitigation.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 7 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE*- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 10 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 11 USE*- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 10:00 p.m.,Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE*- BASIS FOR PARKING RECOMMND

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

	req'd
Storage @ 1/1000 sq. ft.	= 270
Manufacture @ 1/500	= 349
Office ! 1/250	= 127
TOTAL REQUIRED	= 744
TOTAL PROVIDED	= 768

10.PLANNING. 13 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 17 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 24 USE*- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 27 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 28 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 30 USE - LC LNDSCAPE REQUIREMENTS RECOMMND

The developer/ permit holder shall:
1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - LC LNDSCAPE REQUIREMENTS (cont.) RECOMMND

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:
1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 34 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 35 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 36 USE - 90 DAYS TO PROTEST RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE*- NO USE PRPSED LIMIT RECOMMND

The balance undeveloped portion of the property, APN 179-060-007, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 41 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 42 USE - 2ND DIST LS GUIDELINES RECOMMND

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

10.PLANNING. 45 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 46 USE - PROJECT SIGNAGE AQ RECOMMND

Signage will be posted prohibiting on-site truck idling in excess of five minutes.

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LOADING BAY AQ RECOMMND

Loading bays will be equipped with electrification, and/or auxiliary power units.

10.PLANNING. 48 USE - BLASTING NOTIFICATION AQ RECOMMND

The developer shall notify the neighboring residence within one quarter (1/4) mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/CONDITIONS RECOMMND

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.

Canal Street (NS) at:
Alta Street (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp

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10. GENERAL CONDITIONS

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

SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (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.

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

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

20.PLANNING. 3 USE*- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the development may be further restricted.

20.PLANNING. 6 USE*- MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and EIR No. 516.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

approval prior to issuance of a grading permit.

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

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

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

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

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

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

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - NESTING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - NESTING BIRDS SURVEY (cont.) RECOMMND

comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

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

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

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.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

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.

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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 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 draw up an 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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Because three historic period cultural resources were identified within the proposed project boundaries (CA-RIV-5042H, CA-RIV-5044H, and CA-RIV-7325) the subject

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

parcels are highly sensitive for additional historic period cultural resoruces, and possibly sensitive for prehsitoric cultural resources. Within a one mile radius of the project site, there are 51 previously recorded cultural/historical sites, many of them highly significnt. To mitigate for the potential for subsurface cultural/historical resoruces, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider/permittee for archaeological monitoring and mitigation services for the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grade meeting between the archaeologist, and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, and the archaeologist's on-site representative(s) actively monitor all project related grading and shall have the authority to trarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.
Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 3 MAP*- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with an approved curation facility that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the approved curation facility for proper treatment and disposition. The Developer/permittee shall be responsible for any curation fees.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR RECOMMND

A portion of this site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of 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, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 5 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 6 USE - NPDES COMPLIANCE (2) RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - NPDES COMPLIANCE (2) (cont.) RECOMMND

and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 11 USE*- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and EIR No. 516 which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 22 USE - TRAFFIC CONTROL PLAN RECOMMND

Prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will allow both construction and on-street traffic to move with less than 5-minute idling times.

60.PLANNING. 23 USE - TITLE 24 RECOMMND

Prior to the issuance of any building permits, plans shall be provided that include proof of LEED certification. The project shall be LEED certified and at a minimum, be required to increase building energy performance 24.5 percent beyond Title 24, and reduce water use by 20 percent.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE - OBTAIN PERMIT/UPRR RECOMMND

The developer shall obtain the required permit from Union Pacific Rail Road Company, to cross 28th Street at grade, prior to the issuance of a grading permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK $ RECOMMND

Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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 draw up an 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.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - LC LNDSCAPING SECURITIES RECOMMND

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

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

80.PLANNING. 8 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approvaland shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 9 USE*- CONFORM TO ELEVATIONS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE*- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 11 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 15 USE - RAIN SHUT-OFF IRRIGATION RECOMMND

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 18 USE - FENCING PLAN REQUIRED RECOMMND

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

80.PLANNING. 21 USE*- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and EIR No. 516 which must be satisfied prior to the issuance of a building permit.

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

80.PLANNING. 23 USE*- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE*- HEIGHT LIMITATIONS (cont.) RECOMMND

written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 34 USE*- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 44 USE*- CC&R C/I POA COMMON LOT RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owners' association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owners' association or the owners of each individual parcel as tenants in common, and e) contain the following provisions verbatim:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 44 USE*- CC&R C/I POA COMMON LOT (cont.) RECOMMND

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.PLANNING. 45 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
2)Weather based controllers and necessary components to eliminate water waste;
3)A copy of the "stamped" approved grading plans; and,
4)Emphasis on native and drought tolerant species.
When applicable, plans shall include the following components:
1)Identification of all common/open space areas;
2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
3)Shading plans for projects that include parking lots/areas;
4)The use of canopy trees (24" box or greater) within the parking areas;
5)Landscaping plans for slopes exceeding 3 feet in height;
6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

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

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

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
28th Street (EW)

with fee credit eligibility.

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing
Westbound: one left-turn lane, one shared

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) RECOMMND

left-turn/through lane, one 250-foot long right-turn lane
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Rubidoux Boulevard (NS) at SR-60 WB On-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and two through lanes
Southbound: two through lanes, one right-turn lane
Eastbound: N/A
Westbound: N/A
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one left-turn lane, one shared through/right-turn lane
Westbound: one left-turn lane, one shared through/right-turn lane
Note: Railroad crossing at Alta is subject to approval by Public Utilities Commission and UP Railroad. If railroad crossing at Alta is not approved, the project proponent shall submit a revised access and circulation plan for County review and approval.

The intersection of Rubidoux Boulevard (NS) at 28th Street (EW) shall be improved to provide the following geometrics:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) (cont.) RECOMMND

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right turn lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

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.

80.TRANS. 3 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to ssuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Alta Street shall be conveyed for public use to provide for a 78 foot full-width right-of-way.

Sufficient public street right-of-way along Canal Street shall be conveyed for public use to provide for a 57 foot full-width right-of-way (39' on project side and 18'

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80.TRANS. 4 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

minimum on the opposite side of the centerline).

Sufficient public street right-of-way along 28th Street shall be conveyed for public use to provide for a 60 foot part-width right-of-way (39' on project side and 21' minimum on the opposite side of the centerline).

80.TRANS. 5 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

(1) Landscaping.

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition.

(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 applicant.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

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80.TRANS. 7 USE - LIGHTING PLAN RECOMMND

A separate street light 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 8 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Alta Street, Canal Street, and 28th Street 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.

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 Judy Watterlond, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND

materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, at (951) 273-9143 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter 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

90. PRIOR TO BLDG FINAL INSPECTION

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

feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 5 USE - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 6 USE*- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and EIR No. 516. The Planning Director may require inspection or other

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90.PLANNING. 6 USE*- MITIGATION MONITORING (cont.) RECOMMND

monitoring to ensure such compliance.

90.PLANNING. 7 USE*- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 9 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 11 USE*- PARKING PAVING MATERIAL RECOMMND

A minimum of seven hundred and thirty five (735) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 12 USE*- ACCESSIBLE PARKING RECOMMND

A minimum of thirty three (33) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE*- ACCESSIBLE PARKING (cont.) RECOMMND

conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

90.PLANNING. 14 USE*- LOADING SPACES RECOMMND

A minimum of thirty two (32) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 16 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval nd shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 17 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 19 USE*- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of thity (30) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 22 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 25 USE*- TRASH ENCLOSURES RECOMMND

Eight (8) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 30 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 31 USE*- WALL & FENCE LOCATIONS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - PHASES MUST BE COMPLETE RECOMMND

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

90.PLANNING. 33 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 38 USE*- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23182 is calculatecd to be 43.46 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 39 USE - LC COMPLY W/LNDSCP/IRRIG RECOMMND

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

1 T PLAN:TRANSMITTED Case #: PP23182 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC COMPLY W/LNDSCP/IRRIG (cont.) RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 40 USE - LC LNDSCPE INSPCTN DEPOS RECOMMND

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

90.PLANNING. 41 USE - HOURS OF OPERATION RECOMMND

The Applicant, Owner, Tenant, or any other successor-in-interest shall verify in writing to the Planning Department that the hours of operation are consistent with Condition of Approval 10.PLANNING.11.

NOTE: Condition Added Per Planning Commission, September 30, 2009.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
28th Street (EW)

with fee credit eligibility.

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject

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90. PRIOR TO BLDG FINAL INSPECTION

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

to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) and the traffic signal at Rubidoux Boulevard (NS) at SR-60 WB On-Ramp to the south.

or as approved by the Transportation Department.

90.TRANS. 3 USE - IMP PLANS RECOMMND

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 project boundaries 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.

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35710, PM35712, PM35711, PM35417, and Union Pacific Rail Road Company.

i I PLAN:TRANSMITTED Case #: PP23182 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - OFF-SITE INFO RECOMMND

The required off-site rights-of-way including but not limited for installation of traffic signal shall be dedicated and accepted to vest title in the name of the public if not already dedicated and accepted.

90.TRANS. 6 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 7 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 8 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 9 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

90.TRANS. 10 USE - STREET LIGHTS INSTALL RECOMMND

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

Street light annexation into L&LMD or similar mechanism as

1 [PLAN:TRANSMITTED Case #: PP23182 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - STREET LIGHTS INSTALL (cont.) RECOMMND

approved by the Transportation Department shall be completed.

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

90.TRANS. 11 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

(1) Landscaping.

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition.

(4) Street sweeping.

90.TRANS. 12 USE - IMPROVEMENT RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline) and, 6" concrete curb and gutter, (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 46.5'-50.5' full-width dedicated right-of-way (28.5' on project side and 18'-22' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/46.5'-50.5') (Modified for less right-of-way.)

NOTE: 1. Construct transition AC pavement tapering for acceleration and deceleration lane andjoin existing AC pavement to the north and south project boundaries.

E F PLAN:TRANSMITTED Case #: PP23182 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - IMPROVEMENT (cont.) RECOMMND

2. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

90.TRANS. 13 USE - PART-WIDTH RECOMMND

28th Street along project boundary is a dirt County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side) within a 60' minimum part-width, (39' on project side and 21' on opposite side), dedicated right-of-way in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

90.TRANS. 14 USE - DEDICATION RECOMMND

Alta Street within the project boundary is designated as an Industrial Collector road and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and sidewalk as determined by the Transportation Department within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

90.TRANS. 16 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in

T PLAN:TRANSMITTED Case #: PP23182 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - UTILITY PLAN (cont.) RECOMMND

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.

90.TRANS. 17 USE - UTILITY INSTALL RECOMMND

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

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

E JEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No.35711 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35711, Amended No. 2 (Sheets 1-2), dated March 12, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted for a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

A 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).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS RECOMMND

All lots under Parcel Map#35711 are proposing Rubidoux Community Services District (RCSD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with RCSD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35711 is a proposal to subdivide an approximately 44-acre site into 11 parcels for commercial use as an industrial park. The site is located in the Belltown area north of Highway 60 on the west side of Canal Street, south of 26th Street. Parcel Map 35711 is being reviewed and processed concurrently with Plot Plan 23182. This site is also included in Environmental Impact Report 00516. This site was included as part of Pre-Application Review 00997 (PAR 00997) which was previously reviewed by the District.

This site is subject to substantial sheet flow type runoff that impacts the property from the hills located to the northwest. The site naturally drains in a southeasterly direction toward the existing canal next to the railroad tracks along the southeast boundary of the site.

The applicant has submitted a drainage study and a drainage plan as an alternative to the District's un-adopted Belltown Master Drainage Plan (MDP). This drainage plan

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

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

puts forward a system of storm drains to serve this development and the adjacent developments (PM 35712, PP 23277, PM 35710, PP 23168) proposed by the same developer. The proposed drainage system appears to meet the intent of the un-adopted MDP for this drainage area of the MDP and is acceptable to the District.

In accordance with the proposed drainage plan stated above, this development proposes to collect the runoff from the hills in a long rectangular concrete channel along the northwesterly side of the private road. These flows will be conveyed into the onsite and offsite storm drain system and discharge these flows into the District's Rubidoux Basin (Project No. 1-0141). While a portion of this storm drain system may or may not be constructed by the adjacent downstream developments, this development will be required to construct the storm drain system to collect and convey the 100-year developed condition onsite and offsite runoff from the project site to Rubidoux Basin. Rubidoux Basin is considered an adequate outlet for discharging flows from this development and therefore no additional mitigation for increased runoff is required. Discharging flows into the existing canal is not acceptable.

Site improvements associated with PP 23182 will include the necessary drainage improvements to protect the site from flood hazard along with any features necessary to mitigate the site's impact to water quality. Unless otherwise approved by the District, no grading or building permits for Parcel Map 35711 shall be issued prior to the District's approval of improvement plans for PP 23182 or any other land use case for this site.

10.FLOOD RI. 2 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35711 shall be issued prior to District approval of improvement plans for Plot Plan 23182 or any other land use case for this site.

10.FLOOD RI. 3 MAP CONST DRAINAGE SYSTEM RECOMMND

In accordance with the proposed drainage plan, this development proposes to collect the runoff from the hills in a long rectangular concrete channel along the northwesterly side of the private road. These flows will

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP CONST DRAINAGE SYSTEM (cont.) RECOMMND

be conveyed into the storm drain system and discharge these flows into the District's Rubidoux Basin (Project No. 1-0141). While a portion of this storm drain system may or may not be constructed by the adjacent downstream developments, this development shall construct the storm drain system to collect and convey the 100-year developed condition onsite and offsite runoff from the project site to Rubidoux Basin.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01964 RECOMMND

County Geologic Report (GEO) No. 1964, submitted for this project (PM35711 & PP23182), was prepared by NorCal Engineering and is entitled: "Geotechnical Engineering Investigation - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar drive, Rubidoux, in the County of Riverside, California, Project Number 13155-06", dated August 14, 2006. In addition the following reports were submitted for this project:

1."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive, Rubidoux, in the County of Riverside, California", dated February 28, 2008.

2."Second Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive, Rubidoux, in the County of Riverside, California" dated March 31, 2008.

These additional reports are now included as part of GEO No. 1964.

GEO No. 1964 concluded:

1.The nearest active fault to the site is the San Bernardino Segment of the San Jacinto Fault Zone, located approximately 7 miles to the northeast of the site.

2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site which included aerial photo review and literature research. Therefore the potential for surface fault rupture on the

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01964 (cont.) RECOMMND

site is considered low.

3.Except for strong seismic shaking, the potential for liquefaction and other secondary seismic hazards affecting this site is considered low due to the underlying granitic bedrock, the depth to groundwater and the lack of nearby waterbodies, slopes and other factors which contribute to secondary seismic hazards.

GEO No. 1964 recommended:

1.The proposed structures on the site should be designed in accordance with the latest provisions of the most recent edition of the Uniform Building Code for a site located approximately 11 km from a UBC Type B seismic source and underlain by a UBC Type Sd soil. The site should be expected to experience a peak horizontal ground acceleration of about 0.57g with a 10% probability of exceedence in 50 years.

2.The project site has a potential to be affected by rockfall emanating from the ascending hillside located to the west of the site. Periodic observation by the project geologist should be performed during grading to evaluate this potential and appropriate mitigation measures should be implemented as needed.

3.All existing fill soils and disturbed topsoils should be removed to expose competent native materials, defined as undisturbed native alluvium/decomposed granite with a minimum in place relative compaction of 90% as determined by ASTM Test Method D-1557. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified to a depth of 12 inches, brought to within 2% of optimum moisture content and compacted to a minimum of 90% of the maximum dry density prior to placing any fill.

4.The on-site soils may be utilized for the compacted fills provided they are free of any organics or other deleterious material and shall not contain any rock, brick, concrete or other hard materials greater than 8 inches in maximum dimension. No asphalt concrete shall be incorporated in any fills per CEQA regulations.

GEO No. 1964 satisfies the requirement for a

CEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01964 (cont.) (cont.) RECOMMND

Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1964 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 3 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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

3. Grading of 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 mitigation.

10.PLANNING. 4 MAP*- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 11 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 15 MAP - NPDES COMPLIANCE (1) RECOMMND

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

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.TRANS. 1 MAP - DRAINAGE 1 (cont.) RECOMMND

- no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

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 unacceptablility 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.

10.TRANS. 4 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 5 MAP - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - TS/CONDITIONS (cont.) RECOMMND

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.

Canal Street (NS) at:
Alta Street (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp
SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (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.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

50.FLOOD RI. 4 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 5 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract 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 recordation of the final map 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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an 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.

50.FLOOD RI. 6 MAP OFFSITE EASE OR REDESIGN RECOMMND

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 recordation of the final map. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP*- SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of industrial lots on the final map shall be 14.

50.PLANNING. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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).

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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 project boundaries 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.

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 4 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

The required off-site rights-of-way including but not limited for installation of traffic signals shall be dedicated and accepted to vest title in the name of the public if not already dedicated and accepted.

50.TRANS. 6 MAP - EASEMENT RECOMMND

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.

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23182, PM35710, PM35712, PM35417, and Union Pacific Rail Road Company.

50.TRANS. 8 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 9 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

50.TRANS. 11 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - STREET LIGHT PLAN (cont.) RECOMMND

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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 12 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 13 MAP - STREET LIGHTS-L&LMD RECOMMND

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, IID or other electric provider.

50.TRANS. 14 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 15 MAP - UTILITY PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - UTILITY PLAN (cont.) RECOMMND

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.

50.TRANS. 16 MAP - IMPROVEMENT RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), and 6" concrete curb and gutter (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 46.5' - 50.5' full-width dedicated right-of-way (28.5' on project side and 18'-22' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/46.5'-50.5') (Modified for less right-of-way.)

NOTE: 1. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

2. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

50.TRANS. 17 MAP - PART-WIDTH RECOMMND

28th Street along project boundary is a dirt County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side) within a 60' minimum part-width, (39' on project side and 21' on opposite side), dedicated right-of-way in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

CEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - DEDICATION RECOMMND

Alta Street within the project boundary is designated as an Industrial Collector road and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and sidewalk as determined by the Transportation Department within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

50.TRANS. 19 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

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.

50.TRANS. 21 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
28th Street (EW)

with fee credit eligibility.

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/DESIGN (cont.) RECOMMND

with no fee credit given for Traffic Signal Mitigation fees.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

50.TRANS. 22 MAP - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing
Westbound: one left-turn lane, one shared left-turn/through lane, one 250-foot long right-turn lane
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Rubidoux Boulevard (NS) at SR-60 WB On-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and two through lanes
Southbound: two through lanes, one right-turn lane
Eastbound: N/A
Westbound: N/A
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - TS/GEOMETRICS (cont.) RECOMMND

Westbound: one left-turn lane, one shared through/right-turn lane
Note: Railroad crossing at Alta is subject to approval by Public Utilities Commission and UP Railroad. If railroad crossing at Alta is not approved, the project proponent shall submit a revised access and circulation plan for County review and approval.

The intersection of Rubidoux Boulevard (NS) at 28th Street (EW) shall be improved to provide the following geometrics:

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

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right turn lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is

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60. PRIOR TO GRADING PRMT ISSUANCE

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

occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2 EPD - NESTING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35711 shall be issued prior to District approval of improvement plans for Plot Plan 23182 or any other land use case for this site.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Because three historic period cultural resources were identified within the proposed project boundaries (CARIV-5042H, CA-RIV-5044H, and CA RIV-7325) the subject parcels are highly sensitive for additional historic period cultural resoruces and possibly sensitive for prehistoric cultural resoruces. Within a one mile readius of the project site, there are 51 previously recorded cultural/historical resources many of them highly significant. To mitigate for the potential for subsurface cultural/historic resources, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land Divider for archaeological monitoring services and any necessary mitigation services for the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources. Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and any necessary mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 3 MAP*- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with an approved curation facility within Riverside County that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP*- CULTURAL RES. DISP. AG. (cont.) RECOMMND

ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the approved curation facility for proper treatment and disposition. The developer/permittee is responsible for any curation costs.

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR RECOMMND

A portion of this site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

CEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of 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, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 7 MAP*- COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 10 as delineated on the TENTATIVE PARCEL MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 8 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 9 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 13 MAP*- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 43.46 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 14 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - NPDES COMPLIANCE (2) RECOMMND

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

60.PLANNING. 21 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - ARCHAEOLOGIST RETAINED (cont.) RECOMMND

submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

TRANS DEPARTMENT

60.TRANS. 1 USE - OBTAIN PERMIT/UPRR RECOMMND

The developer shall obtain the required permit from Union Pacific Rail Road Company, to cross 28th Street at grade, prior to the issues of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35711 shall be issued prior to District approval of improvement plans for Plot Plan 23182 or any other land use case for this site.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

California certified landscape architect;

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:
1)Identification of all common/open space areas;

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

3)Shading plans for projects that include parking lots/areas;

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

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

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

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

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

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 Planning Department that the subject

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

District has approved said plans.

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

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, at (951) 273-9143 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT WASTE RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 2 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

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

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).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

PARCEL MAP Parcel Map #: PM35711 Parcel: 178-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
28th Street (EW)

with fee credit eligibility.

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

90.TRANS. 8 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) and the traffic signal at Rubidoux Boulevard (NS) at SR-60 WB On-Ramp to the south.

or as approved by the Transportation Department.

PLOT PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 23168. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23168 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-6) for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-6) for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets

PLOT PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

1-5) for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-30) for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

APPROVED EXHIBIT M = Project Colors and Materials for Plot Plan No. 23168 Amended No. 3, dated March 3, 2009.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

[illegible]T PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

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.

PLOT PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC compliance. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 23168 is a proposal to construct an industrial park consisting of 6 buildings for office, storage and manufacturing uses on an approximately 8.4-acre site. The site is located in the Belltown area between Canal Street and Avalon Street north of Alta Street. Plot Plan 23168 is being reviewed and processed concurrently with Parcel Map 35710. This site was included as part of Pre-Application Review 00997 (PAR 00997) which was previously reviewed by the District

P~~OT PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

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

This site appears to be subject to substantial sheet flow type runoff from the hills located to the northwest. However the embankment for the railroad tracks located northwesterly of the site appear to offer flood hazard protection according to the topographic information provided by the engineer. The railroad tracks offer a slight rise next to this site. Assuming that the canal does not flow, the ponded water has been shown to spill over the tracts at a low, located just east and west of this project site. Therefore, the proposed storm drain in 30th street will only be needed to extend along Canal street to Kenwood Place. The site naturally drains in southeaterly manner to the District's Rubidoux Basin (Project # 1-0141)
The applicant has submitted a drainage study and a drainage plan as an alternative to the un-adopted Belltown Master Drainage Plan (MDP). This drainage plan put forward a system of storm drains to serve this development and adjacent developments (PM 35712, PP 23277, PM 23711, PP 23182) proposed by the same developer. The proposed drainage system appears to meet the intent of the un-adopted MDP for this portion of the MDP and is acceptable to the District.

Therefore, this development will be required to construct a storm drain that is consistent with the drainage study and that would convey the 100 year developed condition offsite and onsite storm runoff to the Rubidoux Basin. The storm drain shall be constructed from Kenwood Place run southerly along Canal Street and then easterly through the project to 30th street and outlet into Rubidoux Basin.

The District received on May 27, 2008 a preliminary WQMP, dated May, 2008. The report shows the onsite drainage being directed to several long grass lined swales with a sandy filtration trench that drains through a perforated pipe to the storm drain. These swales are proposed to collect and convey onsite runoff to inlets which will discharge flows into the storm drain. These swales are proposed to mitigate the water quality impacts due to this development. Since the sandy swales do not include a pretreatment basin, the filter area required is approximately doubled according to CASQA Handbook.

Due to the existing terrain, drainage of the site is

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10. GENERAL CONDITIONS

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

generally divided into two tiers with the swales located along the downstream edge of the tiers. A 6-foot wide bench is required between the upper tier swale and the 2:1 slope. Since this high, steep slope is adjacent to a trench, the trench and outlet works shall be designed to allow no more than 6 inches of standing water, otherwise, 4:1 side slopes may be used.

10.FLOOD RI. 2 USE CONSTRUCT STORM DRAIN RECOMMND

This development shall construct a storm drain that would convey the 100 year developed condition offsite and onsite storm runoff consistent with the drainage study to the Rubidoux Basin. The storm drain shall be constructed from Kenwood Place run southerly along Canal Street and then easterly through the project to 30th street and outlet into Rubidoux Basin.

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

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

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

P[illegible]T PLAN:TRANSMITTED Case #: PP23168 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

Riverside County ordinances and State and Federal codes.

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE*- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 10:00p.m., Monday through Friday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 9 USE - BASIS FOR PARKING RECOMMND

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

Storage @ 1/1,000 sq. ft. = 73
Manufacturing @ 1/500 sq. ft. = 79
Office @ 1/250 sq. ft. = 48
TOTAL REQUIRED = 200
TOTAL PROVIDED = 203

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 14 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 15 USE - LANDSCAPE SPECIES RECOMMND

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

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 21 USE*- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 24 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 29 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - IND OCCUPANT CHANGE (cont.) RECOMMND

& Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 33 USE - COMPLY WITH NPDES (1) RECOMMND

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

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 USE - 2ND DIST LS GUIDELINES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 40 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 41 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 43 USE - GEO01956 RECOMMND

County Geologic Report (GEO) No. 1956, submitted for this project (PM35710 & PP23168), was prepared by Norcal Engineering, and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California", dated August 14, 2006. In addition the following reports were submitted for this project:

1."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California", dated February 8, 2008.

2."Second Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast

10. GENERAL CONDITIONS

10.PLANNING. 43 USE - GEO01956 (cont.) RECOMMND

Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California, Project Number 13155-07" dated March 11, 2008. Included with this response were two additional reports prepared by Andrew Stone, Engineering Geology and dated February 6, 2008 and February 14, 2008.

3."Third Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California (PM35711 and PP23182)[sic], Project Number 13155-07" dated October 30, 2008.

4."Third Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Drive, Rubidoux, in the County of Riverside, California (PM 35710 and PP 23168), Project Number 13155-07" dated October 30, 2008.

5."Fourth Response to County Geologic Report review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Drive, Rubidoux, in the County of Riverside, California (PM 35710 and PP 23168), Project Number 13155-07" dated November 26, 2008.

These documents are herein incorporated as a part of GEO No. 1956.

GEO No. 1956 concluded:

1.This site is underlain at shallow depth by dense to very dense granular soils considered acceptable for support of the proposed fills and structures.

2.Based on literature review, site mapping and aerial photo review there is no evidence for any active faults crossing or trending toward this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

3.Aside from the hazard of strong ground shaking, the potential for this site to be affected by secondary seismic hazards such as liquefaction, seismically induced landsliding, subsidence, seiche/tsunami or seismically induced flooding is considered low.

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10. GENERAL CONDITIONS

10.PLANNING. 43 USE - GEO01956 (cont.) (cont.) RECOMMND

GEO No. 1956 recommended:

1.All fill/disturbed surficial soils should be removed to expose competent native soils defined as soils having a minimum in-place relative compaction of 90% as determined by ASTM D-1557. Prior to placing any fill, the approved removal bottoms should be scarified to depth of 12 inches, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02.

2.The on-site soils are considered to be acceptable for use as compacted fill provided they are cleaned of organic materials and/or debris. All fill soils should be placed in lifts not exceeding 6 inches in thickness, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing. Where the footprint of any proposed structure spans a cut/fill transition, the cut portion of the building pad should be over-excavated to a depth that will result in a minimum of 2 feet of compacted fill beneath all footings.

3.Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the provisions of the recently adopted California Building Code (CBC 2007). The site should be expected to experience peak ground accelerations on the order of 0.42g with a 10% probability of exceedence in 50 years.

GEO No. 1956 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1956 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 44 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 45 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 45 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 46 USE - PROJECT SIGNAGE AQ RECOMMND

Signage will be posted prohibiting on-site truck idling in excess of five minutes.

10.PLANNING. 47 USE - LOADING BAY AQ RECOMMND

Loading bays will be equipped with electrification, and/or auxiliary power units.

10.PLANNING. 48 USE - BLASTING NOTIFICATION RECOMMND

The developer shall notify the neighboring residence within one quarter (1/4) mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

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

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.

Canal Street (NS) at:
Alta Stret (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp
SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (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.

10.TRANS. 2 USE - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Avalon Street 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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - R-O-W EXCEEDS/VACATION (cont.) RECOMMND

to enter into an agreement with the County for its purchase or exchange.

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the development may be further restricted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

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

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - NESTING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - NESTING BIRDS SURVEY (cont.) RECOMMND

during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

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.

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

f 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 draw up an 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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval prior to issuance of a grading permit.

PLANNING DEPARTMENT

60.PLANNING. 15 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23168, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). In addition, research performed for the development of this site also indicates a high potential for paleontological resources. Proposed project site grading/earthmoving

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of 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, the Plan Check staff, the Land Use Counter or any other County office.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigation (PD-A-4477R2) and information provided by the Soboba Band of Luiseno Indians in their letter dated June 2, 2009, archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 26 GEN*- SPECIAL INTEREST MONITOR RECOMMND

As a result of archaeological investigation (PD-A-4477R2) and information provided by the Soboba Band of Luiseno Indians in their letter dated June 2, 2009, tribal

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN*- SPECIAL INTEREST MONITOR (cont.) RECOMMND

monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN*- SPECIAL INTEREST MONITOR (cont.) (cont.RECOMMND

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 27 USE - TRAFFIC CONTROL PLAN RECOMMND

Prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will allow both construction and on-street traffic to move with less than 5-minute idling times.

60.PLANNING. 28 USE - TITLE 24 RECOMMND

Prior to the issuance of any building permits, plans shall be provided that include proof of LEED certification. The project shall be LEED certified and at a minimum, be required to increase building energy performance 24.5 percent beyond Title 24, and reduce water use bypp2316820 percent.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE - REQUIRED LETTER OF AGMT RECOMMND

The applicant shall provide a letter of agreement from the adjacent property owner (APN: 178-191-001) for shared driveway access located at the westerly property line prior to issuance of a grading permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK $ RECOMMND

Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

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.

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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.

f 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 draw up an 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 nd the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23168, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 25 USE - LANDSCAPE PLOT PLAN APPR RECOMMND

When the Landscaping Plot Plan is located within the Valley-Wide Recreation and Park District, Jurupa Community Services District, a County Service Area (CSA) or other special maintenance district then, prior to landscape plan submittal to the Planning Department, the permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

80.PLANNING. 26 USE - LANDSCAPE INSPECTION RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

80.PLANNING. 27 USE - PARKING/LNDSCPNG PLAN RECOMMND

rior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The irrigation plan shall include a smart controller capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE - PARKING/LNDSCPNG PLAN (cont.) RECOMMND

prohibit low head drainage.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing
Westbound: one left-turn lane, one shared left-turn/through lane, one 250-foot long right-turn lane
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Rubidoux Boulevard (NS) at SR-60 WB On-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane and two through lanes
Southbound: two through lanes, one right-turn lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) RECOMMND

Eastbound: N/A
Westbound: N/A
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left-turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to ssuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Canal Street shall be conveyed for public use to provide for a 57' to 68' full-width right-of-way (39' on project side and 18' to 29' on the opposite side of the centerline).

Sufficient public street right-of-way along Avalon Street shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

80.TRANS. 5 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

(1) Landscaping.

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition.

(4) Street sweeping.

For street ligthing, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Canal Street and Avalon Street 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.

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 Judy Watterlond, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, at (951) 273-9143 for any additional requirements.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP (cont.) RECOMMND

owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred three (203) 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] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 6 USE - ACCESSIBLE PARKING RECOMMND

A minimum of twelve (12) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

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

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

90.PLANNING. 10 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 13 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 14 USE - SPECIMEN TREES REQUIRED RECOMMND

andscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 15 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 18 USE - TRASH ENCLOSURES RECOMMND

Six (6) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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

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

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

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

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING RECOMMND

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

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

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

90.PLANNING. 30 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23168 is calculatecd to be 8.36 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23168 has been calculated to be 8.36 net acres.

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

90.PLANNING. 34 MAP - SPECIMEN TREE RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees along streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 35 MAP - COMPLY W/LNDSCP IRR PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 36 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 37 USE - HOURS OF OPERATION RECOMMND

The Applicant, Owner, Tenant, or any other successor-in-interest shall verify in writing to the Planning Department that the hours of operation are consistent with Condition of Approval 10.PLANNING.08.

NOTE: Condition Added Per Planning Commission, September 30, 2009.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) and the traffic signal at Rubidoux Boulevard (NS) at SR-60 WB On-Ramp to the south.

or as approved by the Transportation Department.

90.TRANS. 3 USE - IMP PLANS RECOMMND

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 project boundaries 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.

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35710, PM35711, and PM35712.

90.TRANS. 5 USE - OFF-SITE INFO RECOMMND

The required off-site rights-of-way including but not limited to installation of traffic signal shall be dedicated and accepted to vest title in the name of the public if not already dedicated and accepted.

90.TRANS. 6 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 7 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Avalon Street. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Avalon Street, 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.

90.TRANS. 9 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 10 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

90.TRANS. 11 USE - STREET LIGHTS INSTALL RECOMMND

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

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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

(1) Landscaping.

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition.

(4) Street sweeping.

90.TRANS. 13 USE - UTILITY PLAN RECOMMND

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

90.TRANS. 14 USE - UTILITY INSTALL RECOMMND

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

A certificate should be obtained from the pertinent utility

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - UTILITY INSTALL (cont.) RECOMMND

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 15 USE - IMPROVEMENT RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 57' to 68' full-width dedicated right-of-way (39' on project side and 18' to 29' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/57'-68') (Modified for less right-of-way.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

3. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

90.TRANS. 16 USE - PART-WIDTH RECOMMND

Avalon Street along project boundary is a paved County maintained road designated as Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 79' full-width dedicated right-of-way (39' on project side and 40' on opposite side of the centerline) in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - PART-WIDTH (cont.) RECOMMND

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

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35710 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35710, Amended No. 2 (Sheets 1-2), dated March 3, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0:93 net acres.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

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

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

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).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35710 is a proposal to subdivide an approximately 8.4-acre site into 6 parcels for commercial use as an industrial park. The site is located in the Belltown area between Canal Street and Avalon Street north of Alta Street. Parcel Map 35710 is being reviewed and processed concurrently with Plot Plan 23168. This site was included as part of Pre-Application Review 00997 (PAR 00997) which was previously reviewed by the District

This site appears to be subject to substantial sheet flow type runoff from the hills located to the northwest. However, the embankment for the railroad tracks located northwesterly of the site appear to offer flood hazard protection according to the topographic information provided by the engineer. The railroad tracks offer a slight rise next to this site. Assuming that the canal does not flow, the ponded water has been shown to spill over the tracts at a low, located just east and west of this project site. Therefore, the proposed storm drain in 30th street will only be needed to extend along Canal street to Kenwood Place. The site naturally drains in a southeasterly manner to the District's Rubidoux Basin (Project No. 1-0141).

The applicant has submitted a drainage study and a drainage plan as an alternative to the un-adopted Belltown Master Drainage Plan (MDP). This drainage plan put forward a system of storm drains to serve this development and adjacent developments (PM 35712, PP 23277, PM 23711, PP 23182) proposed by the same developer. The proposed drainage system appears to meet the intent of the un-adopted MDP for this portion of the MDP and is acceptable to the District.

Therefore, this development will be required to construct a storm drain that is consistent with the drainage study and that would convey the 100 year developed condition

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

offsite and onsite storm runoff to the Rubidoux Basin. The storm drain shall be constructed from Kenwood Place run southerly along Canal Street and then easterly through the project to 30th street and outlet into Rubidoux Basin.

The District received on May 27, 2008 a preliminary WQMP, dated May, 2008. The report shows the onsite drainage being directed to several long grass lined swales with a sandy filtration trench that drains through a perforated pipe to the storm drain. These swales are proposed to collect and convey onsite runoff to inlets which will discharge flows into the storm drain. These swales are proposed to mitigate the water quality impacts due to this development. Since the sandy swales do not include a pretreatment basin, the filter area required is approximately doubled according to CASQA Handbook.

Due to the existing terrain, drainage of the site is generally divided into two tiers with the swales located along the downstream edge of the tiers. A 6-foot wide bench is required between the upper tier swale and the 2:1 slope. Since this high, steep slope is adjacent to a trench, the trench and outlet works shall be designed to allow no more than 6 inches of standing water, otherwise, 4:1 side slopes may be used.

10.FLOOD RI. 5 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 6 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 7 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 8 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 11 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 18 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.FLOOD RI. 21 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

to the recordation of the map.

10.FLOOD RI. 22 MAP CONSTRUCT STORM DRAIN RECOMMND

This development shall construct a storm drain that would convey the 100 year developed condition offsite and onsite storm runoff consistent with the drainage study to the Rubidoux Basin. The storm drain shall be constructed from Kenwood Place run southerly along Canal Street and then easterly through the project to 30th street and outlet into Rubidoux Basin.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - GEO01956 RECOMMND

County Geologic Report (GEO) No. 1956, submitted for this project (PM35710 & PP23168), was prepared by Norcal Engineering, and is entitled: "Geotechnical Engineering Investigation, Proposed Industrial Development, Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California", dated August 14, 2006. In addition the following reports were submitted for this project:

1."Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California", dated February 8, 2008.

2."Second Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California, Project Number 13155-07" dated March 11, 2008. Included with this response were two additional reports prepared by Andrew Stone, Engineering Geology and dated February 6, 2008 and February 14, 2008.

3."Third Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Mar Drive (sic), Rubidoux, in the County of Riverside, California (PM35711 and PP23182) [sic], Project Number 13155-07" dated October 30, 2008.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO01956 (cont.) RECOMMND

4."Third Response to County Geologic Report Review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Drive, Rubidoux, in the County of Riverside, California (PM 35710 and PP 23168), Project Number 13155-07" dated October 30, 2008.

5."Fourth Response to County Geologic Report review Sheet - Proposed Industrial Development - Located at the Northeast Corner of Canal Street and Alta Drive, Rubidoux, in the County of Riverside, California (PM 35710 and PP 23168), Project Number 13155-07" dated November 26, 2008.

These documents are herein incorporated as a part of GEO No. 1956.

GEO No. 1956 concluded:

1.This site is underlain at shallow depth by dense to very dense granular soils considered acceptable for support of the proposed fills and structures.

2.Based on literature review, site mapping and aerial photo review there is no evidence for any active faults crossing or trending toward this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

3.Aside from the hazard of strong ground shaking, the potential for this site to be affected by secondary seismic hazards such as liquefaction, seismically induced landsliding, subsidence, seiche/tsunami or seismically induced flooding is considered low.

GEO No. 1956 recommended:

1.All fill/disturbed surficial soils should be removed to expose competent native soils defined as soils having a minimum in-place relative compaction of 90% as determined by ASTM D-1557. Prior to placing any fill, the approved removal bottoms should be scarified to depth of 12 inches, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557-02.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO01956 (cont.) (cont.) RECOMMND

2.The on-site soils are considered to be acceptable for use as compacted fill provided they are cleaned of organic materials and/or debris. All fill soils should be placed in lifts not exceeding 6 inches in thickness, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing. Where the footprint of any proposed structure spans a cut/fill transition, the cut portion of the building pad should be over-excavated to a depth that will result in a minimum of 2 feet of compacted fill beneath all footings.

3.Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the provisions of the recently adopted California Building Code (CBC 2007). The site should be expected to experience peak ground accelerations on the order of 0.42g with a 10% probability of exceedence in 50 years.

GEO No. 1956 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1956 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission

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10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

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

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6 MAP*- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 11 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

The fee shall be paid for each residential unit to be constructed within this land division.

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

10.PLANNING. 16 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

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

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 unacceptablility 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.

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.TRANS. 4 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 5 MAP - TS/CONDITIONS RECOMMND

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.

Canal Street (NS) at:
Alta Stret (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp
SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (EW)

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - TS/CONDITIONS (cont.) RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract 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 Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility, whichever comes first: 1) the developer shall submit to the District the preliminary

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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 draw up an 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.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements,

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP*- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7600 has been approved and adopted by the Board of Supervisors and has 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.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP*- SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP*- SURVEYOR CHECK (cont.) RECOMMND

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of industrial lots on the final map shall be 6.

50.PLANNING. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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).

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.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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 project boundaries 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.

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 4 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

The required off-site rights-of-way including but not limited to installation of traffic signal shall be dedicated and accepted to vest title in the name of the public if not already dedicated and accepted.

50.TRANS. 6 MAP - EASEMENT RECOMMND

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.

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23182, PM35712, PM35711, and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ST DESIGN/IMPRV CONCEPT (cont.) RECOMMND

PM35417.

50.TRANS. 8 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 9 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 10 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

50.TRANS. 11 MAP - STREET LIGHT PLAN RECOMMND

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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 12 MAP - STREET LIGHTS-L&LMD RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - STREET LIGHTS-L&LMD (cont.) RECOMMND

Transportation Department.

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 13 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 14 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 15 MAP - IMPROVEMENT RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 57' to 68' full-width dedicated right-of-way (39' on project side and 18'-29' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/57'-68') (Modified for less right-of-way.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - IMPROVEMENT (cont.) RECOMMND

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

3. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Avalon Street along project boundary is a paved County maintained road designated as Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 79' full-width dedicated right-of-way (39' on project side and 40' on opposite side of the centerline) in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

50.TRANS. 17 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - STREET SWEEPING 2 RECOMMND

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.

50.TRANS. 19 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

50.TRANS. 20 MAP - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing
Westbound: one left-turn lane, one shared left-turn/through lane, one 250-foot long right-turn lane
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Rubidoux Boulevard (NS) at SR-60 WB On-Ramp (EW) shall be improved to provide the following geometrics:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: one left-turn lane and two through lanes
Southbound: two through lanes, one right-turn lane
Eastbound: N/A
Westbound: N/A
Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left-turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 EPD - NESTING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - NESTING BIRDS SURVEY (cont.) RECOMMND

bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

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

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract 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 grading permit issuance or starting construction of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

drainage facility, whichever comes first: 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 draw up an 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.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). In addition, research performed for the development of this site also indicates a high potential for paleontological resources. Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of 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, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 5 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigtion (PD-A-4477R2) and information provided by the Soboba Band of Luiseno Indians in their letter dated June 2, 2009, archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 6 GEN*- SPECIAL INTEREST MONITOR RECOMMND

As a result of archaeological investigtion (PD-A-4477R2) and information provided by the Soboba Band of Luiseno Indians in their letter dated June 2, 2009, tribal monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 GEN*- SPECIAL INTEREST MONITOR (cont.) RECOMMND

crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1) The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 11 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

60.TRANS. 1 RECOMMND

*** No Text Exists For This Condition ***

60.TRANS. 2 MAP - REQUIRED LETTER OF AGMT RECOMMND

The applicant shall provide a letter of agreement from the adjacent property owner (APN: 178-191-001) for shared driveway access located at the westerly property line, prior to issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:
1)Identification of all common/open space areas;

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

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

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

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

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

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

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 Planning Department that the subject District has approved said plans.

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES RECOMMND

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

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 273-9143 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 MAP BMP MAINTENACE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 3 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 4 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

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

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

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 7 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)
SR-60 WB On-Ramp (subject to Caltrans approval)

PARCEL MAP Parcel Map #: PM35710 Parcel: 178-191-015

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - TS/INSTALLATION (cont.) RECOMMND

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

If approval for the signals is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

90.TRANS. 8 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) and the traffic signal at Rubidoux Boulevard (NS) at SR-60 WB On-Ramp to the south.

or as approved by the Transportation Department.

PLOT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP23277. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23277 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

APPROVED EXHIBIT B = Project Elevations (Sheets 1-11) for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

APPROVED EXHIBIT C = Project Floor Plans (Sheets 1-11) for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

APPROVED EXHIBIT G = Conceptual Grading Plan for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

PLOT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT L = Preliminary Landscaping Plans (Sheets 1-5) for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

APPROVED EXHIBIT L-1 = Preliminary Landscaping Color Plant Palette Booklet (Sheets 1-30) for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

APPROVED EXHIBIT M = Project Colors and Materials for Plot Plan No. 23277 Amended No. 2, dated February 3, 2009.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and

PLOT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN (cont.) RECOMMND

bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

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.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy

P*OT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL (cont.) RECOMMND

permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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

Minimum required fire flow shall be 1875 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIIN construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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10. GENERAL CONDITIONS

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

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

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

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

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

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.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 23277 is a proposal to construct an industrial park with buildings for office, storage and manufacturing

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10. GENERAL CONDITIONS

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

uses on an approximately 11-acre site in the Belltown area. The site is located north of Highway 60 between Canal Street and Avalon Street on the south side of Alta Street. PP 23277 is being review and processed concurrently with Parcel Map 35712. This site was included as part of Pre-Application Review 00997 (PAR 00997) which was previously reviewed by the District.

The site receives offsite runoff from the hills located to the northwest and street improvements to Canal Street and Alta Street should provide protection from this runoff. The developer for this project has two (2) other developments (PP 23168 and PP 23182) being processed in this vicinity. The applicant has submitted a drainage study and a drainage plan as an alternative to the District's un-adopted Belltown Master Drainage Plan (MDP). This drainage plan puts forward a system of storm drains to serve all three (3) proposed projects. The proposed drainage system appears to meet the intent of the un-adopted MDP for this drainage area of the MDP and is acceptable to the District.

Therefore, in accordance with the proposed drainage plan stated above, this development will be required to construct a storm drain that is consistent with the drainage study and would convey the 100-year developed offsite and onsite storm runoff from the project site to the District's Rubidoux Basin (Project No. 1-0141). Rubidoux Basin is considered an adequate outlet for discharging flows from this development and therefore no additional mitigation for increased runoff is required.

A preliminary project - specific Water Quality Management Plan (WQMP) was submitted. A water quality basin located in the southeasterly portion of the site is proposed to mitigate the water quality impacts due to this development. Onsite runoff will be collected and conveyed in two (2) onsite storm drains which will discharge flows into the water quality basin. The storm drain constructed as part of the proposed drainage plan will convey flows discharged from the water quality basin.

10.FLOOD RI. 2 USE CONSTRUCT STORM DRAIN RECOMMND

In accordance with the drainage plan proposed, this development shall be required to construct a storm drain

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE CONSTRUCT STORM DRAIN (cont.) RECOMMND

which shall convey the 100-year developed condition of offsite and onsite storm runoff from the project site to Rubidoux Basin.

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

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

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

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

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

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT RECOMMND

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

10.FLOOD RI. 17 MAP PROTECTION ALONG CANAL ST RECOMMND

Canal Street shall be designed to prevent the tributary 100-year offsite runoff from the hills located to the northwest from entering the property. Additional drainage facilities may be required if flows exceed the top of curb.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - GEO01991 RECOMMND

County Geologic Report (GEO) No. 1991, submitted for this project (PP23277) was prepared by NorCal Engineering and is entitled: "Geotechnical Engineering Investigation - Proposed Industrial Development - Located at the Northwest Corner of Alta Street and Avalon Street, Rubidoux, in the County of Riverside, California, Project Number 13224-06", dated September 18, 2006. In addition, NorCal submitted the following reports:

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO01991 (cont.) RECOMMND

1."Response to County Geological Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of Alta Street and Avalon Street, Rubidoux, in the County of Riverside, California, Project Number 13224-06" dated May 19, 2008.

2."Response to County Geotechnical Report Review Sheet - Proposed Industrial Development - Located at the Northwest Corner of Alta Street and Avalon Street, Rubidoux, in the County of Riverside, California, Project Number 13224-06" dated May 23, 2008.

3."Limited Geologic Evaluation, Proposed Industrial Development, Northwest Corner of Canal Street and Alta Mar Drive, Rubidoux, County of Riverside, California, Project 08-03-00" prepared by Andrew Stone Engineering Geology and dated February 6, 2008.

These additional reports are now included as part of GEO No. 1991.

GEO No 1991 concluded:

1.The report and responses determined that the project site is located about 7 miles from the active San Jacinto Fault, capable of producing a Magnitude 6.7 earthquake. The site should be expected to experience a peak horizontal ground acceleration of about 0.57g during the lifetime of the proposed project.

2.Based on field mapping, literature research and aerial photo review, no evidence of active faulting crossing or trending toward this site was observed. Therefore the consultant concluded that the potential for this site to be affected by surface fault rupture is low.

3.The liquefaction potential on this site is considered to be negligible based on the depth of groundwater (greater than 50 feet) and the dense native materials underlying this site below the surficial disturbed soils.

4.Aside from the potential for this site to experience strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or flooding or seismically induced settlement is considered low.

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO01991 (cont.) (cont.) RECOMMND

5.Based on expansion index testing and the relative uniformity of the encountered soils, the on-site soils are regarded as having a low to very low expansion potential and therefore no special design provisions relative to expansive soils are warranted.

GEO No 1991 recommended:

1.The earthquake design parameters presented in the May 23, 2008 Response to County Geotechnical Report Review Sheet should be used in the design and construction of the project. All structures proposed for this site should be designed in accordance with the latest provisions of the most recent edition of the California Building Code (CBC 2007).

2.All loose surficial soils should be removed to a depth sufficient to expose native soils exhibiting an in place relative compaction of 90% or greater. Prior to placing any fills, the exposed approved removal bottoms should be scarified to a depth of 12 inches, brought to within 2% of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557. The removed soils may be reused as compacted fill soils provided they are cleaned of any organics or other deleterious materials. All fill soils should be placed in thin (+/- 6 inch) lifts, moisture conditioned to within 2 percent of the optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557.

3.The consultant should be provided the opportunity to review the finalized grading and foundation plans to verify that all their recommendations are properly incorporated or if additional information or revisions will be required.

GEO No. 1991 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1991 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO01991 (cont.) (cont.) (cont.) RECOMMND

building permits.

10.PLANNING. 4 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."

10.PLANNING. 5 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 6 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY/CONCEPTUAL LANDSCAPING plans.

10.PLANNING. 8 USE - LANDSCAPE SPECIES RECOMMND

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

10.PLANNING. 9 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 11 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 12 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 14 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 6:00 p.m., 7 days a week (Monday through Sunday) in order to reduce conflict with adjacent residential zones and/or land uses.

NOTE: Condition Revised Per Planning Commission, September 30, 2009.

10.PLANNING. 15 USE - BASIS FOR PARKING RECOMMND

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

Storage @ 1/1000 sq. ft. = 51
Manufacturing @ 1/500 sq. ft. = 78
Office @ 1/250 sq. ft. = 114

TOTAL PARKING REQUIRED = 243
TOTAL PARKING PROVIDED = 290

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 20 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 25 USE*- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 28 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 31 USE - VIABLE LANDSCAPING RECOMMND

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

10.PLANNING. 35 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 36 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 37 USE - 90 DAYS TO PROTEST RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE*- NO USE PRPSED LIMIT RECOMMND

The balance undeveloped portion of the property, APN 179-060-007, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 42 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 43 USE - 2ND DIST LS GUIDELINES RECOMMND

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

10.PLANNING. 46 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 47 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 47 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 48 USE - LOADING BAY AQ RECOMMND

Loading bays will be equipped with electrification, and/or auxiliary power units.

10.PLANNING. 49 USE - BLASTING NOTIFICATION RECOMMND

The developer shall notify the neighboring residence within one quarter (1/4) mile of any areas that will require blasting, as to the timing and duration of any potential blasting activities associated with the proposed project. Notification shall take place a minimum of five working days prior to anticipated blasting activities.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

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

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.

Canal Street (NS) at:
Alta Stret (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp
SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (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.

10.TRANS. 2 USE - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Avalon Street 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

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - R-O-W EXCEEDS/VACATION (cont.) RECOMMND

necessary to enter into an agreement with the County for its purchase or exchange.

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

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

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - PROJECT SIGNAGE AQ RECOMMND

Signage will be posted prohibiting on-site truck idling in excess of five minutes.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be

20. PRIOR TO A CERTAIN DATE

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

permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE*- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the development may be further restricted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1 WELL ABANDONMENT RECOMMND

All existing wells must be properly abandoned under permit with Department of Environmental Health. Please contact Water Engineering Section at (951) 955-8980 for further information.

EPD DEPARTMENT

60.EPD. 1 EPD - NESTING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15)

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - NESTING BIRDS SURVEY (cont.) RECOMMND

shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS (cont.) RECOMMND

grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

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.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

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.

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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.

f 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 draw up an 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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 4 MAP*- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with an approved curation facility that addresses the treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP*- CULTURAL RES. DISP. AG. (cont.) RECOMMND

American origin, found in the project area to the approved curation facility for proper treatment and disposition. The Applicant/permittee shall be responsible for curation fees.

60.PLANNING. 5 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). In addition, research performed for the development of this site also indicates a high potential for paleontological resources. Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside 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 shall 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 review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

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

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - PALEO PRIMP & MONITOR (cont.) RECOMMND

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

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of 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, the Plan Check staff, the Land Use Counter or any other County office.

60.PLANNING. 6 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 23 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7626 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the developement standards of the designation[s] and/or zone[s] ultimately applied to the property.

60.PLANNING. 24 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information provided in the archaeological investigation (PD-A-4477R2) wherein three cultural resources were identified (CA-RIV-5042H, CA-RIV-5044H, and CA-RIV-7325) and information provided by the Soboba Band of Luiseno Indians, demonstrting that the subject parcel(s) is sensitivie for cultural resources, therefore, archaeological monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

NOTE:
1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 25 GEN*- SPECIAL INTEREST MONITOR RECOMMND

As a result of information provided by the Soboba Band of Luiseno Indians in thei letter dated June 2, 2009, tribal monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 GEN*- SPECIAL INTEREST MONITOR (cont.) RECOMMND

clear this condition.

NOTE:
1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 26 USE - TRAFFIC CONTROL PLAN RECOMMND

Prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail safe detours to prevent traffic congestion to the best of the project's ability, and provide temporary traffic control measures during construction activities that will allow both construction and on-street traffic to move with less than 5-minute idling times.

60.PLANNING. 27 USE - TITLE 24 RECOMMND

Prior to the issuance of any building permits, plans shall be provided that include proof of LEED certification. The project shall be LEED certified and at a minimum, be required to increase building energy performance 24.5 percent beyond Title 24, and reduce water use bypp2316820 percent.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PLNTLGST CERTFIED (2) RECOMMND

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 "WILL-SERVE" LETTER RECOMMND

Applicant must submit an original copy of most current "will-serve" letter for water and sewer service from Rubidoux Community Services District (RCSD).

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK $ RECOMMND

Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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.

f 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 draw up an 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.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL. RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL. (cont.) RECOMMND

statement from the Southern California Edison Company or the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within Avalon Stree are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approvaland shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 12 USE - RAIN SHUT-OFF IRRIGATION RECOMMND

The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is $2,500.00 or less.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

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

80.PLANNING. 19 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 20 USE - HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 USE*- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 39 USE - CC&R C/I MO COMMON LOT RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents to for review along with the current fee, which documents shall be subject County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, c) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The Maintenance Operator established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 39 USE - CC&R C/I MO COMMON LOT (cont.) RECOMMND

County's successor-in-interest.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.PLANNING. 41 USE - CC&R C/I POA COMMON LOT RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 41 USE - CC&R C/I POA COMMON LOT (cont.) RECOMMND

hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owners' association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owners' association or the owners of each individual parcel as tenants in common, and e) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration."

In the event of any conflict between this Declaration

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 41 USE - CC&R C/I POA COMMON LOT (cont.) (cont.) RECOMMND

and the Articles of Incorporation, the Bylaws, or property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

80.PLANNING. 42 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

If approval for the signal is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - TS/GEOMETRICS (cont.) RECOMMND

Westbound: one left-turn lane, one shared left-turn/through lane, one 250-foot long right-turn lane

Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left-turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to ssuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Canal Street shall be conveyed for public use to provide for a 57 foot full-width right-of-way.

Sufficient public street right-of-way along Avalon Street shall be conveyed for public use to provide for a 39 foot half-width right-of-way.

Sufficient public street right-of-way along Alta Street shall be conveyed for public use to provide for a 60 foot part-width right-of-way (39' on project side and 21' minimum on opposite side of the centerline).

80.TRANS. 5 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 6 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

(1) Landscaping

(2) Streetlights

(3) Traffic signals located per 90.TRANS.1 condition.

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Street sweeping

For street ligthing, 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, IID or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN RECOMMND

A separate street light 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 8 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Canal Street, Alta Street, and Avalon Street 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.

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 Judy

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Watterlond, Transportation Department at (951) 955-6829.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 6 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of two hundred nintey (290) 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval nd shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 14 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 17 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 22 USE - TRASH ENCLOSURES RECOMMND

Ten (10) trash enclosures which are adequate to enclose a minimum of fourteen (14) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 27 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE*- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 29 USE - PHASES MUST BE COMPLETE RECOMMND

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

90.PLANNING. 30 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 35 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No.23277 is calculatecd to be 11.09 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 37 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The

PROJECT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37 GEN - CULTURAL RESOURCES RPT (cont.) RECOMMND

Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

If approval for the signal is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

None

90.TRANS. 3 USE - IMP PLANS RECOMMND

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 project boundaries 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - OFF-SITE INFO RECOMMND

The off-site rights-of-way including but not limited to the right-of-way required for installation of traffic signals shall be dedicated and accepted to vest title in the name of the public if not already accepted.

90.TRANS. 5 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations.

90.TRANS. 6 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 7 USE - VACATION/RE-DESIGN 1 RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing excess dedicated rights-of-way along Avalon Street and its existing cul-de-sac bulb. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of the excess right-of-way of Avalon Street, 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.

90.TRANS. 8 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 9 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

89-1-C Administrator.

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

90.TRANS. 10 USE - STREET LIGHTS INSTALL RECOMMND

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

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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE-ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

(1) Landscaping.

(2) Streetlights.

(3) Traffic signals located per 90.TRANS.1 condition.

(4) Street sweeping.

90.TRANS. 12 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with

PLOT PLAN:TRANSMITTED Case #: PP23277 Parcel: 179-060-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - UTILITY PLAN (cont.) RECOMMND

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.

90.TRANS. 13 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 14 USE - IMPROVEMENTS RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 57' minimum full-width dedicated right-of-way (39' on project side and 18' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/57') (Modified for less right-of-way.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - IMPROVEMENTS (cont.) RECOMMND

existing AC pavement to the north and south project boundaries.

3. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

90.TRANS. 15 USE - PART-WIDTH RECOMMND

Avalon Street along project boundary is a paved County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 79' full-width dedicated right-of-way (39' on project side and 40' on opposite side of the centerline) in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

3. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the northeast project boundary.

Alta Street along project boundary is a paved County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' minimum part-width dedicated right-of-way (39' on project side and 21' on opposite side of the centerline) in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - PART-WIDTH (cont.) RECOMMND

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

90.TRANS. 16 USE-STREET DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35712, PM35711, and PM35710.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35712 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35712, Amended No. 2 (Sheets 1-2), dated February 3, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted for a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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

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

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement 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 Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

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

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Aproval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

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).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP*-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than _____ feet apart in any direction, with no portion of any lot frontage more than _____ feet from a fire hydrant.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35712 is a proposal to subdivide an approximately 9.7-acre site into 1 condominium parcel with 11 buildings for commercial use. The site is located in the Belltown area between Canal Street and Avalon Street on the south of Alta Street. Parcel Map 35712 is being reviewed and processed concurrently with Plot Plan 23277. This site was included as part of Pre-Application Review 00997 (PAR 00997) which was previously reviewed by the District

Street improvements to Canal Street and Alta Street should provide the site protection from runoff from the hills located to the northwest. The developer for this project has two (2) other developments (PP 23168 and PP 23182) being processed in this vicinity. The applicant has submitted a drainage study and a drainage plan as an alternative to the District's un-adopted Belltown Master Drainage Plan (MDP). This drainage plan puts forward a system of storm drains to serve all three (3) proposed projects. The proposed drainage system appears to meet the intent of the un-adopted MDP for this drainage area of the MDP and is acceptable to the District.

A preliminary project - specific Water Quality Management Plan (WQMP) was submitted. A water quality basin located in the southeasterly portion of the site is proposed to mitigate the water quality impacts due to this development. Onsite runoff will be collected and conveyed in storm drains which will discharge flows into the water quality basin. The storm drain constructed as part of the proposed drainage plan will convey flows discharged from the water quality basin.

Site improvements associated with PP 23277 will include the necessary drainage improvements to protect the site from flood hazard along with appropriate features necessary to mitigate the site's impact on water quality. Unless otherwise approved by the District, no grading or building permits for Parcel Map 35712 shall be issued prior to the District's approval of improvement plans for PP 23277 or any other land use case for this site.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35712 shall be issued prior to District approval of improvement plans for Plot Plan 23277 or any other land use case for this site.

10.FLOOD RI. 3 MAP CONSTRUCT STORM DRAIN RECOMMND

In accordance with the drainage plan, this development shall construct a storm drain that would convey the 100-year developed condition offsite and onsite storm runoff to Rubidoux Basin.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

1. All ground disturbance activities within 100 feet of the

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

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

3. Grading of 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 mitigation.

10.PLANNING. 3 MAP*- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 2 (cont.) RECOMMND

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.

10.TRANS. 3 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Avalon Street 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 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.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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 unacceptablility 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.

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS RECOMMND

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.

Canal Street (NS) at:
Alta Stret (EW)

Avalon Street (NS) at:
30th Street (EW)
Alta Street (EW)

Rubidoux Boulevard (NS) at:
20th Street/Market Street (EW)
24th Street (EW)
28th Street (EW)
30th Street/SR-60 WB Off-Ramp (EW)
SR-60 WB On-Ramp
SR-60 EB Off-Ramp/30th Street (EW)
34th Street (EW)
Mission Boulevard (EW)

Riverview Drive (NS) at:
Mission Boulevard (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.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 MAP - MONEY RECOMMND

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY RECOMMND

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 2 MAP OFFSITE EASE OR REDESIGN RECOMMND

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 recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 3 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 4 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

50.FLOOD RI. 5 MAP BMP - MAINT & INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP BMP - MAINT & INSPECT (cont.) RECOMMND

structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 7 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. 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.

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract 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 recordation of the final map 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

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

plans cannot be signed prior to execution of the agreement. An application to draw up an 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.

50.FLOOD RI. 9 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP*- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7626 have been approved and adopted by the Board of Supervisors and has 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP*- SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

D. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

E. The total number of industrial lots on the final map shall be 14.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

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 project boundaries 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.

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 4 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 5 MAP - OFF-SITE INFO RECOMMND

The required off-site rights-of-way including but not limited for installation of traffic signal shall be dedicated and accepted to vest title in the name of the public if not already accepted.

50.TRANS. 6 MAP - EASEMENT RECOMMND

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.

50.TRANS. 7 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing excess dedicated rights-of-way along Avalon

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - VACATION (cont.) RECOMMND

Street and existing cul-de-sac. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

50.TRANS. 8 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23277, PM35712, PM35711, and PM35710.

50.TRANS. 9 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 10 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 11 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

50.TRANS. 12 MAP - STREET LIGHT PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - STREET LIGHT PLAN (cont.) RECOMMND

Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 13 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 14 MAP - STREET LIGHTS-L&LMD RECOMMND

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, IID or other electric provider.

50.TRANS. 15 MAP - UTILITY PLAN RECOMMND

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

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 17 MAP - STREET SWEEPING 2 RECOMMND

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.

50.TRANS. 18 MAP - IMPROVEMENT RECOMMND

Canal Street along project boundary is a paved County maintained road designated as a Frontage Industrial Collector road and shall be improved with 46' full-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 57' minimum full-width dedicated right-of-way (39' on project side and 18' on opposite side of the centerline) in accordance with County Standard No. 111. (46'/57') (Modified for less right-of-way.)

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries.

3. The realignment of Canal Street shall be approved by the Director of Transportation prior to commencing any work.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - PART-WIDTH RECOMMND

Avalon Street along project boundary is a paved County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 79' full-width dedicated right-of-way (39' on project side and 40' on opposite side of the centerline) in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

Alta Street along project boundary is a paved County maintained road designated as an Industrial Collector road and shall be improved with 46' part-width AC pavement, (28' on the project side and 18' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (on the project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 60' minimum part-width dedicated right-of-way (39' on project side and 21' on opposite side of the centerline) in accordance with County Standard No. 111.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

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

50.TRANS. 20 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - TS/DESIGN (cont.) RECOMMND

fees.

If approval for the signal is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

50.TRANS. 21 MAP - TS/GEOMETRICS RECOMMND

The intersection of Rubidoux Boulevard (NS) at 30th Street/SR-60 WB Off-Ramp (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one through lane, one shared through/right-turn lane
Eastbound: one left-turn lane, two right-turn lanes with overlap traffic signal phasing
Westbound: one left-turn lane, one shared left-turn/through lane, one 250-foot long right-turn lane

Note: This improvement is subject to Caltrans approval. If approval is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

The intersection of Canal Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane
Southbound: one shared left-turn/through lane
Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

The intersection of Avalon Street (NS) at Alta Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane
Southbound: one shared through/right-turn lane
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Avalon Street (NS) at 30th Street (EW) shall be improved to provide the following geometrics:

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - TS/GEOMETRICS (cont.) RECOMMND

Eastbound: N/A
Westbound: one left-turn lane, one right-turn lane

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.) RECOMMND

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

60.BS GRADE. 6 MAP- NO PRECISE GRADE PERMIT RECOMMND

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).

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - NESTING BIRD SURVEY (cont.) RECOMMND

Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35712 shall be issued prior to District approval of improvement plans for Plot Plan 23277 or any other land use case for this site.

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcels are designated as HIGH A for paleontological resources from the ground surface down, the land divider/permit holder shall retain a qualified paleontologist for monitorng and mitigation services. The developer shall submit a copy of a fully executed contract including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Because three historic period cultural resoruces were identified within teh proposed project boundaries (CA-RIV-5042H, CA-RIV-5044H, and CA-RIV-7325) the subject parcels are highly sensitive for additional historic period cultural resources (subsurface) and possibly sensitive for prehistoric cultural resoruces. Within a one mile radius of the project site, there are 51 previously recorded cultural/historical sites, many of them highly significant. To mitigate for the potential for subsurface cultural/historic resoruces, prior to the issuance of rough grading permits, a qualified archaeologist (pursuant to the Secretary of the Interior's standards and County guidelines) shall be retained by the land divider for archaeological monitoring and mitigation services for the proposed grading with respect to potential impacts to archaeological and/or cultural resources. A pre-grading meeting between the archaeologist, any Native American tribal representative(s), and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and any required Native American tribal respresentative(s) shall actively monitor all project related grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.
Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and any necessary mitigation measures, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

60.PLANNING. 7 MAP*- CULTURAL RES. DISP. AG. RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with an approved curation facility that addresses the treatment and disposition of all cultural

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP*- CULTURAL RES. DISP. AG. (cont.) RECOMMND

resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the approved curation facility for proper treatment and disposition.

60.PLANNING. 11 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be

CEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - FEE BALANCE (cont.) RECOMMND

paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for Parcel Map 35712 shall be issued prior to District approval of improvement plans for Plot Plan 23277 or any other land use case for this site.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

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

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

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

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

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

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).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

A certificate should be obtained from the pertinent utility

PARCEL MAP Parcel Map #: PM35712 Parcel: 179-060-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - UTILITY INSTALL (cont.) RECOMMND

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 7 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signals, unless otherwise noted.

Prior to the final building inspection of the first building, the following traffic signal(s) shall be installed and operational:

Rubidoux Boulevard (NS) at:
30th Street/SR-60 WB Off-Ramp (EW) (modification) (subject to Caltrans approval)

with no fee credit given for Traffic Signal Mitigation fees.

or as approved by the Transportation Department.

If approval for the signal is not received from Caltrans, the project proponent shall implement alternative improvements to mitigate project impacts.

90.TRANS. 8 MAP - INTERCONNECT RECOMMND

None

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: September 30, 2009

TO: Planning Commissioners

FROM: Jeff Childers, Urban/Regional Planner IV

RE: Change of Zone No.: 7604, 7600, & 7626, Plot Plan No.: 23182, 23168, & 23277, Tentative Parcel Map No.: 35711, 35710, & 35712, and Environmental Impact Report No. 516 – Agenda Item No. 8.5

Attached is a letter in opposition from a neighbor regarding the project.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

ROY E. REED / THERESA E. REED APN: 178134016

5716 Newton St.
Riverside, Ca. 92509
Ph.(51)686-9766
Fax(951)686-9765
EMAIL THERESA92509KANSAS@ATT.NET

September 18, 2009

Riverside county planning department
Attn: Jeffery Childress
Riverside, Ca. 92502-1409

Mr. Jeffery Childress,

In answer to the letter we received on September 19, 2009 concerning the rezoning of the properties in the area in which we are residents and have been residents for the past 44 years, it is very disappointing to know that our area is being considered for zoning that could very well be detrimental to our health. We have lived in this house for 42 years now that we are in our retirement years it is going to be very hard to consider having a factory that will be producing hazardous gases or noisy trucks coming into the area. Also when you state that the area to be rezoned is the area North of State highway 60, west of Avalon St. and South of 28th St. that includes almost the whole housing tract. There are families with children lining in this area, what kind of traffic impact do you think that would create? The lot that is in question is at the far end Avalon but to change the zoning for the whole are is very questionable. If you rezone the whole area some one could come in buy up a lot next to my home and build a gas station, or a recycling center would you want that to happen in your area? What I would like to know is just what is in the master plan. An environmental impact has recently been done at the
Riverside Cement plant and the residents in that area had been granted a monetary some of cash because of the hazard that the dust from the plant had caused a lot of illness in the area. That was in 2008.

What will happen if the people still living in the area that are not included in the process of the hearing to learn what will they do?

What will happen to the water pressure when all this construction takes place?

What is the noise level for the residents left on the other side of the rezoning area?

Roy E. Reed/ Theresa E. Reed

Sincerely,

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

DATE: December 5, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape-Ron Dyo
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux Community Services Dist.
SCE
Southern California Gas
Caltrans Dist. #8
Caltrans Division of Aeronautics
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
National Forest Service
U.S. Postal Service
Bureau of Land Management
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

CHANGE OF ZONE NO. 7604, PLOT PLAN NO. 23182, AND TENTATIVE PARCEL MAP NO. 35711 – EA41629 – Applicant: Birtcher Development, LLC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan – Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of State Highway 60, Westerly of Canal Street, and Southerly of Montana Avenue – 43.46 Gross Acres – Zoning: Manufacturing-Medium (M-M) and Light Agricultural (A-1) – **REQUEST:** The Change of Zone proposes to change the site's existing Zoning Classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC). The Plot Plan proposes to construct an Industrial Park consisting of eight (8) two-story structures for office, storage, and manufacturing uses. The proposal includes eight (8) structures ranging from 15,877 sq. ft. to 79,124 sq. ft., 183,787 sq. ft. (9.7%) of landscaping, and 839 parking spaces including 35 accessible parking spaces for persons with disabilities on a 43.46 gross acre site. The Tentative Parcel Map proposes a schedule 'E' subdivision of 43.46 acres into 11 parcels with a minimum parcel size of 1.41 net acres. – APN's: 178-070-004, 006, 007, 178-120-001, 178-120-002, 179-060-002.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on December 27, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez,** Project Planner, at **(951) 955-2137** or email at angonzal@RCTLMA.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Y:\Planning Case Files-Riverside office\PP23182\CPR TRANSMITTAL.doc

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

DATE: November 21, 2007

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Riv. EDA-Redevelopment
Jurupa Area Recreation & Parks
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux Community Services Dist.
SCE
Southern California Gas
Caltrans Dist. #8
RWQCB-Santa Ana
South Coast Air Quality Management Dist.
EIC "Attachment A"
California Dept of Fish & Game
U.S. Fish & Wildlife Service
U.S. Postal Service
National Forest Service
Soboba Indian Tribe
Pechanga Indian Tribe
Jurupa Cultural Center

CHANGE OF ZONE NO. 7600, PLOT PLAN NO. 23168, AND TENTATIVE PARCEL MAP NO. 35710 – EA41629 – Applicant: Birtcher Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Easterly of Canal Street, Southerly of Kenwood Place, and Westerly of Avalon Street – 8.36 Gross Acres – Zoning: Light Agriculture (A-1) and One-Family Dwellings (R-1) – **REQUEST:** The Change of Zone proposes to change the project site's existing Zoning Classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) for consistency purposes. The Plot Plan proposes to construct an Industrial Park consisting of six (6) two-story structures for office, storage, and manufacturing uses. The proposal includes six (6) structures ranging from 17,142 sq. ft. to 29,052 sq. ft., 81,198 sq. ft. of landscaping, and 232 parking spaces including 12 accessible parking spaces for persons with disabilities on an 8.36 gross acre lot. The Tentative Parcel Map proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres. – APN's: 178-190-002, 178-190-004, and 178-190-015

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on December 13, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez,** Project Planner, at **(951) 955-2137** or email at angonzal@RCTLMA.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 20, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Jurupa Area Recreation & Parks
Riv. EDA-Redevelopment
Supervisor Tavaglione
Commissioner Snell
Jurupa Unified School Dist.
Rubidoux Community Service Dist.
SCE
Southern California Gas
EIC "Attachment A"
Caltrans Dist. #8
Regional WQCB-Santa Ana
California Dept of Fish & Game
U.S. Postal Service
Jurupa Cultural Center
Board of Supervisors-John Fields

CHANGE OF ZONE NO. 7626 AND PLOT PLAN NO. 23277 – EA41629 – Applicant: Birtcher Development, Inc. – Engineer/Representative: Albert A Webb Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan – Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of State Highway 60, Westerly of Avalon Street, and Southerly of Alta Street – 11.09 Gross Acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** Change of Zone No. 7626 proposes to change the project site's existing Zoning Classification from One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC) for consistency purposes. Plot Plan No. 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 139,465 sq. ft. of landscaping (33%), 309 parking spaces including 20 accessible parking spaces for persons with disabilities, and a water quality basin on four parcels totaling 11.09 gross acres. – APN's: 179-060-004, 179-060-005, 179-060-006, and 179-060-007 - Related Cases: PP23182 & PP23168

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on March 13, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Andrew Gonzalez,** Project Planner, at **(951) 955-2137** or email at angonzal@RCTLMA.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☑ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 23168 DATE SUBMITTED: 11-7-07

APPLICATION INFORMATION

Applicant's Name: Birtcher Developments, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Street
Riverside CA 92506
City *State* *ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Birtcher Developments, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Alan J. Tuntland _____

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.

Alan J. Tuntland _____

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): 178-191-002, 178-191-004, 178-191-015

Section: 10 Township: 2S Range: 5W

Approximate Gross Acreage: 8.84

General location (nearby or cross streets): North of Avalon Street, South of Canal Street, East of Alta Mar Street, West of Kenwood Place.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 685, D1

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

CC0045 38

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☑ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP23182 DATE SUBMITTED: 11/19/07

APPLICATION INFORMATION

Applicant's Name: Birtcher Developments, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Street
Riverside CA 92506
City *State* *ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: MMI/BDI Riverside Canal St E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Alan J. Tuntland _____

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.

Alan J. Tuntland _____

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): 178-120-001, 178-120-002, 178-070-006, 178-070-007, 178-070-004 (179-060-002)

Section: 10 Township: 2S Range: 5W

Approximate Gross Acreage: 35.23

General location (nearby or cross streets): North of Canal Street, South of Montana Avenue, East of Alta Mar Street, West of 28th Street.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 685, D1 Page 645, D7

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

☑ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP23277 DATE SUBMITTED: 1/30/08

APPLICATION INFORMATION

Applicant's Name: Birtcher Development, LLC E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sandy.chandler@webbassociates.com

Mailing Address: Attn: Sandra Chandler, 3788 McCray Street
Street
Riverside CA 92506
City *State* *ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: MMI/BDI Riverside Canal St E-Mail: atuntland@birtcher.com

Mailing Address: Attn: Alan Tuntland, 18201 Von Karman, Suite 1170
Street
Irvine CA 92612
City *State* *ZIP*

Daytime Phone No: (949) 502-5506 Fax No: (949) 502-3609

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.

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

Alan J. Tuntland _____

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.

Alan J. Tuntland _____

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): 179-060-004, 179-060-006, 179-060-007 179-060-005

Section: 10 Township: 2S Range: 5W

Approximate Gross Acreage: 11.09

General location (nearby or cross streets): North of Avalon Street, South of Canal Street, East of Hwy 60, West of Alta Mar Drive.

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 685, D1

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY** PLANNING COMMISSION to consider the project shown below:

ENVIRONMENTAL IMPACT REPORT NO. 516 / CHANGE OF ZONE NO. 7604 / CHANGE OF ZONE NO. 7600 / CHANGE OF ZONE NO. 7626 / PLOT PLAN NO. 23182 / PLOT PLAN NO. 23168 / PLOT PLAN NO. 23277 / TENTATIVE PARCEL MAP NO. 35710 / TENTATIVE PARCEL MAP NO. 35711 / TENTATIVE PARCEL MAP NO. 35712 – Intent to Certify an Environmental Impact Report – Applicant: Birtcher Development LLC – Engineer/Representative: Albert A Webb Associates - Second Supervisorial District – Rubidoux Zoning District - Jurupa Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street – 67.56 Gross Acres - Zoning: Manufacturing-Medium (M-M), Light Agriculture (A-1), Rural Residential (R-R), and One Family Dwellings (R-1) - **REQUEST:** The Environmental Impact Report will address the potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act (CEQA) Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report (EIR) for the projects are warranted. Change of Zone No. 7604 proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23182 proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 square feet The proposal includes eight (8) structures ranging from 17,925 square feet to 90,875 square feet and 769 parking spaces. Parcel Map No. 35711 proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres. Change of Zone No. 7600 proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23168 proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 square feet. The proposal includes six (6) buildings ranging in size from 14,722 square feet to 28,197 square feet, and 203 parking spaces. Parcel Map No. 35710 proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres. Change of Zone No. 7626 proposes to change a portion of the project site's existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC). Plot Plan 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 square feet to 30,066 square feet totaling 116,164 square feet of building area, 282 parking spaces, and a water quality basin. Parcel Map No. 35712 proposes a schedule "E" subdivision of approximately 11.09 acres into one (1) parcel for condominium purposes. (Legislative)

TIME OF HEARING:	1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING:	September 30, 2009
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 Jeffery Childers, Urban Regional Planner at 951-955-3626 or e-mail jchilder@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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. 00498, 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 office, located at 4080 Lemon St. 9th 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: Jeffery Childers
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/6/09,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07604/Pm35711/PP23182 CZ07600/Pm35710/PP23168 For CZ07626/Pm35712/PP23277

Company or Individual's Name Planning Department,

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

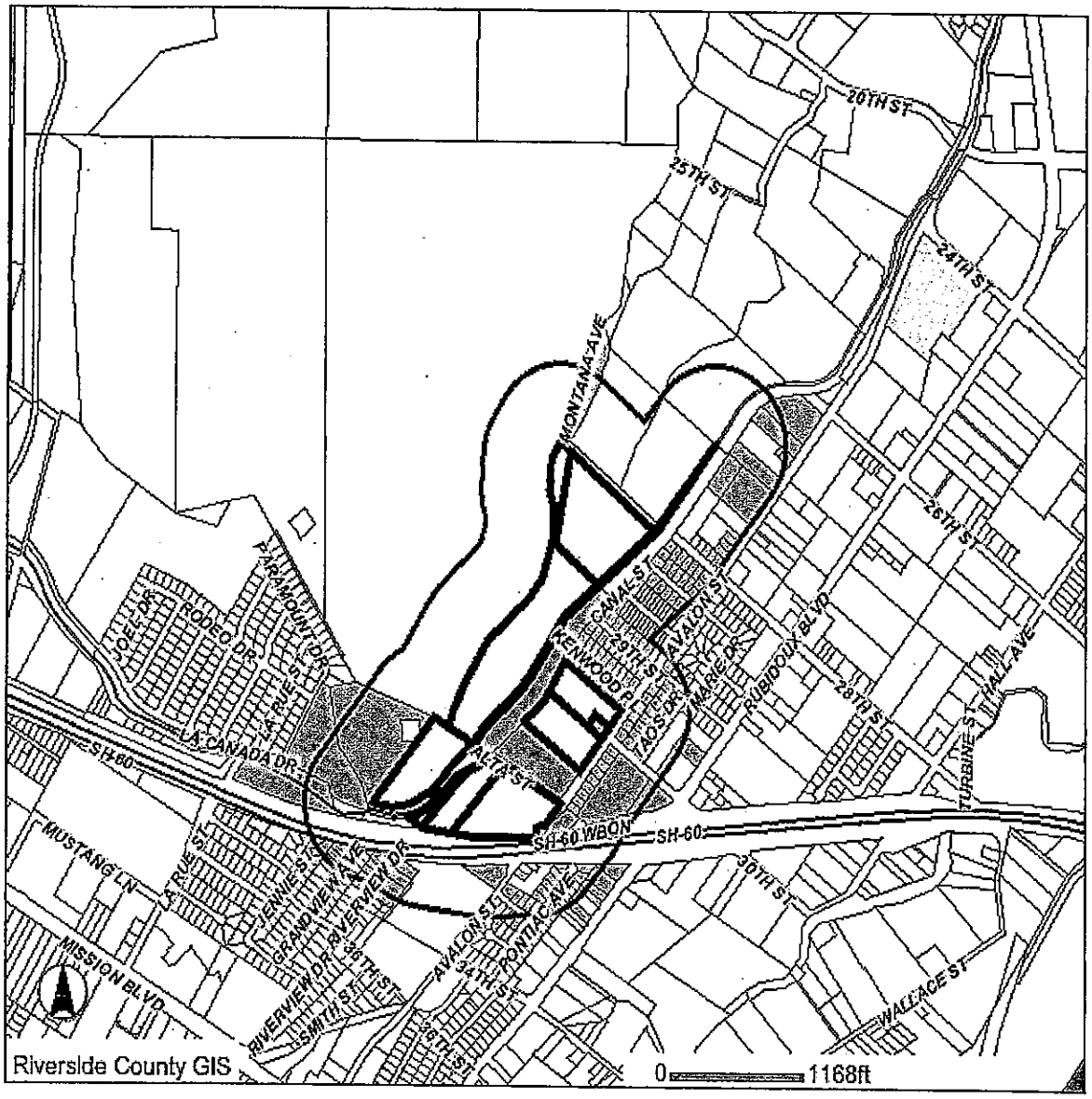
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

8.12.09

EXPIRES 2/6/10

600 feet buffer



Selected parcel(s):

177-040-002	177-040-004	177-040-005	177-040-007	178-070-003	178-080-001	178-080-002
178-080-003	178-080-005	178-080-009	178-080-010	178-120-003	178-131-002	178-131-003
178-131-004	178-131-005	178-131-006	178-131-007	178-131-008	178-131-009	178-131-018
178-131-019	178-131-020	178-131-021	178-131-022	178-131-023	178-131-024	178-131-025
178-131-026	178-131-027	178-131-028	178-131-029	178-131-030	178-131-031	178-131-032
178-131-033	178-132-001	178-132-002	178-132-003	178-132-004	178-132-005	178-132-006
178-132-007	178-132-008	178-132-009	178-132-010	178-132-011	178-132-012	178-132-013
178-132-014	178-132-015	178-132-016	178-133-006	178-133-007	178-133-008	178-133-009
178-133-013	178-133-015	178-133-016	178-134-001	178-134-002	178-134-003	178-134-004
178-134-005	178-134-006	178-134-007	178-134-008	178-134-009	178-134-010	178-134-011
178-134-012	178-134-013	178-134-014	178-134-016	178-134-017	178-134-018	178-134-019
178-134-020	178-134-022	178-134-023	178-191-001	178-191-005	178-191-006	178-191-007
178-191-008	178-191-009	178-191-010	178-191-011	178-191-012	178-191-013	178-191-014
178-191-015	178-192-001	178-192-002	178-192-003	178-192-004	178-192-005	178-192-006
178-192-007	178-192-008	178-192-009	178-192-010	178-192-011	178-192-012	178-192-013
178-192-014	178-192-015	178-192-016	178-192-017	178-192-018	178-192-019	178-192-020
178-201-001	178-201-002	178-201-003	178-201-004	178-201-005	178-201-006	178-201-007
178-201-008	178-201-009	178-201-010	178-201-011	178-202-006	178-202-007	178-202-010
178-202-011	178-202-012	178-202-013	178-202-014	178-202-015	178-202-016	178-202-017

178-202-019	178-203-001	178-203-002	178-203-003	178-203-004	178-203-005	178-203-006
178-203-007	178-203-008	178-203-009	178-203-010	178-203-011	178-203-012	178-203-013
178-203-014	178-203-015	178-211-001	178-211-002	178-211-003	178-211-022	178-211-023
179-021-001	179-022-018	179-022-019	179-022-020	179-022-021	179-052-001	179-052-002
179-052-003	179-053-002	179-053-003	179-053-004	179-053-005	179-053-006	179-053-017
179-053-018	179-053-019	179-053-020	179-053-021	179-060-005	179-060-008	179-060-011
179-060-012	179-060-030	179-081-001	179-082-001	179-082-003	179-082-005	179-082-006
179-082-007	179-082-008	179-082-009	179-082-010	179-083-001	179-083-002	179-083-003
179-083-004	179-083-005	179-083-006	179-083-007	179-083-009	179-083-010	179-083-012
179-083-013	179-083-016	179-083-017	179-091-001	179-091-002	179-091-003	179-091-004
179-091-005	179-092-001	179-092-002	179-092-003	179-092-004	179-092-005	179-092-010
		179-092-011	179-093-010	179-093-011		

IMPORTANT
This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...08/6/2009

APN: 177040002 ASMT: 177040002
FIRST CITY CONCORDIA INV
4959 PALO VERDE STE B110
MONTCLAIR CA 91763

APN: 177040004 ASMT: 177040004
HACIENDA PROP
P O BOX 1551
DOWNEY CA 90240

APN: 177040005 ASMT: 177040005
UNION PACIFIC RR
REGIONAL MANAGER OF PROPERTY TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 177040007 ASMT: 177040007
WEST RIVERSIDE CANAL CO
7141 VALLEY WAY
RIVERSIDE CA 92509

APN: 178070003 ASMT: 178070003
PROFICIENCY RUBIDOUX
11777 SAN VICENTE BLV 780
LOS ANGELES CA 90049

APN: 178080001 ASMT: 178080001
JUAN MOTA
JUANITA MOTA
5791 28TH ST
RIVERSIDE CA 92509

APN: 178080002 ASMT: 178080002
C4 PROP
P O BOX 33347
RIVERSIDE CA 92519

APN: 178080003 ASMT: 178080003
RIGOBERTO ROMERO ALBOR
11406 CEDAR AVE
BLOOMINGTON CA 92316

APN: 178080005 ASMT: 178080005
GENE SMITH
2685 AVALON ST
RIVERSIDE CA 92509

APN: 178080009 ASMT: 178080009
SE CALIF ASSN OF 7TH DAY ADVENTISTS
P O BOX 8050
RIVERSIDE CA 92515

APN: 178080010 ASMT: 178080010
BUILDERS POINTE
2651 AVALON ST
RIVERSIDE CA. 92509

APN: 178120003 ASMT: 178120003
UNION PACIFIC RR CO
C/O REGIONAL MANAGER OF PROP TAXES
1700 FARNAM ST NO 105-FL
OMAHA NE 68102

APN: 178131002 ASMT: 178131002
LETICIA MOLINA
CORINNA MOLINA
5721 29TH ST
RIVERSIDE CA. 92509

APN: 178131003 ASMT: 178131003
DEBORAH ROSEBOROUGH
5711 29TH ST
RIVERSIDE CA 92509

APN: 178131004 ASMT: 178131004
SILVESTRE Z ZAMUDIO
ANGELINA ZAMUDIO
11974 FARMINGTON ST
HESPERIA CA 92345

APN: 178131005 ASMT: 178131005
HARRISON . COLE
JO E COLE
5753 29TH ST
RIVERSIDE CA. 92509

APN: 178131006 ASMT: 178131006
FERNANDO ARANDA
MARIA ARANDA
5761 29TH ST
RIVERSIDE CA. 92509

APN: 178131007 ASMT: 178131007
JESUS ZAMBRANO
CECILIA ZAMBRANO
5771 29TH ST
RIVERSIDE CA. 92509

APN: 178131008 ASMT: 178131008
RICHARD LARRY RUBY
EVA RUBY
5781 29TH ST
RIVERSIDE CA. 92509

APN: 178131009 ASMT: 178131009
JUANITA N MONTES
5795 29TH ST
RIVERSIDE CA. 92509

APN: 178131018 ASMT: 178131018
DOMINGO NAMBO
PAULA NAMBO
17226 GLENHOPE DR
LA PUENTE CA 91744

APN: 178131019 ASMT: 178131019
GUSTAVO RAYA
5712 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131020 ASMT: 178131020
MICHAEL D WALKER
5718 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131021 ASMT: 178131021
SAMUEL BALDERAS
5724 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131022 ASMT: 178131022
CYNTHIA D GREEN
C/O CYNTHIA D GREEN
5730 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131023 ASMT: 178131023
ALBERTO IBARRA
VERONICA IBARRA
5736 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131024 ASMT: 178131024
ROBERTO CUEVAS
MARIA CUEVAS
5742 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131025 ASMT: 178131025
LIDIO MONTIEL
5784 LOTUS ST
RIVERSIDE CA 92509

APN: 178131026 ASMT: 178131026
JOHN GUTIERREZ
5754 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131027 ASMT: 178131027
OSCAR L MORENO
5760 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131028 ASMT: 178131028
TOMAS TRINIDAD
CLARA TRINIDAD
5766 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131029 ASMT: 178131029
RAUL CASTILLEJO
5772 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131030 ASMT: 178131030
LAURENTINO YANES LAMAS
5778 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131031 ASMT: 178131031
AMADEO HILARIO RUIZ
5784 LOTUS ST
RIVERSIDE CA. 92509

APN: 178131032 ASMT: 178131032
IKE BOOTSMA
SQUEAKER D BOOTSMA
14560 SCHLEISMAN RD
CORONA CA 92880

APN: 178131033 ASMT: 178131033
DEUTSCHE BANK NATL TRUST CO
C/O HOMEQ SVCING CORP
4837 WATT AVE
NORTH HIGHLANDS CA 95660

APN: 178132001 ASMT: 178132001
BLANCA RUIZ
MANUEL RUIZ
C/O MANUEL RUIZ
4056 SEYMOUR ST
RIVERSIDE CA 92505

APN: 178132002 ASMT: 178132002
LIBORIO RENTERIA
MARIA DE RAMOS
2821 AVALON ST
RIVERSIDE CA. 92509

APN: 178132003 ASMT: 178132003
TORIBIO CORDOBA
BLANCA A CORDOVA
5720 28TH ST
RIVERSIDE CA. 92509

APN: 178132004 ASMT: 178132004
SAUL GONZALEZ
5734 28TH ST
RIVERSIDE CA. 92509

APN: 178132005 ASMT: 178132005
FELIPE RUIZ SAUCEDO
5742 28TH ST
RIVERSIDE CA. 92509

APN: 178132006 ASMT: 178132006
TAMMY ALLISON
645 WOODCREST DR NO 2
LAKE ELSINORE CA 92530

APN: 178132007 ASMT: 178132007
GRANVILLE CARTER
EUNICE L CARTER
5772 28TH ST
RIVERSIDE CA. 92509

APN: 178132008 ASMT: 178132008
JOSE R CORIA
MARGARITA CEJA
5786 28TH ST
RIVERSIDE CA. 92509

APN: 178132009 ASMT: 178132009
JAVIER GARCIA
JOSEFINA GARCIA
2812 CANAL ST
RIVERSIDE CA. 92509

APN: 178132010 ASMT: 178132010
MALAQUIAS HERNANDEZ
2820 CANAL ST
RIVERSIDE CA. 92509

APN: 178132011 ASMT: 178132011
JOSE GUADALUPE ZARAGOZA
ANA MARIA ZARAGOZA
2836 CANAL ST
RIVERSIDE CA. 92509

APN: 178132012 ASMT: 178132012
RODOLFO R ORDUNA
DORA V RIVERA
5789 NEWTON ST
RIVERSIDE CA. 92509

APN: 178132013 ASMT: 178132013
GILDARDO GUERRERO
EFREN GUERRERO
5773 NEWTON ST
RIVERSIDE CA. 92509

APN: 178132014 ASMT: 178132014
BANAIAS VASQUEZ
5761 NEWTON ST
RIVERSIDE CA. 92509

APN: 178132015 ASMT: 178132015
MARIA RUIZ
P O BOX 56320
RIVERSIDE CA 92517

APN: 178132016 ASMT: 178132016
CARLTON M JOHNSON
DONA J JOHNSON
5733 NEWTON ST
RIVERSIDE CA. 92509

APN: 178133006 ASMT: 178133006
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6929 KAREN DR
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APN: 178133007 ASMT: 178133007
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C/O KATIE KING
3315 BEATRICE ST
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APN: 178133008 ASMT: 178133008
GUILLERMO D PEREZ
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2759 AVALON ST
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APN: 178133009 ASMT: 178133009
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2340 MAIDEN LN
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APN: 178133013 ASMT: 178133013
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5739 28TH ST
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APN: 178134002 ASMT: 178134002
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2727 SPRING CREEK DR
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APN: 178192004 ASMT: 178192004
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Riverside, CA 92509-4525

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Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Jurupa Mountains Cultural Center
7621 Granite Hill Dr.
Riverside, CA 92509-1202

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

Applicant/Owner:
Birtcher Developments, LLC
18201 Von Karman, Ste. 1170
Irvine, CA 92612

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Pam Lauzon & Janet Dewhirst
Jurupa Unified School District
4850 Pedley Rd.
Riverside, CA 92509-3966

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Eng-Rep:
Alber A. Webb Associates
3488 McCray St.
Riverside, CA 92506

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Forest Service, Corona
U.S. Department of Agriculture
1147 E. Sixth St.
Corona, CA 91719

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning 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, 9th 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.

Environmental Impact Report No. 516, Change of Zone No.: 7604, 7600, & 7626, Plot Plan No.: 23182, 23168, & 23277, Tentative Parcel Map No.: 35711, 35710, & 35712
Project Title/Case Numbers

Christian Hinojosa
County Contact Person

951-955-0972
Phone Number

2008081033
State Clearinghouse Number (if submitted to the State Clearinghouse)

Birtcher Developments, LLC
Project Applicant

18201 Von Karman Suite 1170, Irvine, CA 92612
Address

The project is located in the Belltown and Rubidoux communities of western Riverside County, more specifically, northerly of State Highway 60, westerly of Avalon Street, and southerly of 28th Street.
Project Location

Environmental Impact Report No. 516 will address potentially significant environmental impacts of the project, which includes all of the projects listed below. Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study and has concluded that implementation of the proposed projects could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an Environmental Impact Report ("EIR") for the projects are warranted.

Change of Zone No. 7604 proposes to change the project site's existing zoning classification from Manufacturing-Medium (M-M) and Light Agriculture (A-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23182 proposes to construct an industrial park consisting of eight (8) two-story structures for office, storage, and manufacturing uses totaling 475,270 sq. ft. The proposal includes eight (8) structures ranging from 17,925 sq. ft. to 90,875 sq. ft. and 769 parking spaces.

Parcel Map No. 35711 proposes a schedule 'E' subdivision of 43.46 gross acres into fourteen (14) parcels with a minimum parcel size of 0.21 net acres.

Change of Zone No. 7600 proposes to change the project site's existing zoning classification from Light Agriculture (A-1) and One-Family Dwellings (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23168 proposes to construct an industrial park consisting of six (6) two-story buildings for office, storage, and manufacturing uses totaling 125,618 sq. ft. The proposal includes six (6) buildings ranging in size from 14,722 sq. ft. to 28,197 sq. ft., and 203 parking spaces.

Parcel Map No. 35710 proposes a schedule 'E' subdivision of 8.36 gross acres into six (6) parcels with a minimum parcel size of 0.93 net acres.

Change of Zone No. 7626 proposes to change a portion of the project site existing zoning on approximately 11.09 acres from One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

Plot Plan 23277 proposes to construct an industrial park consisting of eleven (11) single-story structures for office, storage, and manufacturing uses on a 11.09 acre site. The proposal includes eleven (11) structures ranging from 3,827 sq. ft. to 30,066 sq. ft. totaling 116,164 sq. ft. of building area, 282 parking spaces, and a water quality basin.

Parcel Map No. 35712 proposes a schedule "E" subdivision of approximately 11.09 acres into one parcel for condominium purposes.
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 significant effect on the environment.
2. Environmental Impact Report No. 516 was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act ($2,768.25 plus $64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside

County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature	Title	Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41629 . ZCFG04987.

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE * REPRINTED * R0717099
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

****

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CALIFORNIA FISH AND GAME FOR EA 41629
at parcel #:
appl type: CFG3

By_____ Nov 19, 2007 15:56
MBRASWEL posting date Nov 19, 2007

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Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	$64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

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SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277

****
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Received from: MMI/BDI RIVERSIDE CANAL STREET $2,606.75
paid by: CK 1240
paid towards: CFG04987 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA 41629
at parcel #:
appl type: CFG3

By_____ Sep 03, 2009 11:48
SBROSTRO posting date Sep 03, 2009

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	$2,606.75

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