



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 12, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22744** – Applicant: SBA Monarch Towers III, LLC c/o Mary Graydon – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan – Land Use: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of State Route 74, southerly of Orpington Avenue, and westerly of Grant Avenue – 516 sq. ft. – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description – The use hereby permitted is for Plot Plan No. 22744. The project is a proposal for the construction of an unmanned T-Mobile telecommunication facility disguised as a 50 foot high broadleaf tree. The project will include 12 antenna panels mounted onto three (3) sectors and located 50 feet high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22744, extending the expiration date to June 3, 2019. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 26174 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15303 (New Construction or Conversion of Small Structures) – EA42986 – Applicant: ADJ Holdings, LLC – Engineer/Representative: Jack Lanphere – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 13.41 Acres – Zoning: Manufacturing – Medium (M-M) – **REQUEST:** The plot plan is proposing a storage yard for transmission poles and contractor's storage yard for transmission pole equipment with distribution of said poles through the BSNF railroad spur and existing railroad track along the 215 freeway. Access to the project site is also provided through Harvill Avenue. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 PUBLIC COMMENTS:



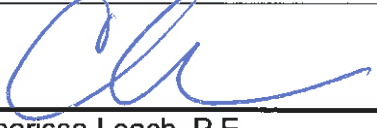
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.1

Director's Hearing: March 12, 2018

PROPOSED PROJECT

Case Number(s): PP22744E01	Applicant(s): SBA Monarch Towers III, LLC c/o Mary Graydon
Area Plan: San Jacinto Valley	
Zoning Area/District: Valle Vista District	
Supervisorial District: Third District	
Project Planner: Ash Syed	
Continued From: N/A	Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the construction of an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project will include twelve (12) antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 square foot net lease area.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for the construction of a wireless communication facility on PLOT PLAN NO. 22744, extending the deadline to June 3, 2019.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 22744 was originally approved at Planning Commission on June 3, 2008.

The First Extension of Time for construction was received February 5, 2018, ahead of the expiration date. The Applicant was informed by the County that there are no new/additional conditions of approval for this plot plan.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, construction of the wireless communication facility must be completed by June 3, 2019. If construction is not completed prior to this date, the second extension of time request must be filed 30-days prior. The second extension of time will grant an additional 1 year, pushing the final deadline for construction of the wireless communication facility to June 3, 2020.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. The existing conditions of approval have accommodated and allowed for the construction of the wireless communication facility disguised as a 50-foot high palm tree, and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

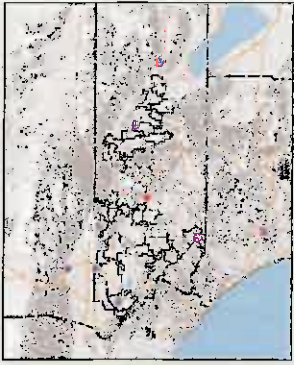
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings




1. This plot plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This plot plan has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No additional changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP22744

Vicinity Map



Legend

-  Display Parcels
-  City Boundaries
-  Cities

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



688 Feet

344



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A PERMAS COMMUNICATIONS CORPORATION
1500 CHAMBERLAIN ST., UNIT D
CORONA, CA 92606-1708
PHONE: (951) 808-8405 FAX: (951) 808-8405
CONSULTING GROUP

HANNAH CONSULTING INC.
2000 S. PALM CANYON, STE. 43
CORONA, CA 92606
PHONE: (951) 241-8888

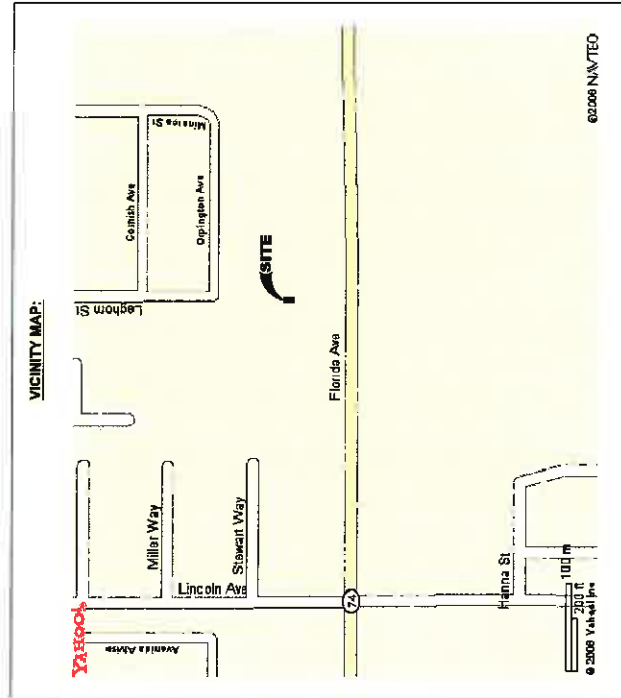
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2	05/08/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATIONS FACILITY

A-AMERICAN SELF STORAGE
IE04853A
44200 STATE HIGHWAY 74
HEMET, CA 92344

SHEET TITLE: **TITLE SHEET**
SHEET NUMBER: **T-1**

EXHIBIT "A"
SITE NUMBER: IE04853A
CITY: HEMET
SITE NAME: A-AMERICAN SELF STORAGE
COUNTY: RIVERSIDE
SITE TYPE: RAWLAND
JURISDICTION: RIVERSIDE COUNTY
MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATIONS FACILITY IN A RESIDENTIAL ZONE CLASSIFICATION



SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
T-2	APPLICATION MATRIX
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T-4	GENERAL NOTES & SPECIFICATIONS
T-5	TOPOGRAPHIC SURVEY
L5-1	SITE PLAN
A-1	ENLARGED SITE PLAN & ANTENNA LAYOUT
A-2	ELEVATIONS
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	DETAILS
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E-1	ELECTRICAL SITE PLAN, POWER AND RF CONFG
E-2	GENERAL NOTES, PANEL SCHEDULE AND SINGLE
E-3	GROUNDING PLAN, GROUNDING NOTES, AND COAX
E-4	CHIEF GROUNDING SCHEMATIC DIAGRAM
E-5	ELECTRICAL DETAILS
M-1	MECHANICAL PLAN, NOTES & DETAILS

PROJECT SUMMARY:

SITE ADDRESS:
44200 STATE HIGHWAY 74
HEMET, CA 92344

PROPERTY OWNER:
EDUARDO C. OLSON, DBA A-AMERICAN SELF STORAGE
1500 CHAMBERLAIN ST., UNIT D
CORONA, CA 92606

APPLICANT:
NOVAFICOM
3287 E. GARDEN RD., STE 200
ONTARIO, CA 91761

REPRESENTATIVE:
LAURA BISHOP
3287 E. GARDEN RD., STE 200
ONTARIO, CA 91761

CONSTRUCTION MANAGER:
STEVEN GIBLIERA
3287 E. GARDEN RD., STE 200
ONTARIO, CA 91761

PROJECT MANAGER:
BRANDY SPOFFORD
3287 E. GARDEN RD., STE 200
ONTARIO, CA 91761

PROJECT DESCRIPTION:
THE INSTALLATION OF (1) INDOOR T-MOBILE EQUIPMENT CABINETS INSIDE AN EXISTING STORAGE UNIT, INSTALLATION OF (12) ANTENNAS ON A PROPOSED WORK-BROKELAY WILL BE A "DISGUISED WIRELESS COMMUNICATION FACILITY" IN THE RAWLAND ZONING CLASSIFICATION AND (2) GPS ANTENNAS, POWER AND TELEPHONE CABLES, WIRING AND TIE-OUT SERVICES.

BUILDING SUMMARY:
N/A

OCCUPANCY CLASSIFICATION:
N/A

TYPE OF CONSTRUCTION:
N/A

AREA OF CONSTRUCTION:
518 SQ. FT.

ASSESSORS PARCEL NUMBER:
548-510-033 AND 548-110-014

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND HEREBY WARRANT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. ALL CONSTRUCTION MODIFICATIONS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPROSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
PRECON. MGR		
DEVELOP. MGR		
CONST. MGR		
PROJECT MGR		
SR. RF ENGINEER		
RF ENGINEER		
ZONING MGR		
SAC REP.		

CONSULTING TEAM:

ARCHITECTURAL & ENGINEERING:
NOVAFICOM
1500 CHAMBERLAIN ST., UNIT D
CORONA, CA 92606
PHONE: (951) 808-8405
FAX: (951) 808-8405

ELECTRICAL ENGINEER:
NOVAFICOM
1500 CHAMBERLAIN ST., UNIT D
CORONA, CA 92606
PHONE: (951) 808-8405
FAX: (951) 808-8405

SUBREC:
CES
1500 CHAMBERLAIN ST., UNIT D
CORONA, CA 92606
PHONE: (951) 808-8405
FAX: (951) 808-8405

UTILITY CONTACTS:

POWER:
COMPANY: SCE
CONTACT: BOB PATTERSON
PHONE: (714) 975-3165

WASTEWATER:
COMPANY: BARD
PHONE: (951) 938-3777

APPLICABLE CODES:

CALIFORNIA ADMINISTRATIVE CODE
2006 CALIFORNIA BUILDING CODE
ANSI/BIM-222-F LIFE SAFETY CODE NFPA-101
2002 NATIONAL ELECTRIC CODE
LOCAL BUILDING CODE
CITY COUNTY ORDINANCES

REMARKS:
THIS PLAN IS A DISGUISED WIRELESS COMMUNICATIONS FACILITY. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPROSE.

602008 NNVTEO

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PLANS PREPARED BY:
NOVACOM
A Wireless Communication Consultant
1540 COMMUNIST ST., UNIT D
COSTA MESA, CA 92626-1756
PHONE: (650) 453-8800
FAX: (650) 453-8801
WWW.NOVACOM.COM
CONSULTING GROUP

HANNAH CONSULTING INC.
2800 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92262
PHONE: (760) 312-4447

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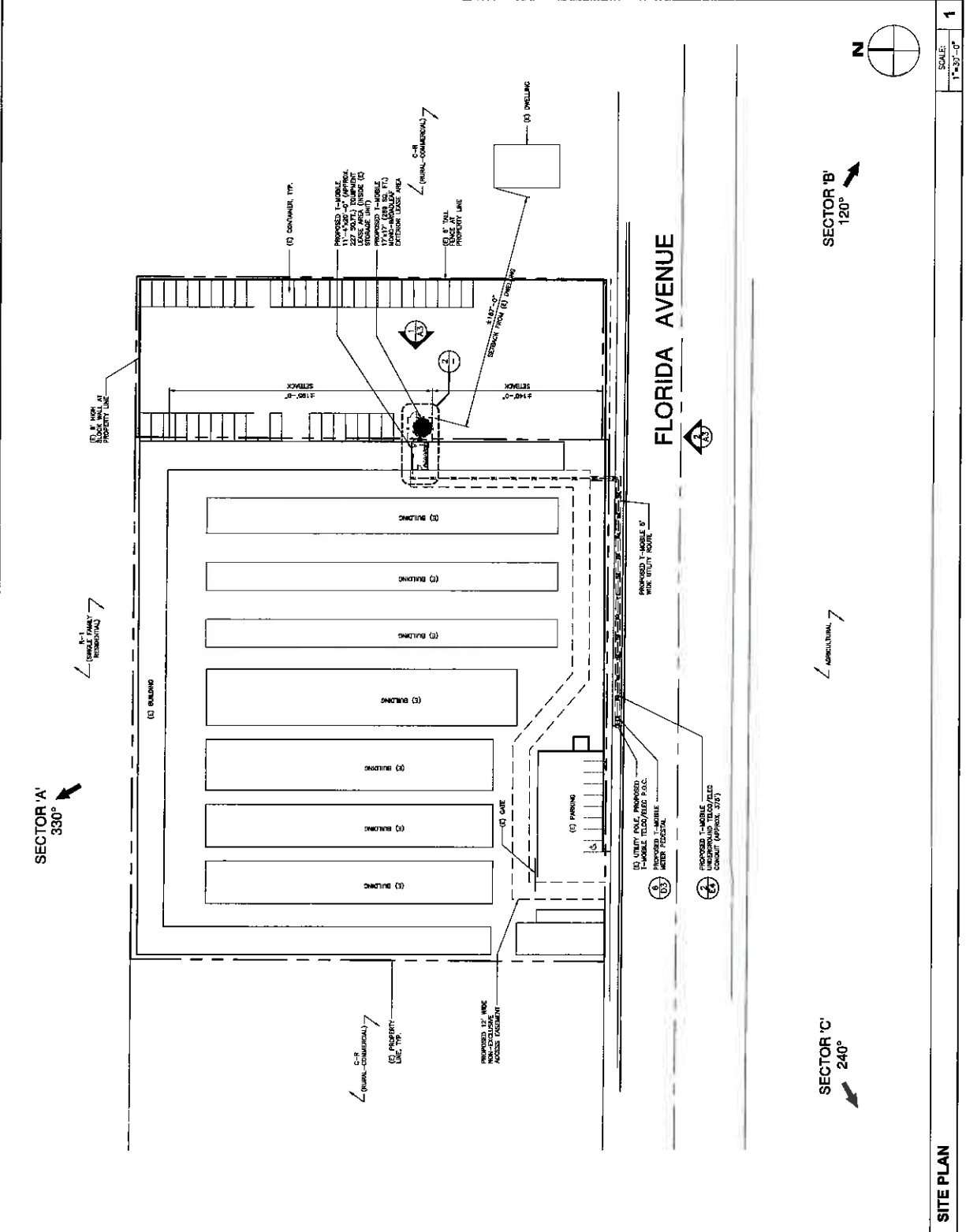
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PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

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IE04853A
4428 STATE HIGHWAY 74
THERMIDON, CA 92584

SEAL: _____

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



SCALE: 1"=30'-0"
1
SITE PLAN

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DUNSMITH, CA 91716

NOVACOM
A Wireless Communication Consultant
1540 COMMERCIAL ST., UNIT D
CORONA, CA 92620-1728
PHONE: (951) 261-1111
FAX: (951) 261-1142
CONSULTING ORDER #

HANNAH CONSULTING INC.
3900 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92262
PHONE: (760) 231-4497

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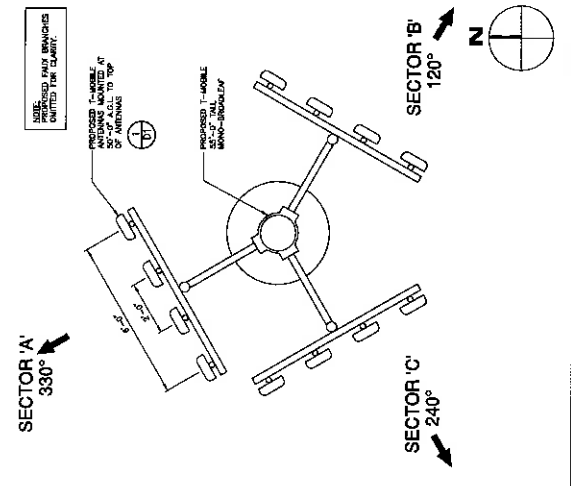
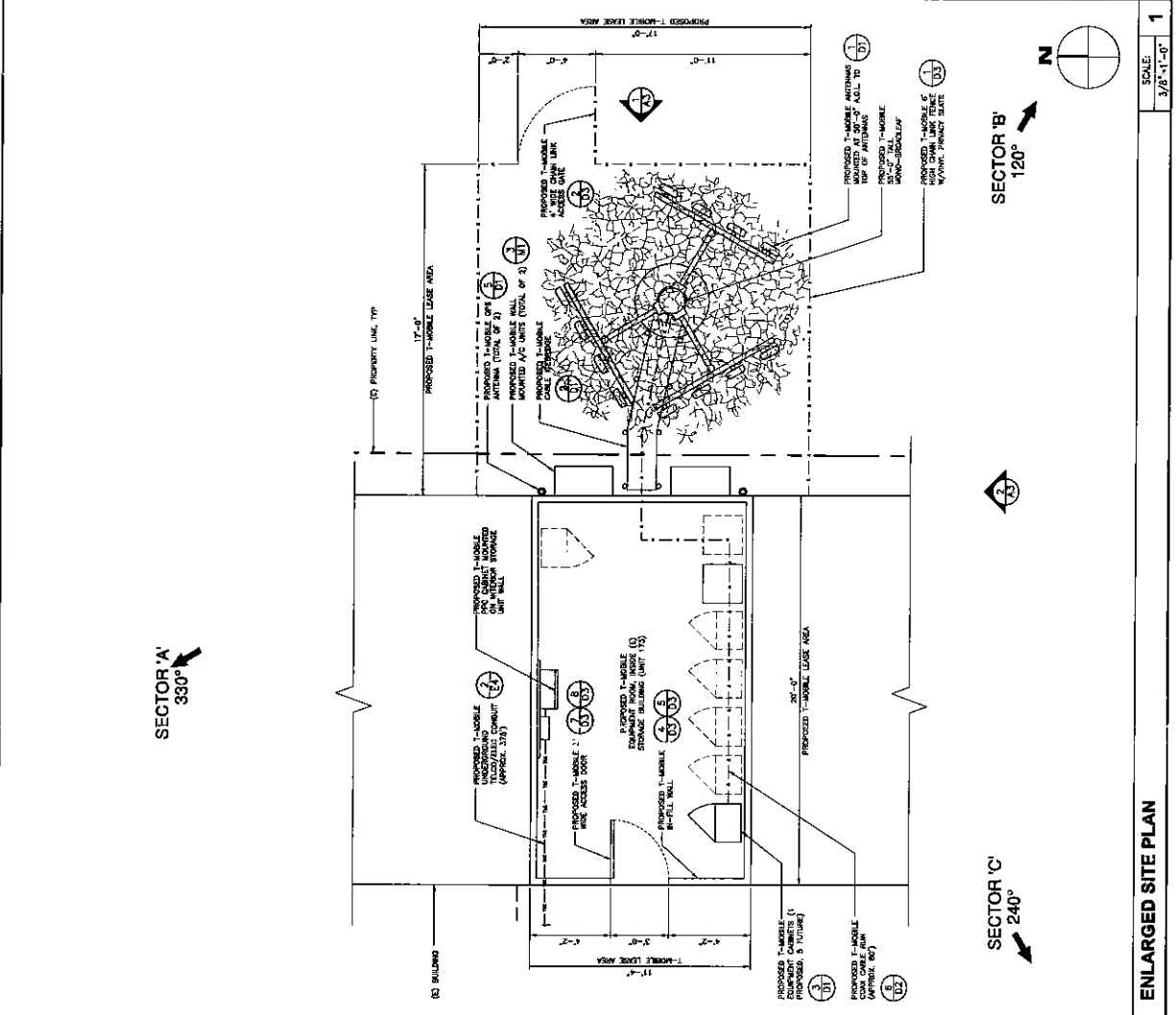
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PLAN APPLICATION PP2274
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
IE04853A
4408 STATE HIGHWAY 74
THERMIDON, CA 92584

SEAL

**ENLARGED SITE PLAN
& ANTENNA LAYOUT**

A-2



ANTENNA LAYOUT

SCALE: 1/2"=1'-0"
2

SEAL

ENLARGED SITE PLAN

SCALE: 3/8"=1'-0"
1

NOT USED

3

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1937 E. SHERIDAN ROAD, STE. 200
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PLANS PREPARED BY:



NOVACOM
A Wireless Communication Consultant
1540 COMMERCIAL ST., UNIT D
COSTA MESA, CA 92626-7750
PHONE: (949) 440-9100 FAX: (949) 440-9142

CONSULTING GROUP:

HANNAH CONSULTING INC.
2000 S. PALM CANYON, STE. 43
COSTA MESA, CA 92626
PHONE: (714) 261-9440

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A	07/19/07	PRELIMINARY CD	RF	JC
B	07/26/07	PRELIMINARY CD	JC	JC
C	07/31/07	FINAL CD	JC	JC

**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
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44850 STATE HIGHWAY 74
HERBIST, CA 92544

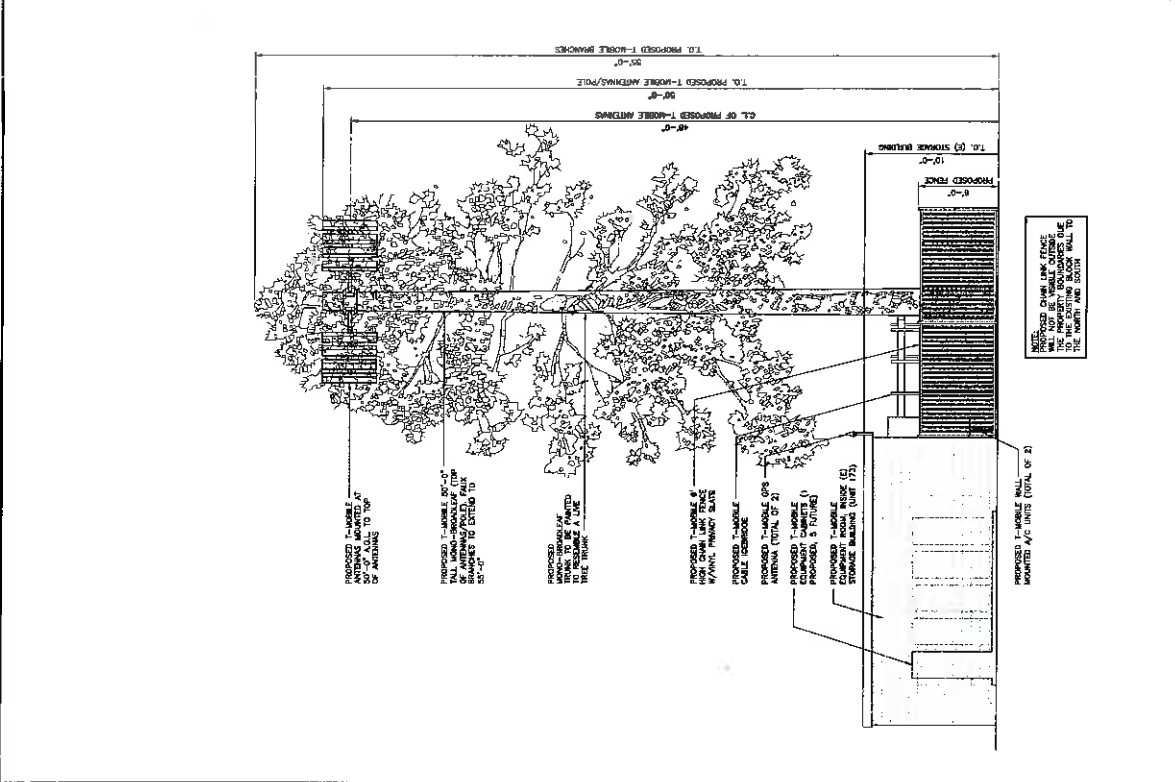
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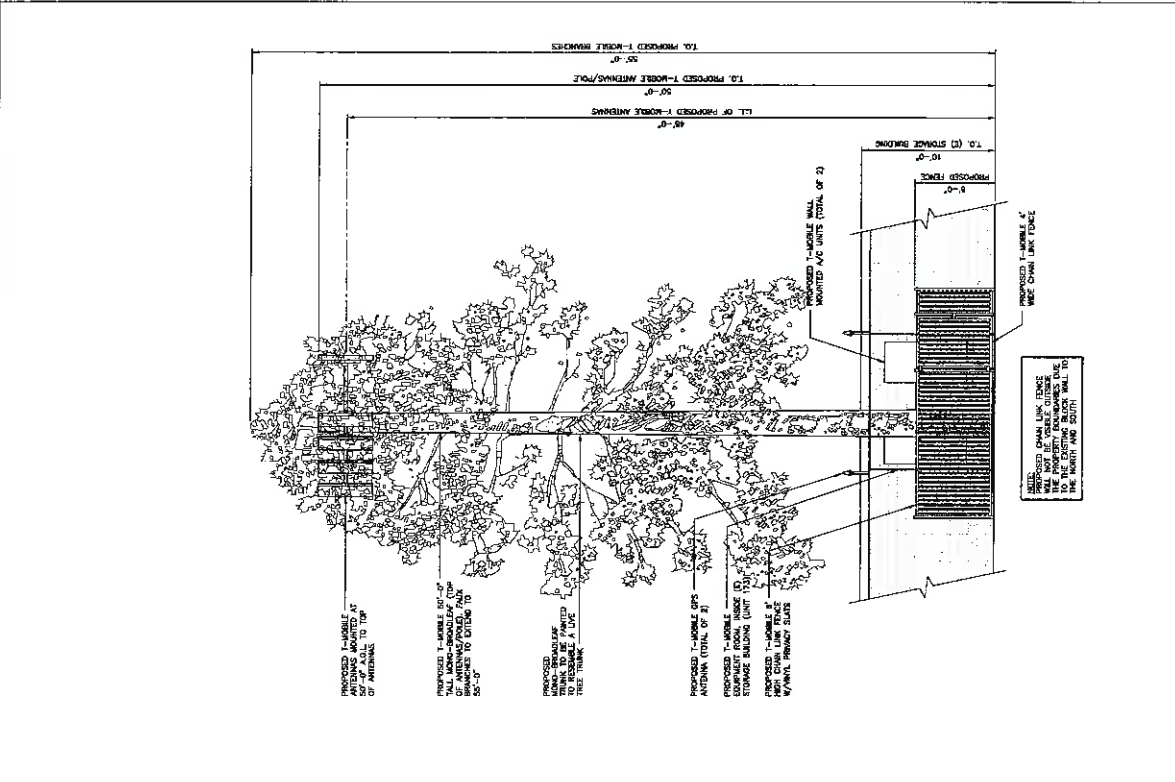
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SHEET NUMBER:

A-3



EAST ELEVATION
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1



SOUTH ELEVATION
SCALE: 1/4"=1'-0"
2

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PHONE: (949) 440-1000 FAX: (949) 440-1042
CONSULTING GROUP

HANNAH CONSULTING INC.
2800 S. PALM GARDEN, STE A3
PALM SPRINGS, CA 92264
PHONE: (760) 374-9671

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0	07/31/07	FINAL CD	JC

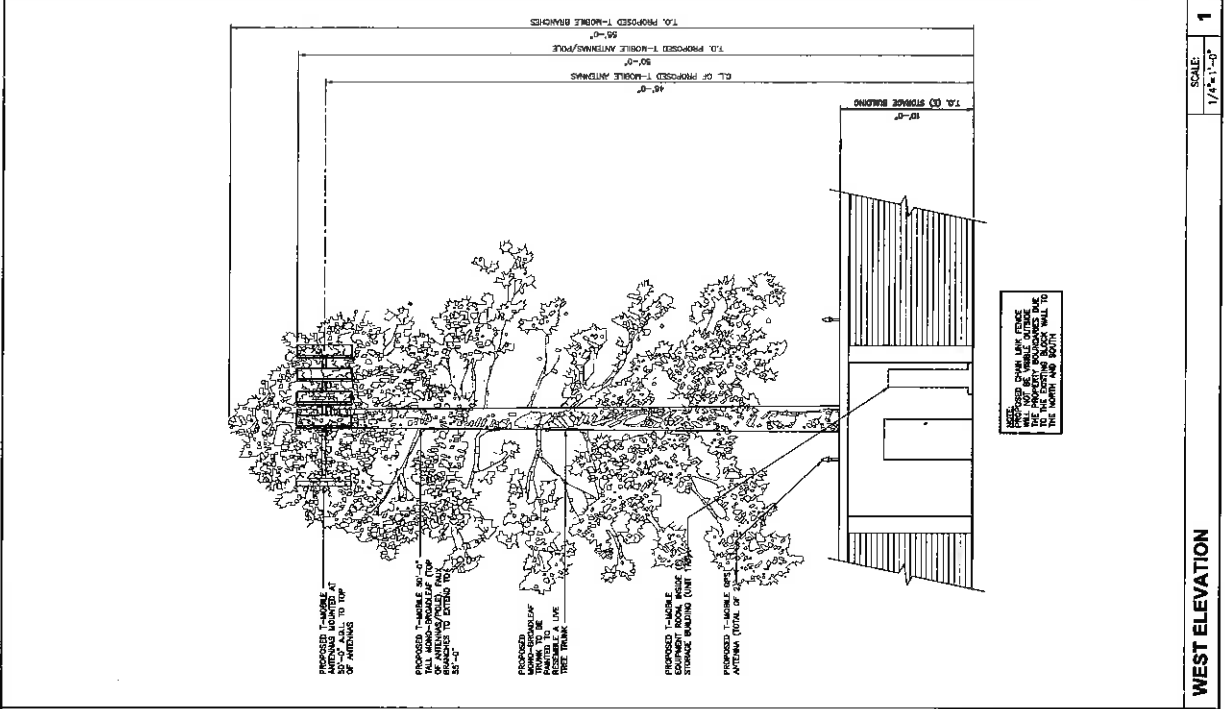
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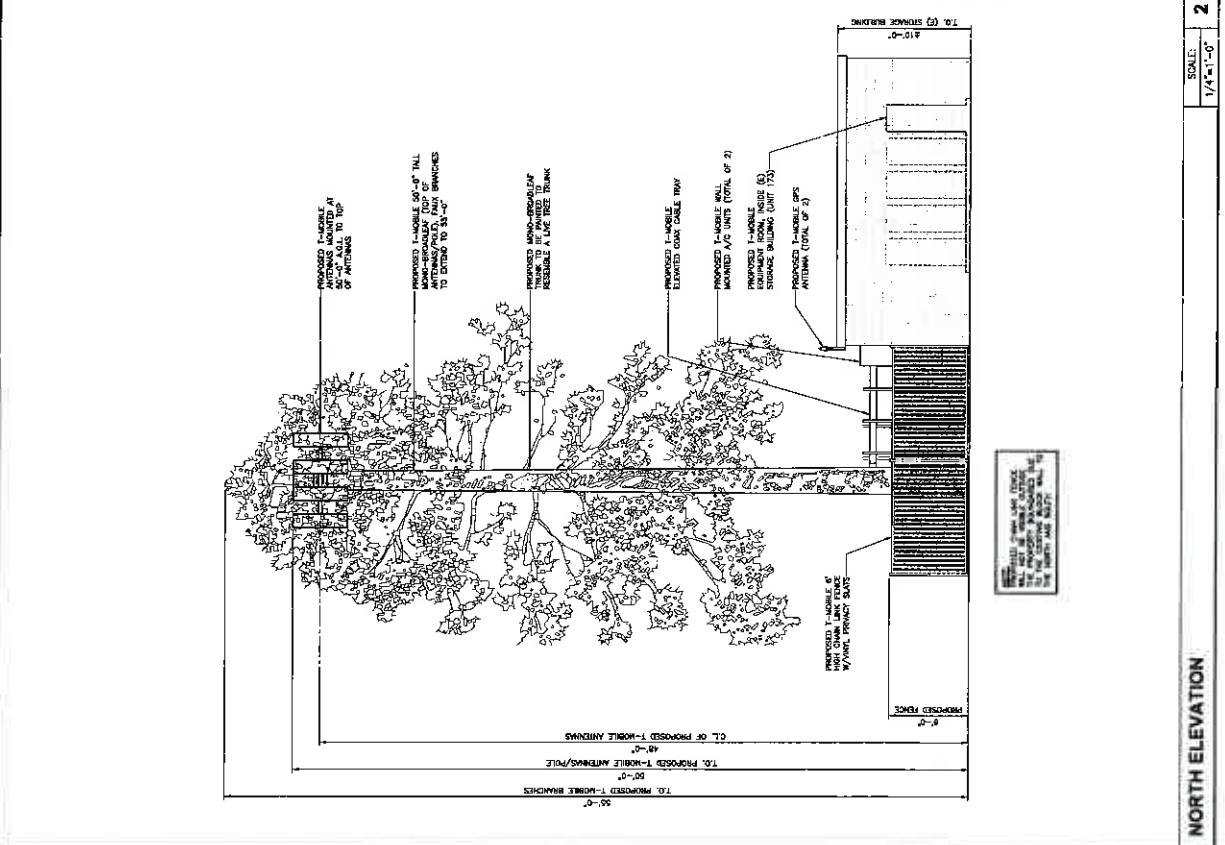
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ELEVATIONS

SHEET NUMBER:
A-4



SCALE: 1/4"=1'-0"
1 WEST ELEVATION



SCALE: 1/4"=1'-0"
2 NORTH ELEVATION

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SPRINGDALE, GA 31781

PLUMB PREPARED BY:

NOVACOM
A 1997 IEEE Communications Consultant
1360 COMMERCIAL ST., UNIT D
CORONA, CA 92509-1798
PHONE: (951) 279-2000 FAX: (951) 268-6432
WWW.NOVACOM.COM

HANNAH CONSULTING INC.
3905 S. PALM CANYON, STE. A3
PALM SPRINGS, CA 92264
PHONE: (760) 326-9674

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PLAN APPLICATION PP22744
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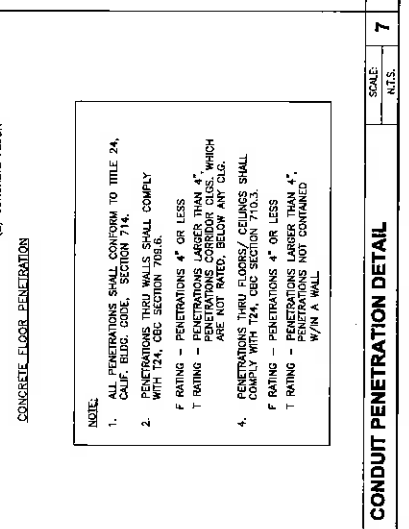
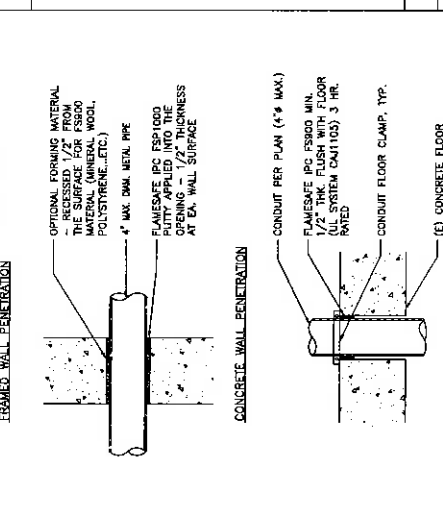
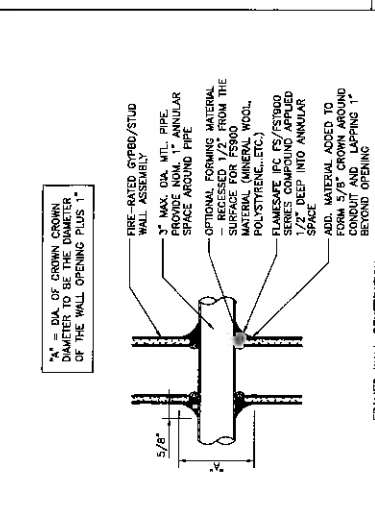
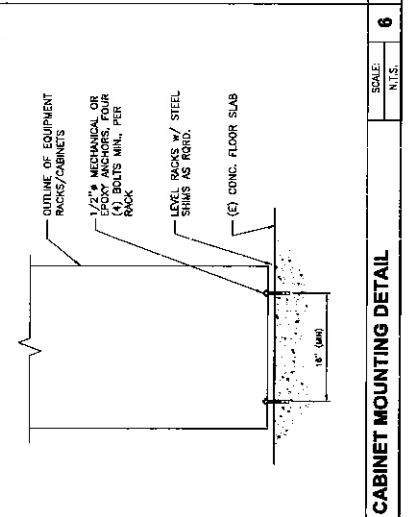
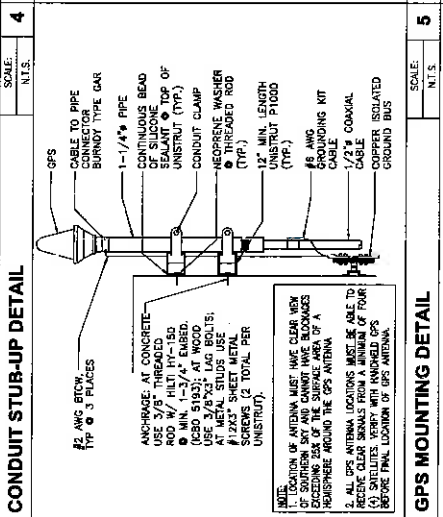
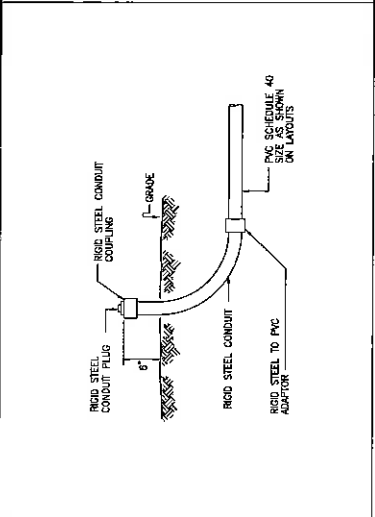
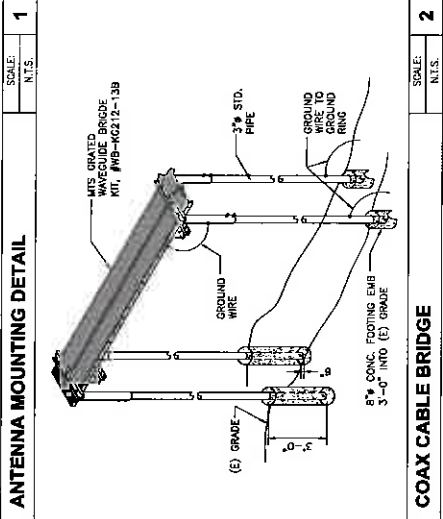
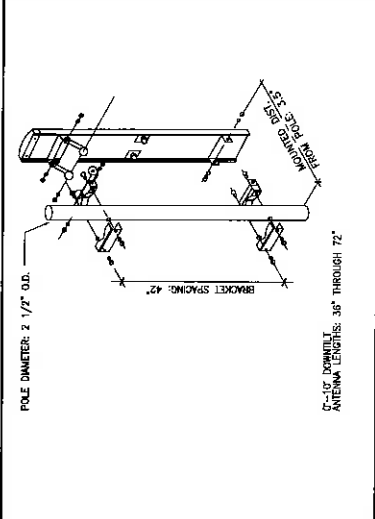
**A-AMERICAN
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IE04853A
4400 STATE HIGHWAY 74
HEMET, CA 92344

SEAL:

DETAILS

D-1

SHEET NUMBER:



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CAROLINA, CA 91731

NOVACOM
A Wireless Communication Consultant

1900 COMMERCE ST., UNIT D
CORONA, CA 92680-1720
PHONE: (949) 474-8000 FAX: (949) 408-8400

HANNAH CONSULTING INC.

3905 S. PALM AVENUE, STE. 43
MESA, ARIZONA, AZ 85204
PHONE: (602) 714-9977

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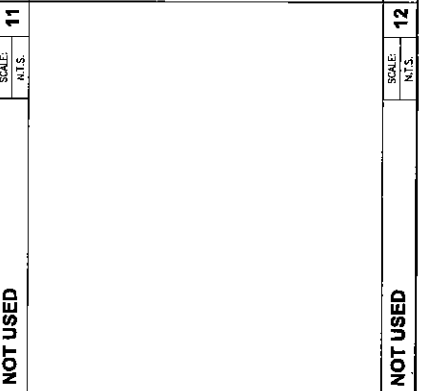
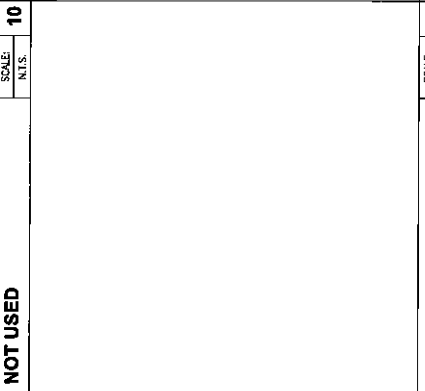
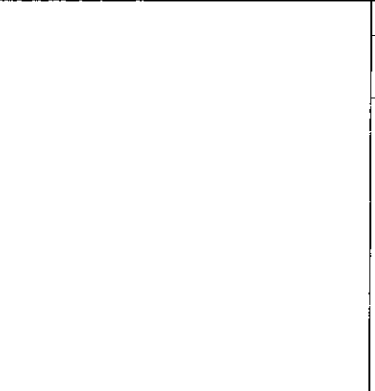
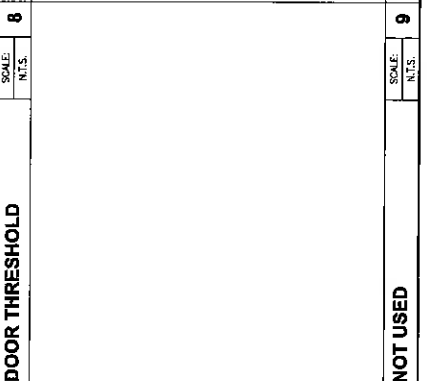
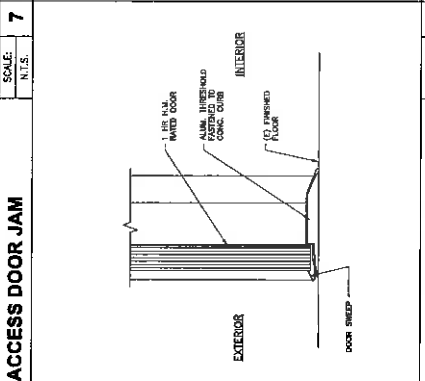
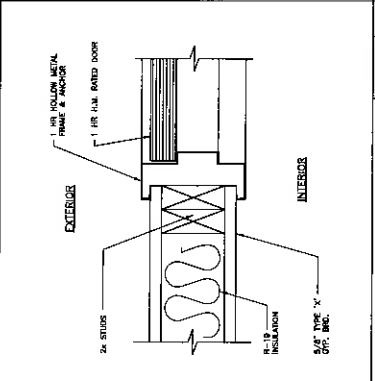
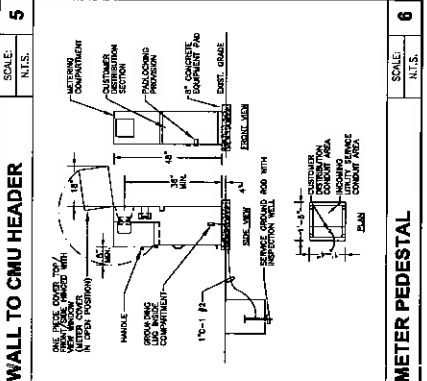
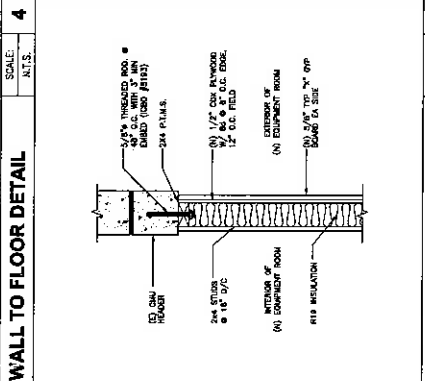
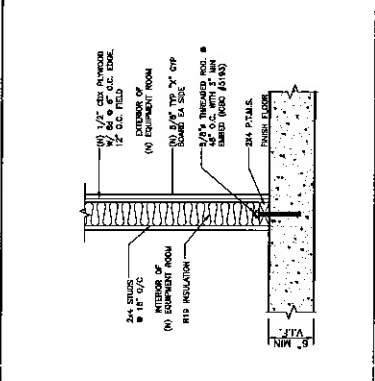
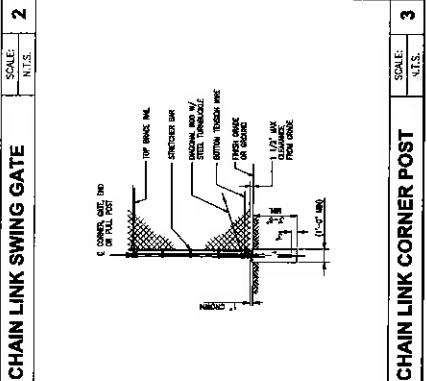
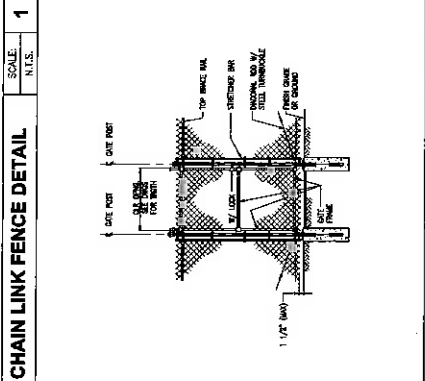
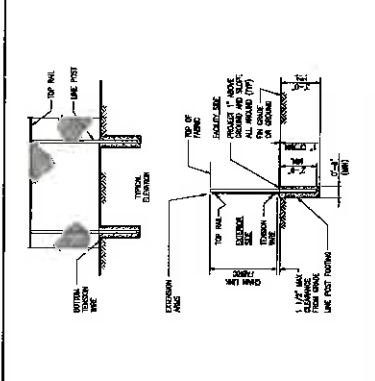
**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
IE04853A

4480 STATE HIGHWAY 74
HEBERT, LA 70544

DETAILS

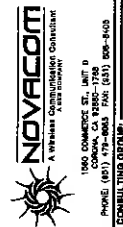
D-3



NO.	DATE	DESCRIPTION	BY	JC
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11		NOT USED		
12		NOT USED		

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SUNNYVALE, CA 95088



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SUNNYVALE, CA 95088
PHONE: (408) 251-9441

NO.	DATE	DESCRIPTION	BY
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1	02/16/07	FINAL 2D	JC
2	05/08/07	FINAL 2D	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT 'A' TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATIONS FACILITY

A-AMERICAN SELF STORAGE
IE048933A
4040 STATE HIGHWAY 74
HEBERT, CA 95044

GENERAL NOTES, PANEL SCHEDULE, AND SINGLE LINE DIAGRAM

E-2

PANEL 'A'

NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	3000 VA	1	3000 VA	
2	1500 VA	1	1500 VA	
3	750 VA	1	750 VA	
4	375 VA	1	375 VA	
5	187.5 VA	1	187.5 VA	
6	93.75 VA	1	93.75 VA	
7	46.875 VA	1	46.875 VA	
8	23.4375 VA	1	23.4375 VA	
9	11.71875 VA	1	11.71875 VA	
10	5.859375 VA	1	5.859375 VA	
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PHONE: (951) 273-2000 FAX: (951) 268-6485
WWW.NOVACOM.COM

HANNAH CONSULTING INC.

2800 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92264
PHONE: (760) 321-9677

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B	02/02/07	PRELIMINARY 2D	JC
0	02/18/07	FINAL 2D	DW
1	03/09/07	FINAL 2D	JC
2	05/08/07	FINAL 2D	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/28/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

A-AMERICAN
SELF STORAGE
1E04853A
4420 STATE HIGHWAY 74
HEBERT, CA 92344

REAL

SHEET TITLE:
GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM

SHEET NUMBER:
E-3

GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION SHALL BE DETERMINED BY THE FIELD ENGINEER.

2. GROUND ALL ANTENNA FEED LINES AND ALL OTHER WIRELESS EQUIPMENT COMPONENTS USING #2 GROUND WIRE AND CONNECT TO SURFACE MOUNTED CONDUCTORS FOR GROUNDING REQUIREMENTS. GROUNDING SHALL BE PERFORMED USING THE FOLLOWING METHODS:

a. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

b. ALL GROUNDING SHALL BE PERFORMED USING THE FOLLOWING METHODS:

1. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

2. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

3. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 OHMS MAXIMUM. GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

5. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

6. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

7. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

8. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

9. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

10. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

11. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

12. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

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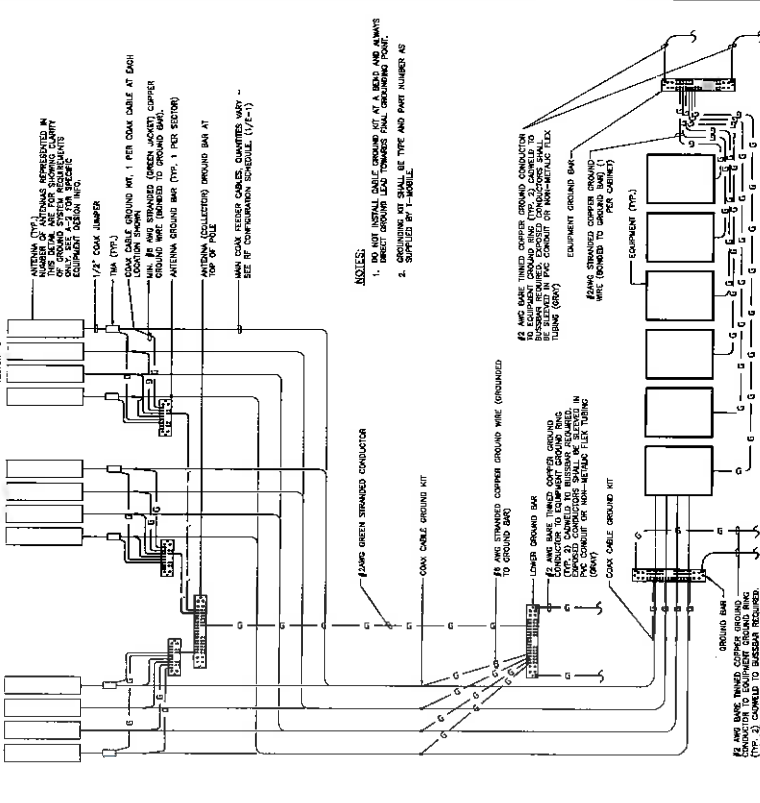
18. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

19. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

20. ALL GROUNDING SHALL BE PERFORMED USING #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED).

GROUNDING NOTES

SCALE: N.T.S.



GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM

SCALE: NONE

GENERAL NOTES:

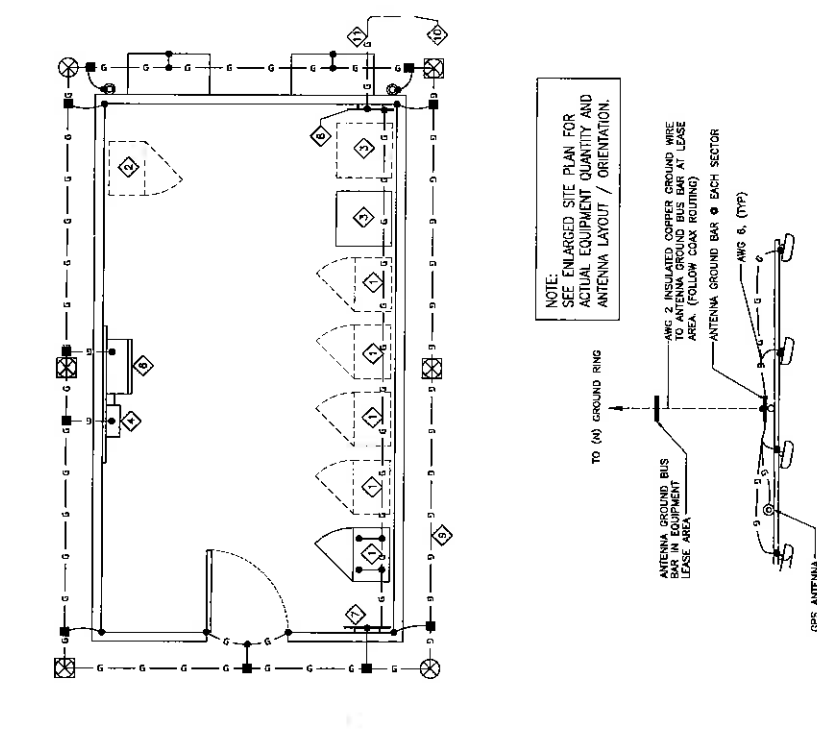
- PLAN ENGINEER HAS REVIEWED AND DOES NOT NECESSARILY ASSURE THE EXACT REQUIREMENTS, QUANTITIES, LOCATION, LAYOUT AND COMPLETION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND COMPLETION.
- PLAN ENGINEER HAS REVIEWED AND DOES NOT NECESSARILY ASSURE THE EXACT REQUIREMENTS, QUANTITIES, LOCATION, LAYOUT AND COMPLETION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND COMPLETION.
- REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF POWER AND TELECOM POINTS OF CONNECTIONS, THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT ROUTING. FIELD ENGINEER SHALL VERIFY THE LOCATION OF POWER AND TELECOM POINTS OF CONNECTIONS, THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT ROUTING.

KEY NOTES:

- EQUIPMENT CABINETS (1 CURRENT, 3 FUTURE)
- BATTERY STACK
- FAN COIL UNIT
- FIXED DIS. SWITCH
- NOT USED
- POWER/TELEC CABINET

MECHANICAL CONNECTION:

- WELD (COPPER/ALUMINUM)
- CONNECTION
- CLAS STEEL GROUND ROD AT 10'-0" O.C. (MAX)
- GROUND ROD INSPECTION WELL
- #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED)
- S.O.H. SECONDARY OVERHEAD



GROUNDING PLAN

SCALE: NONE

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DOWNEY, CA 91701

NOVACOM
A Wireless Communication Consultant

1560 COMMERCE ST., UNIT D
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PHONE: (949) 442-3000 FAX: (949) 442-3045

HANNAH CONSULTING INC.

2800 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92294
PHONE: (951) 710-9677

NO.	DATE	DESCRIPTION	BY:
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1	02/16/07	FINAL ZD	DW
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B	07/28/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

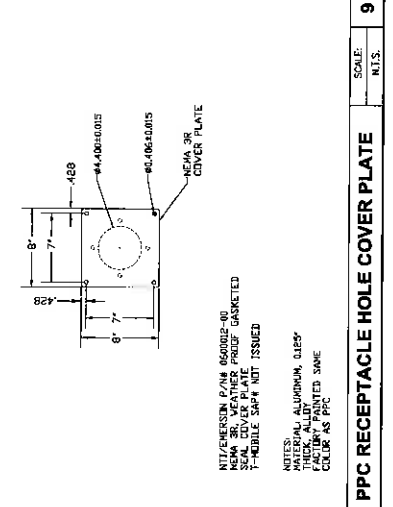
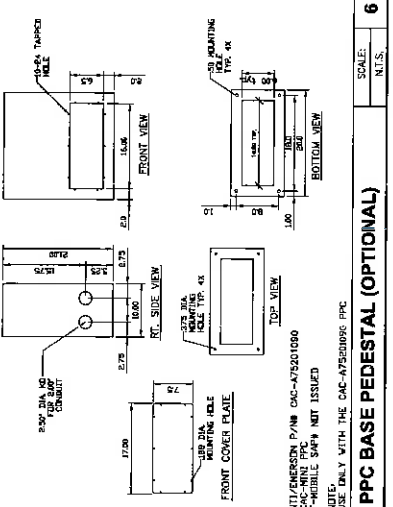
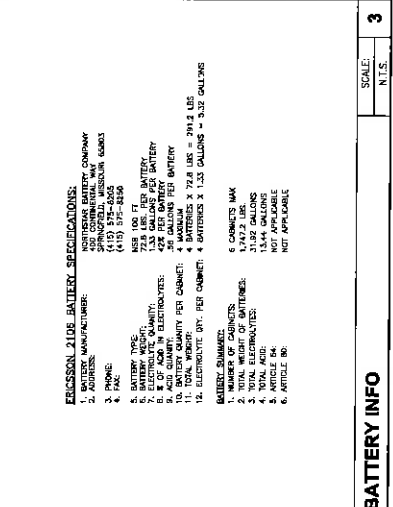
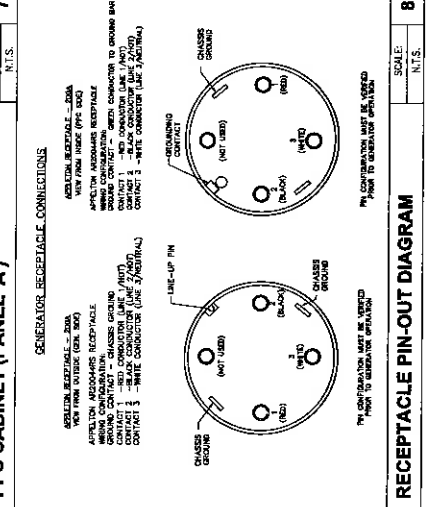
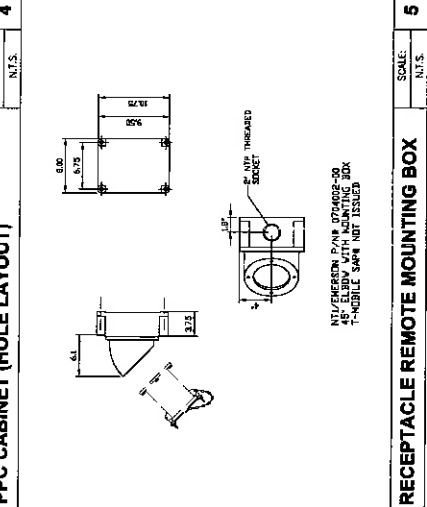
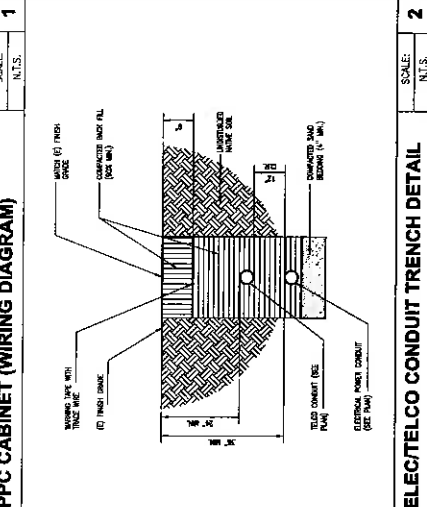
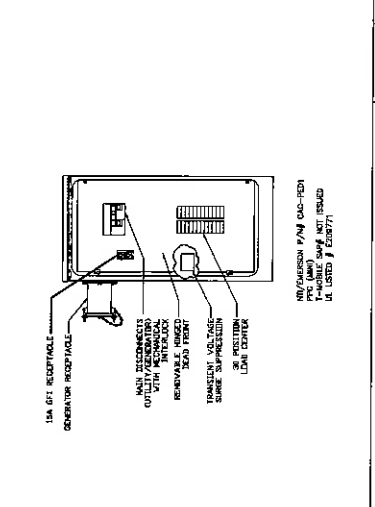
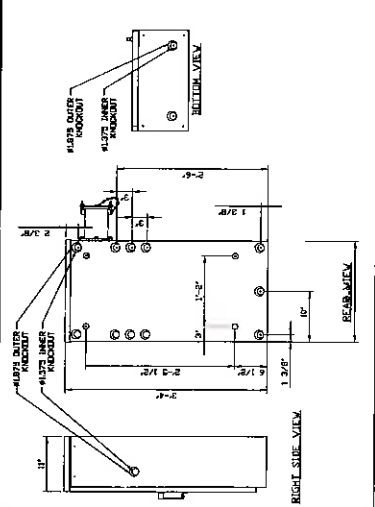
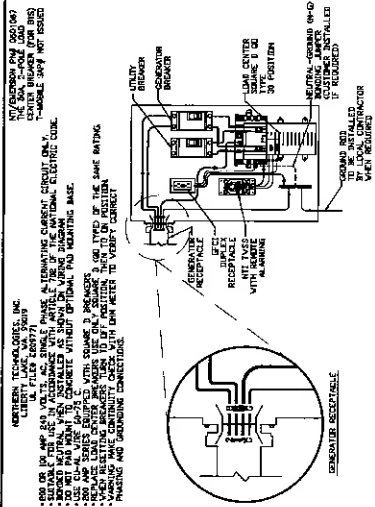
**EXHIBIT 'A' TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

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**ELECTRICAL
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E-4



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WWW.NOVACOM.COM

HANNAH CONSULTING INC.
8305 S. PALM CANYON, STE. A3
PALM SPRINGS, CA 92262
PHONE: (760) 318-9671

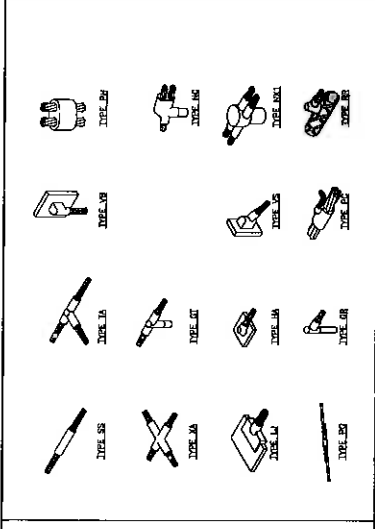
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1	03/09/07	FINAL	ZD
2	05/08/07	FINAL	ZD
A	07/18/07	PRELIMINARY	CD
B	07/26/07	PRELIMINARY	CD
0	07/31/07	FINAL	CD

**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
44288 STATE HIGHWAY 74
HEBERT, CA 95344

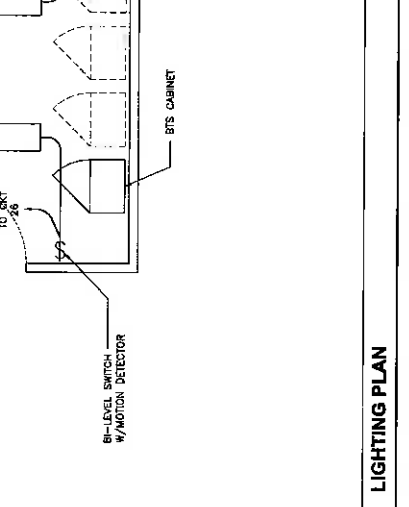
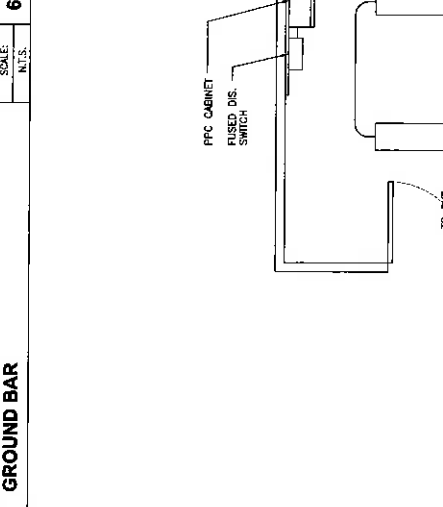
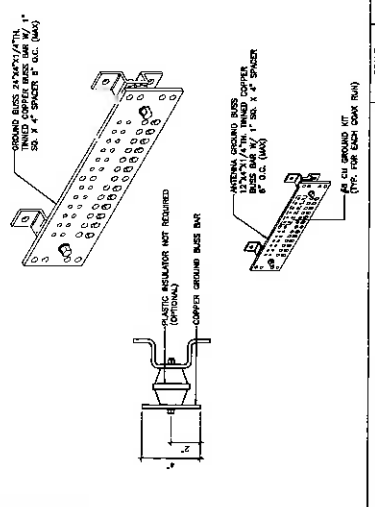
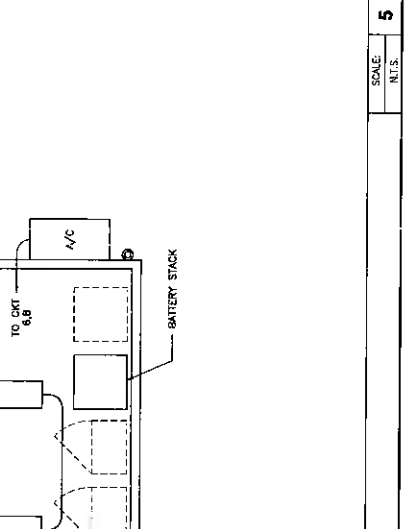
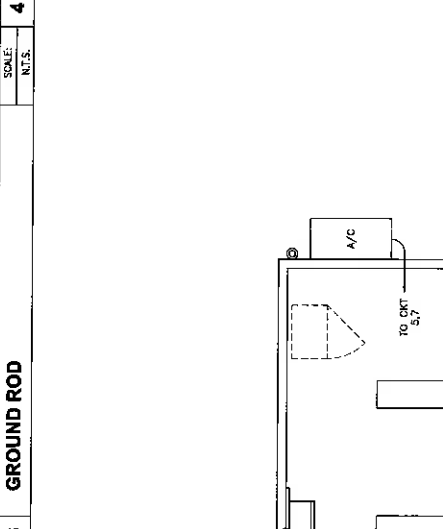
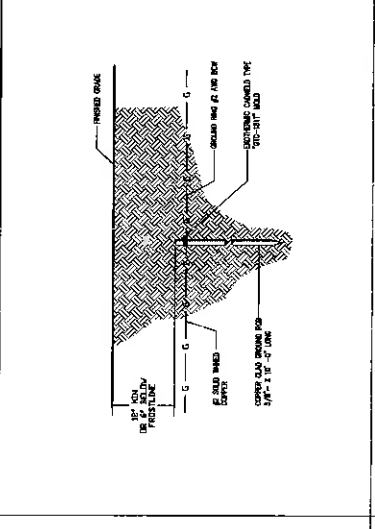
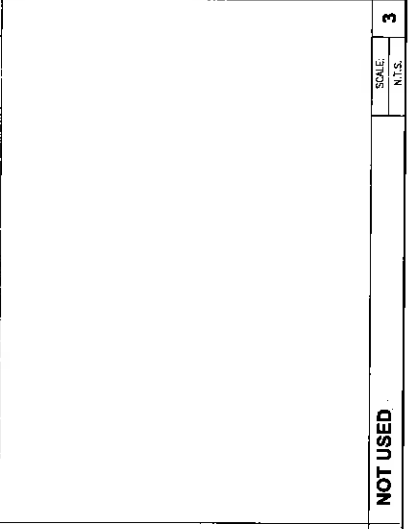
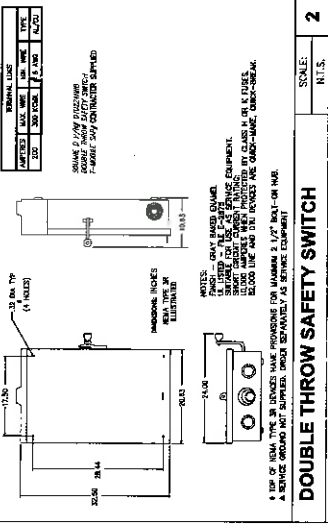
**ELECTRICAL
DETAILS**

E-5



CADWELD CONNECTIONS

WIRE COLOR	WIRE TYPE	WIRE SIZE	TERMINAL TYPE	TERMINAL SIZE	TERMINAL LENGTH
RED	18 AWG	0.040	18-1	0.125	0.250
BLACK	18 AWG	0.040	18-1	0.125	0.250
GREEN	18 AWG	0.040	18-1	0.125	0.250
WHITE	18 AWG	0.040	18-1	0.125	0.250



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1317 S. GARDEN BLVD., STE. 200
COSTA MESA, CA 92626
COSTA MESA, CA 92626

PLANS PREPARED BY:

NOVAFACOM
A Wireless Consultant Company
1300 COMMERCIAL ST., UNIT D
COSTA MESA, CA 92626-1708
PHONE: (949) 449-8600 FAX: (949) 449-8400

CONSULTING GROUP:

HANNAH CONSULTING INC.
2300 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92264
PHONE: (760) 718-1677

NO.	DATE	DESCRIPTION	BY:
0	02/10/07	PRELIMINARY	ZD JC
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2	05/08/07	FINAL	ZD JC
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B	07/26/07	PRELIMINARY	CD JC
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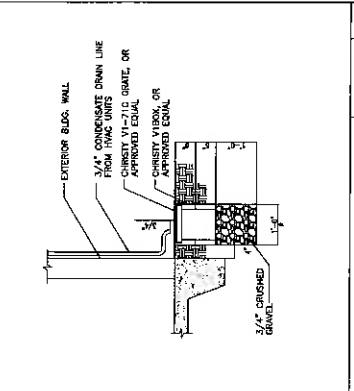
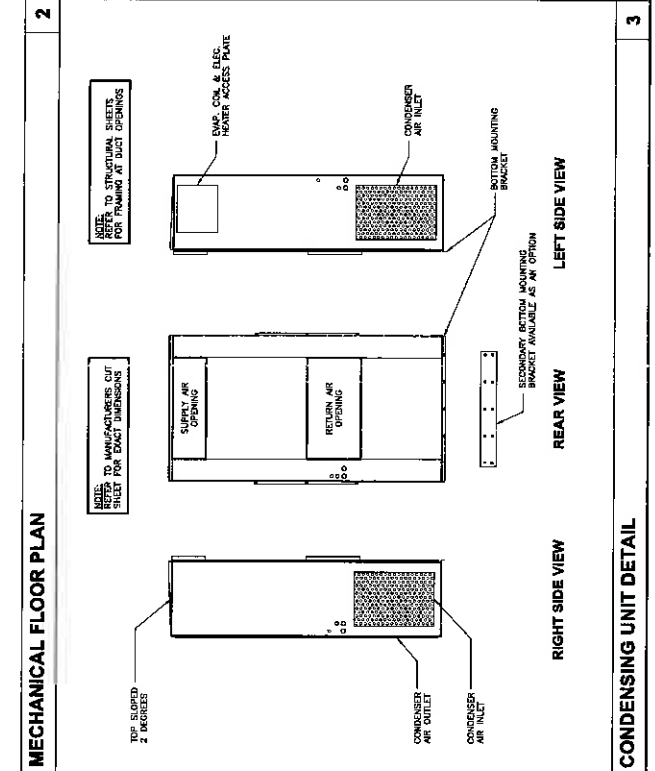
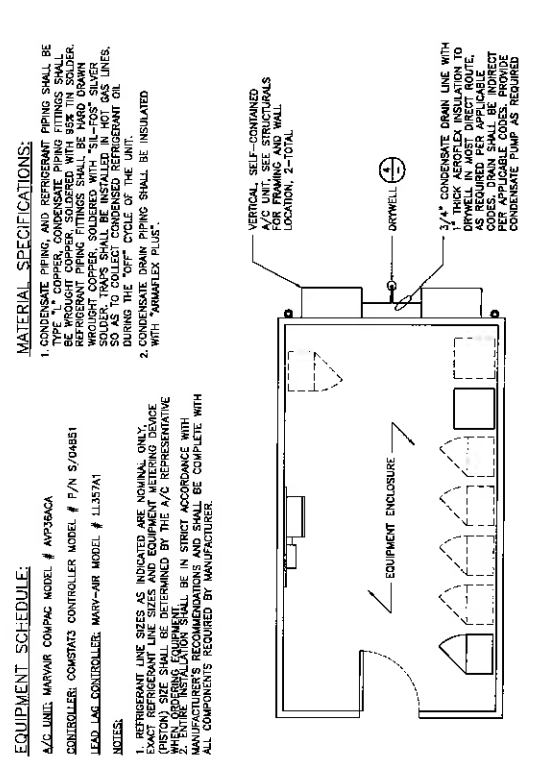
EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

A-AMERICAN SELF STORAGE
IE04853A
44339 STATE HIGHWAY 74
HEMET, CA 92344

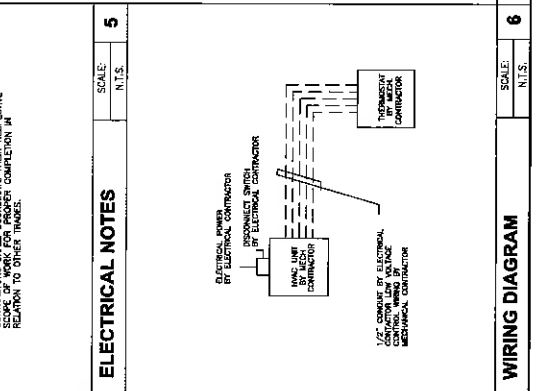
MECHANICAL PLAN, NOTES & DETAILS

M-1

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. NOTICES ON THE DRAWINGS SHALL BE DEEMED AS PERMISSION TO VIOLATE THESE REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR AS REQUIRED FOR ANY MODIFICATIONS REQUIRED BY THE INSPECTING AUTHORITIES, WITHOUT ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL GUARANTEE THE MECHANICAL INSTALLATION WITH THE WORK OF ALL OTHER TRADES AND BEAR ANY INTERFERENCE TO THE PROJECT MANAGER FOR CORRECTION BEFORE CONSTRUCTION.
6. IT IS THE INTENTION OF THESE PLANS TO PROVIDE A COMPLETE AND ACCURATE REPRESENTATION OF THE WORK. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO ACCOMPLISH THIS RESULT.
7. CONTRACTOR SHALL VERIFY ALL PERMITS, INSPECTIONS AND TESTS AS REQUIRED BY AUTHORITIES.
8. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S AUTHORITY LABEL SHALL BE AFFIXED TO ALL EQUIPMENT.
9. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL OBTAIN APPROVAL OF THE OWNER BEFORE PROCEEDING WITH SUBSTITUTIONS.
10. CONTRACTOR SHALL OBTAIN AND TIE EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WALL, FLOOR OR CEILING FINISHES AND FINISHING AS REQUIRED TO MATCH EXISTING WALL, FLOOR OR CEILING FINISHES.
11. THE ENTIRE SYSTEM SHALL BE MAINTAINED CLEAN OF ALL DEBRIS AND TRASH RELATED TO HIS WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS DURING CONSTRUCTION.
13. ALL REFRIGERANT PIPING SHALL BE TYPE "L" COPPER.
14. PROVIDE ALL SUPPORTS AND ANCHORS FOR PIPING AND EQUIPMENT PER THE LATEST EDITION OF "SMACNA GUIDELINE FOR SEISMIC RESTRAINT OF MECHANICAL AND PIPING SYSTEMS".
15. ALL EQUIPMENT AND MATERIALS INSTALLED EXPOSED TO THE WEATHER SHALL BE PROTECTED FROM WEATHER. THE ROOF OR EXTERIOR WALL SHALL BE FLASHED AND MADE WEATHERTIGHT.
16. CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS FOR ALL EQUIPMENT, INCLUDING ELECTRICAL REQUIREMENTS TO THE PROJECT MANAGER FOR APPROVAL BEFORE ORDERING.
17. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THE OWNER BEFORE ORDERING ANY EQUIPMENT. THE LENGTH OF THE ANY PORTION OF THE EXISTING SYSTEM WILL BE OUT OF SCOPE.
18. CONTRACTOR SHALL TEST THE COMPLETE SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SYSTEM SHALL BE TESTED FOR TEST ANY DEFECT DISCLOSED BY THE TEST SHALL BE CORRECTED AND RE-TESTED AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL CHECK, START-UP AND TEST THE SYSTEM IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL CHANGE, TEST AND ADJUST THE UNIT TO THE AIR QUALITY TESTS ON THE BURNER, FUSE OR WINDS (S) PERCENT.
20. CONTRACTOR SHALL SUBMIT FOUR (4) COPIES OF THE TEST DOCUMENTATION TO THE PROJECT MANAGER.
21. CONTRACTOR SHALL IDENTIFY ALL PIPING AND VALVES FOR SERVICE, FLOW DIRECTION AND PRESSURE, WITH PLASTIC MARKERS AND TAGS.
22. CONTRACTOR SHALL IDENTIFY ALL PIPING AND VALVES FOR SERVICE, FLOW DIRECTION AND PRESSURE, WITH PLASTIC MARKERS AND TAGS.
23. CONTRACTOR SHALL IDENTIFY ALL PIPING AND VALVES FOR SERVICE, FLOW DIRECTION AND PRESSURE, WITH PLASTIC MARKERS AND TAGS.
24. CONTRACTOR SHALL SUBMIT THREE (3) COPIES OF THE OPERATION AND MAINTENANCE MANUALS TO THE PROJECT MANAGER. THE MANUALS SHALL BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE MANUALS SHALL INCLUDE: PARTS LIST, MAINTENANCE MANUALS, ETC. AND PANEL ADDRESS AND PHONE NUMBER OF ALL SUPPLIERS.
25. CONTRACTOR SHALL PROVIDE NINETY (90) DAY MAINTENANCE SERVICE. CONTRACTOR SHALL PROVIDE NINETY (90) DAY MAINTENANCE SERVICE AFTER EACH VISIT.
26. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, INSTALLATION AND PERFORMANCE OF THE SYSTEM FOR THE LIFE OF THE SYSTEM WITH NO ADDITIONAL COST TO THE OWNER.
27. ALL DUCTWORK AND CONNECTIONS SHALL BE CONSTRUCTED OF NEW GALVANIZED SHEET METAL, IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF "SMACNA" AND "UMC".
28. ALL BRANCH DUCT SHALL BE PROVIDED WITH BURNING DAMPERS.
29. SUPPORTS AND HANGERS SHALL BE LOCATED ADJACENT TO FITTINGS, IN BRANCHES, AT THE BASE OF RISERS AND ALONG ALL PIPING AS REQUIRED TO SUPPORT THE WEIGHT OF THE SYSTEM. SUPPORTS SHALL BE PROVIDED AT EVERY FOURTH HANGER WHERE HANGER RODS ARE USED. THAT IS IN LENGTH.



1. ALL CONTROL WIRING DIAGRAMS ARE SCHEDULED AND ARE TO BE PROVIDED TO THE ELECTRICAL CONTRACTOR IN THE ORDER AND SEQUENCE ONLY. REFER TO ELECTRICAL PLANS FOR ADDITIONAL ELECTRICAL WIRING AND CONTROL SYSTEMS.
2. ALL ELECTRICAL POWER WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
3. ALL CONTROL WIRING (INCLUDING CONDUIT) SHALL BE FURNISHED AND INSTALLED BY THE HVAC SUBCONTRACTOR.
4. INSTALL ELECTRICAL DEVICES, RELAYS, TIME SWITCHES, ETC. IN ALL APPROVED ENCLOSURES WITH ELECTRICAL DEVICES WIRE TO TERMINAL STRIPS.
5. VERIFY ELECTRICAL CHARACTERISTICS WITH MANUFACTURER PRIOR TO BIDDING AND/OR PURCHASING.
6. HVAC, ELECTRICAL, MECHANICAL AND ALUMINUM CONTRACTORS SHALL COORDINATE THEIR RESPONSIVE RELATION TO OTHER TRADES.



MECHANICAL NOTES


Extension of Time Environmental Determination

Project Case Number: PP22744
 Original E.A. Number: 41351
 Extension of Time No.: First
 Original Approval Date: June 3, 2008
 Project Location: North of State Route 74, South of Orpington Avenue, West of Grant Avenue.

Project Description: The use hereby permitted is for Plot Plan No. 22744. The project is a proposal for the construction of an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project will include twelve (12) antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 square foot net lease area.

On June 3, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Ash Syed, Planner

Date: February 14, 2018
 Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Syed, Ashiq
Sent: Thursday, February 15, 2018 10:29 AM
To: 'magraydon@sbsite.com'
Subject: Recommended Conditions of Approval for 1st EOT of PP22744

Hi Mary,

I will be processing and submitting this Extension of Time today. There are no new/additional conditions of approval for this Plot Plan, so there is no review needed on your end. It will be going to Director's Hearing for approval on March 12th.

Best,



Ash Syed
Environmental Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035



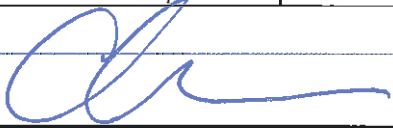
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: March 12, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26174	Applicant(s):	ADJ Holdings, LLC
Select Environ. Type	CEQA Exempt (15303)		
Area Plan:	Mead Valley	Representative(s):	Jack Lanphere and David Moore, NAI Capital
Zoning Area/District:	March Area		
Supervisory District:	First District		
Project Planner:	Tim Wheeler	 <hr/> Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	294-210-048 and 295-310-049		

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26174 proposes to construct a contractor's storage yard for transmission poles and related equipment, as well as a 240 square foot modular office. The Project will also include the distribution of transmission poles via the existing BNSF railroad through a spur to the existing railroad track along the 215 freeway. Access to the Project site is also provided through Harvill Avenue. The hours of operation for the Project will be 7 am to 5 pm Monday thru Friday.

The Project is located south of Harley Knox Boulevard, east of Harvill Avenue, north of Oleander Avenue, and west of the 215 Freeway. The Project address is 17800 Harvill Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 26174, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A

Existing General Plan Land Use Designation:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	City of Perris (and 215 Freeway)
South:	Community Development: Light Industrial (CD: LI)
West:	Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Manufacturing – Medium (M-M)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	City of Perris (and 215 Freeway)
South:	Manufacturing – Medium (M-M)
West:	Industrial Park (I-P)
Existing Use:	Vacant
Surrounding Uses	
North:	Industrial complex
South:	RV storage and tire sales and pallet storage/sales
East:	City of Perris (and 215 Freeway)
West:	Industrial complex

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	13.41 Acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):		N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	12ft. 6 in. in height	40 ft. max. height

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Utility pole storage	240		2	5
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low to moderate potential
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Project, a contractor's storage yard for transmission poles and related equipment, is similar to previous uses on the subject parcels of a Heavy Equipment Auction Yard that was approved by either an entitlement process or Temporary Outdoor Event; but are no longer in use on the project parcels. The subject parcels are vacant and not active or in use.

The Project site is located within the Airport Influence Area for March Air Reserve Base, Zone C2. The applicant submitted the Project for review and met with the Airport Land Use Commission (ALUC) on July 13, 2017 and was approved. ALUC determined the Project was Conditionally Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land use Compatibility Plan.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

The Project has been determined to be categorically exempt per Section 15303c (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303c exempts the construction and location of limited numbers of new, small facilities, or structures, including an office not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area. The Project's structure, a modular commercial office, is only 240 square feet in floor area and is for the minimal staff to process office work. Therefore, the proposed project is categorically exempt from CEQA.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Plot Plan Findings

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

1. The Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project is consistent with the Riverside County General Plan Land Use Designation of Community Development: Light Industrial (CD: LI) for warehousing or distribution purposes of transmission poles and equipment, which will support various uses throughout the surrounding area, communities, cities, and beyond. The Project is also within the Mead Valley Area Plan's Industrial Development Area that is an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits to the south that is designated Light Industrial, Business park, or Light Industrial with a Community Center Overlay. This Project site is close to northern area near Nandina Avenue. This area as well encourages warehousing or distribution uses. The Project will make use of the railroad adjacent to the easterly property line for distribution of the transmission poles and related equipment.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project has been designed and screened by vigorous and mature landscaping;

limited public road transport of transmission poles and related equipment with access through the railroad via a rail spur (granted by an easement, recorded September 22, 2017-recorded document no. 2017-0394826); and multiple onsite fire hydrants for fire protection.

3. The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as industrial and commercial uses, such as storage yards (contractor or otherwise) are needed use in the surrounding area. To the south of the subject site is an RV storage, tire sales, and pallet storage/sales business. The rest of the surrounding area is industrial complexes of warehousing and distribution of goods. Furthermore, with the subject property having vital access to the railroad by means of a rail spur for transfer of said poles and equipment, this location becomes important, as it will limit the need for vehicular transportation of these servicing products or equipment to railroad ingress and egress.

4. The development plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. This Project helps avoid traffic congestion as 90% or more of the transmission poles or related equipment stored at this project location will be shipped via railroad; limiting the need for vehicular transportation of these servicing products. Furthermore, if the need arises, the subject property is next to the on-ramp/off-ramp for Harley Knox Road and the 215 freeway, again limiting the vehicular transportation of these servicing products from internal roadways and filtering them to freeway access as needed. No additional street or drainage improvements will be necessary.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this Project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

6. The Project site has a zoning classification of Manufacturing – Medium (M-M). The Project permitted within the (M-M) zoning classification, subject to Plot Plan approval, as provided in Section 11.26.b.1.n.(15), Contractors' Storage Yards, of Ordinance No. 348

Development Standards

The Project meets the development standards for the M-M Zone based on the following:

1. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The Project size is 13.41 acres, greater than the minimum lot size allowed, and has a project width of 1,094 feet. Furthermore, the Project does not propose to subdivide the parcel(s) involved.

2. Where the front side, or rear yard adjoins a lot with a zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, there is no minimum setback. As the Project site only adjoins

another M-M zone, there is no minimum setback required. The only structure on site is the modular commercial office and its closest setback is approximately 20 feet from Harvill Avenue.

3. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line; or buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348; or structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The only structure or building proposed for the Project is a modular commercial office and is only 12 feet 6 inches in height. Broadcasting antennas are not a part of this Project.

4. The Project is not an industrial use and is not subject to the masonry wall requirements. The Project will have 6 foot high wrought-iron fencing with masonry pilasters with mature and robust landscaping for screening.

5. Required landscaping for the M-M zone is ten percent (10%) of the site proposed for development (landscaping and irrigation). A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The Project has at minimum a 30 foot landscaping perimeter along all side of the project, with additional landscaping as well. This at least meets or exceeds the M-M landscaping requirements.

6. The Project site has parking of five (5) spaces provided and is therefore consistent with the industrial use parking requirements as provided in Section 18.12 of Ordinance No. 348.

7. The Project's trash collection area is screened by landscaping in such a manner as not to be visible from a public street or from any adjacent residential area.

8. The Project's outside storage area is screened by mature and robust landscaping around the entire perimeter of the Project site.

9. The Project's utilities will be installed underground except electrical lines rated at 33kV or greater.

10. The Project does not have any mechanical equipment for manufacturing process or roof-mounted accessory equipment on the modular commercial office.

11. The Project will not require any outside lighting fixtures, spot lights, electrical reflectors, or other means of illumination for signs, structures, and landscaping, parking, loading, unloading, and similar areas. The hours of operation for the Project will be 7 am to 5 pm Monday thru Friday.

Other Findings

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Perris Sphere of Influence. This project was provided to City of Perris for review and comment on February 1, 2017. No comments were received either in favor or opposition of the project.
3. The Project site is located within the March Air Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This Project was

submitted to ALUC for review on May 25, 2017. A meeting was scheduled for July 13, 2017 with ALUC and was approved. ALUC determined the Project was Conditionally Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land use Compatibility Plan.

4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 21, 2017. No response was received except from the Pala Band of Mission Indians, deferring to other tribes, and the Pechanga Band of Luiseño Indians, requesting a meeting on April 27, 2017. The County met with Pechanga on April 27, 2017. No Tribal Cultural Resources were identified by any of the Tribes. Consultation has been concluded with all responding Tribes. There will be no impacts to Tribal Cultural Resources because there are none present.
5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. As proposed, the Project will not having any outside or exterior lighting due to the hours of operation for the Project. The hours of operation will be Monday thru Friday from 7 am to 5 pm during daylight hours.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

1. The Project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA").

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

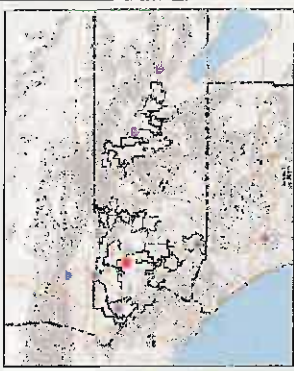
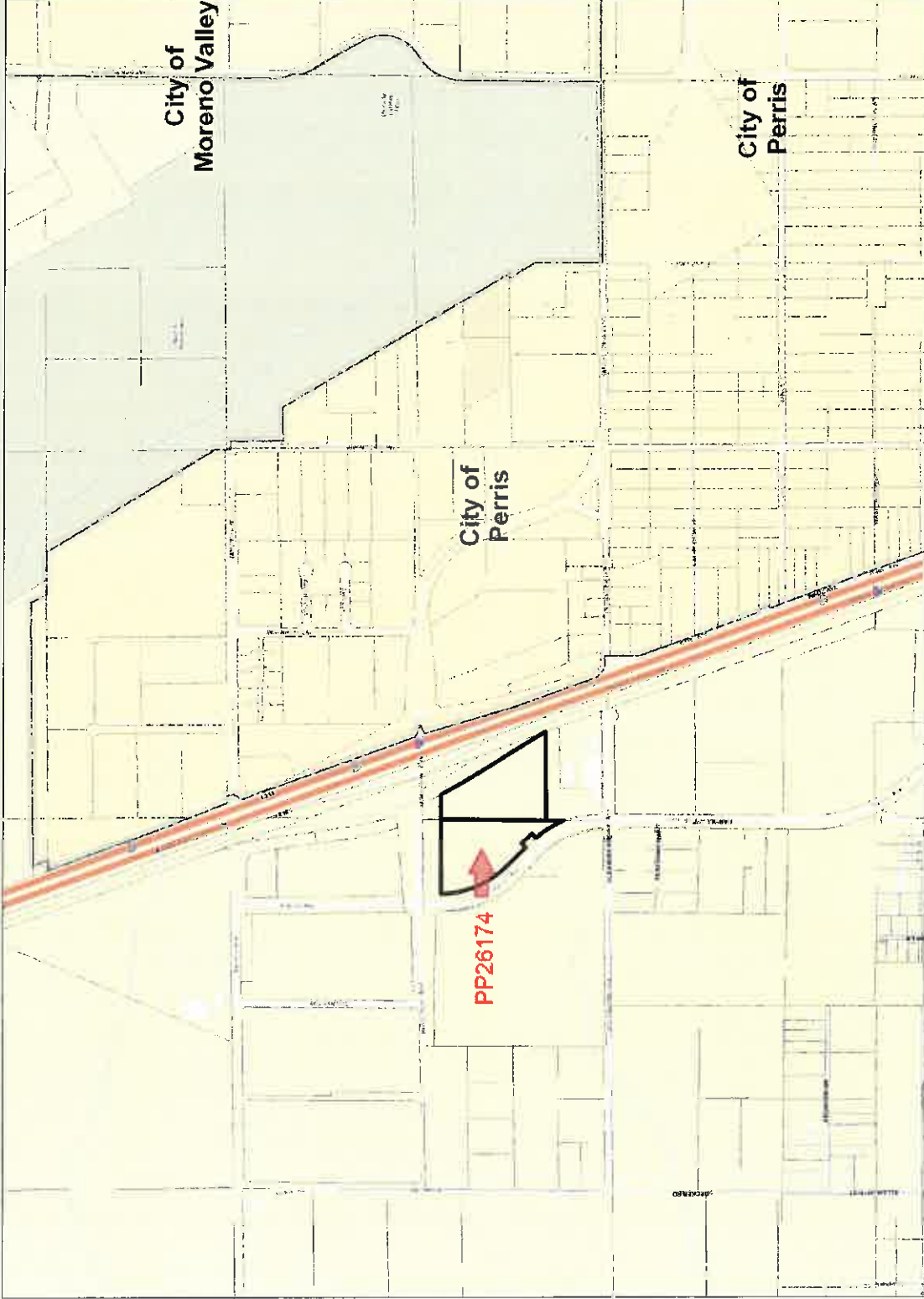
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from the public who indicated either support/opposition to the proposed project.

This project was presented before the Mead Valley Municipal Advisory Committee on May 3, 2017. There was no dissention or indication they oppose the project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee set forth in Ordinance No. 671, within 10 calendar days after the mailing of the decision by the Planning Director.

Plot Plan No. 26174 Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers
- World Street Map

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

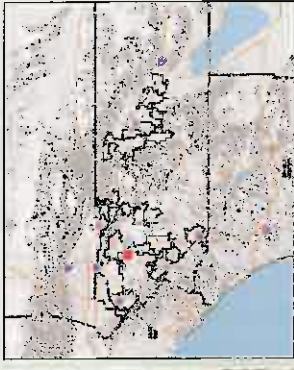
0 1,335 2,670 Feet

REPORT PRINTED ON ... 2/9/2018 9:19:27 AM

© Riverside County RCIT GIS



Plot Plan No. 26174 Land Use Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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2,670 Feet

1,335

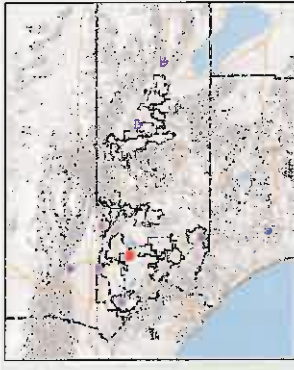
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Plot Plan No. 26174

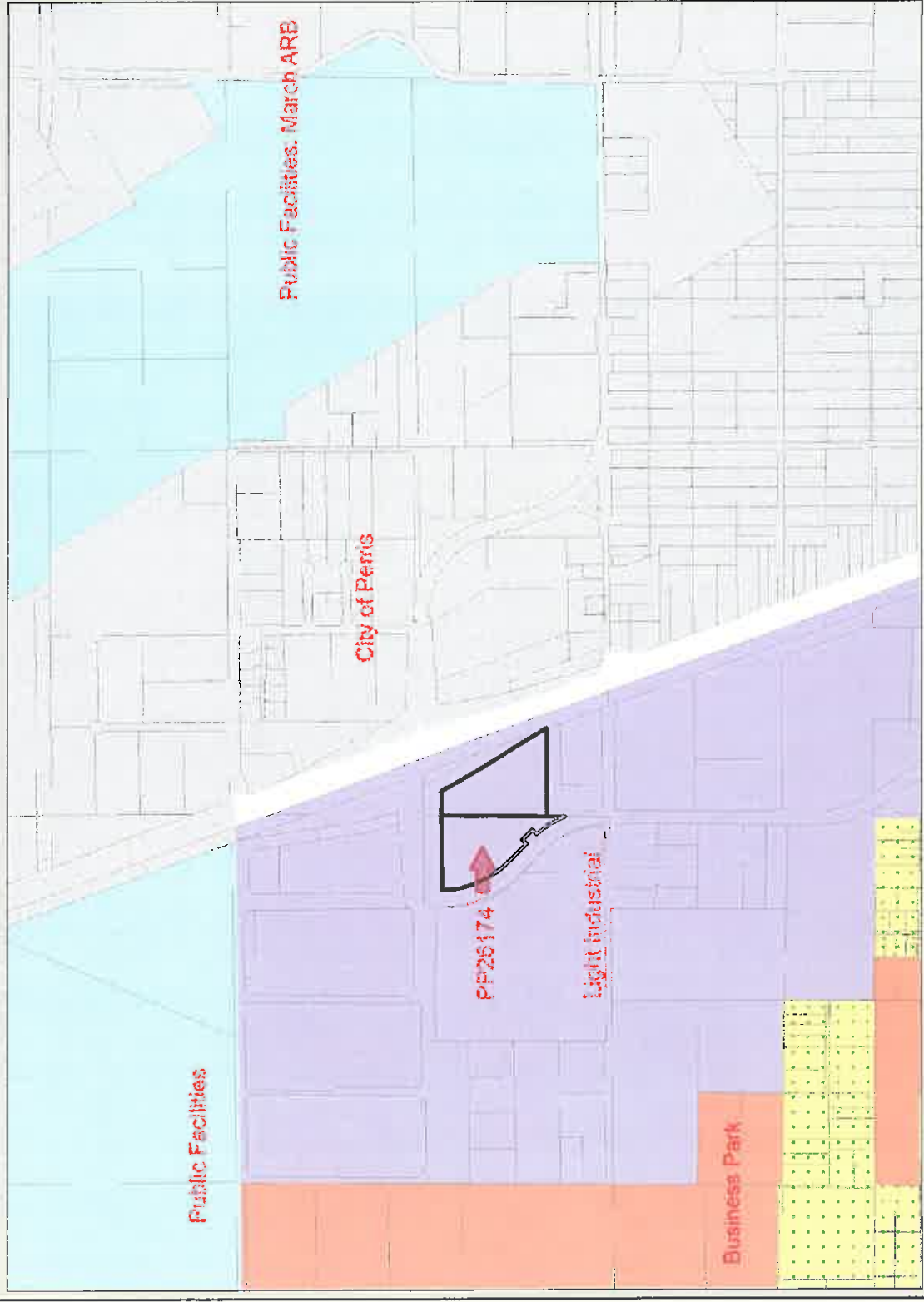
General Plan Map



Legend

Landuse

- Rural Community - Estate Density F
- Rural Community - Very Low Densl
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat



Notes

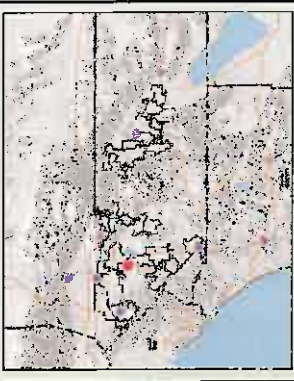
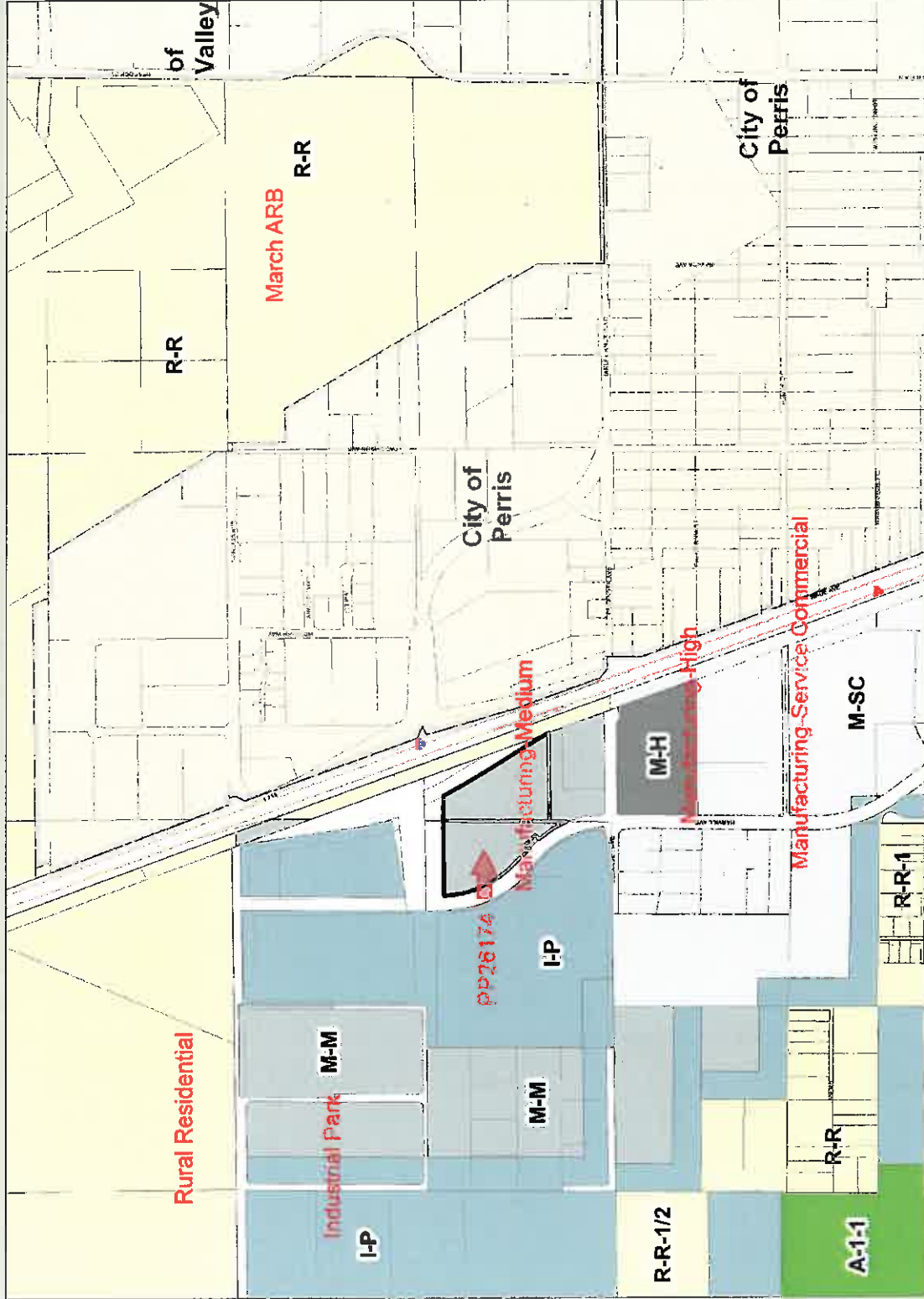
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0 1,335 2,670 Feet

REPORT PRINTED ON... 2/9/2018 9:25:06 AM

© Riverside County RCIT GIS

Plot Plan No. 26174 Zoning Map



Legend

Zoning	OTHER ZONING
A-1	[Green swatch]
A-1-1	[Green swatch]
A-1-1 1/2	[Green swatch]
A-1-1/2	[Green swatch]
A-1-10	[Green swatch]
A-1-15	[Green swatch]
A-1-2	[Green swatch]
A-1-2 1/2	[Green swatch]
A-1-2 1/4	[Green swatch]
A-1-20	[Green swatch]
A-1-30000	[Green swatch]
A-1-4	[Green swatch]
A-1-40	[Green swatch]
A-1-5	[Green swatch]
A-2	[Green swatch]
A-2-1	[Green swatch]
A-2-10	[Green swatch]
A-2-2	[Green swatch]
A-2-2 1/2	[Green swatch]
A-2-20	[Green swatch]
A-2-5	[Green swatch]
A-D	[Green swatch]
A-P	[Green swatch]
A-P-10	[Green swatch]
A-P-2 1/2	[Green swatch]

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 1,335 2,670 Feet

REPORT PRINTED ON... 2/9/2018 10:15:52 AM

L&S
ARCHITECTS, INC.
1895 AUNT JANE WAY, SUITE 100, PALMDALE, CA 93550
TEL: (818) 261-8888
WWW.LANDSCAPE.COM

PROJECT NO. 1588
DATE 06/20/17

CLIENT: MCFARLAND HOLDINGS, INC.
17800 HARVILL AVE, PERRIS, CA 92570

NO. PLANCHET REVISION DATE
 1. FIRST PLANCHET LANDSCAPE 06/20/17
 2. PLAN OK COMMENTS PELLETIER 06/20/17

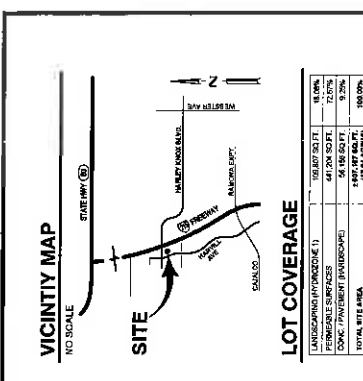
PROJECT FOR:
MCFARLAND CASCADE HOLDINGS, INC.
17800 HARVILL AVE
PERRIS, CA 92570

CASE ID NO.: PP26174

PROJECT TITLE: SITE PLAN
PROJECT NO.: 1588
DATE: 06/20/17
SCALE: AS SHOWN
SHEET NO. 01 OF 01

SITE PLAN EXHIBIT "A"

A-1.0



LOT COVERAGE

PARAMETER	PERCENT	AREA (SQ. FT.)	TOTAL (SQ. FT.)	PERCENT
IMPERVIOUS SURFACE (1)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (2)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (3)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (4)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (5)	10.0%	2,200.00	11,000.00	10.0%
TOTAL SITE AREA		22,000.00	110,000.00	100.0%

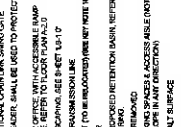
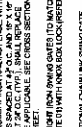
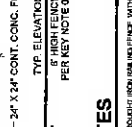
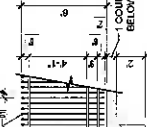
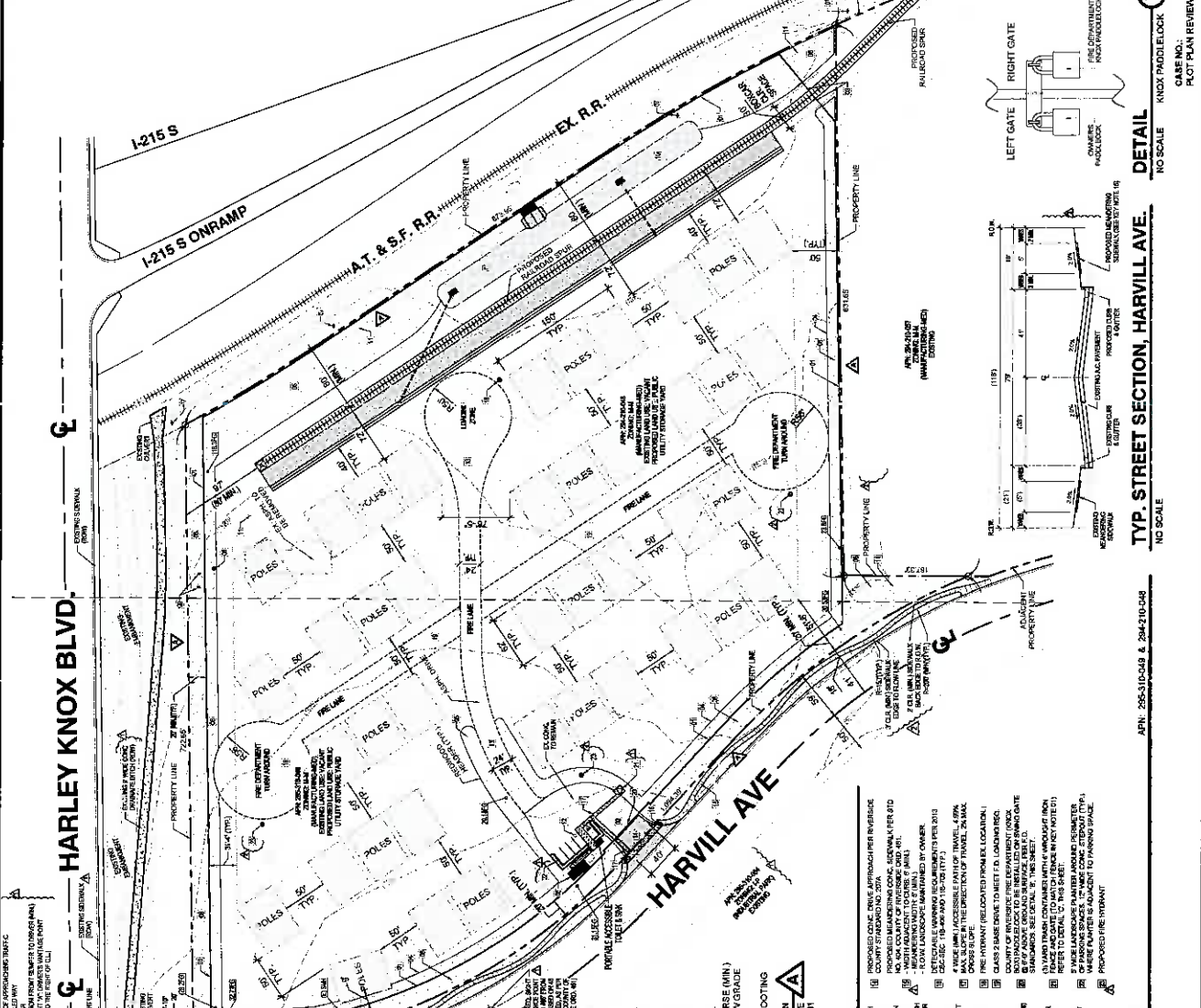
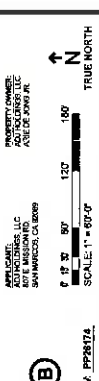
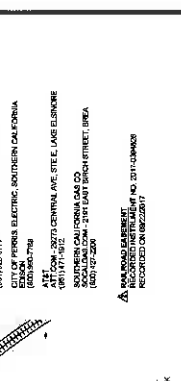
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 CONCRETE: 10.0% (22,000.00 SQ. FT.)
 TOTAL IMPERVIOUS SURFACE: 10.0% (22,000.00 SQ. FT.)

- LEGEND**
- EX CONC. TO REMAIN
 - EX CONC. / ASPHALT TO BE REMOVED
 - PROPOSED CONC. SURFACE
 - PROPOSED ASPHALT SURFACE
 - LANDSCAPING
 - STAKED POLES (SEE KEY NOTE D)
 - PROPOSED FENCE (SEE KEY NOTE D)
 - PROPERTY LINE
 - EXISTING TOPOGRAPHICAL CONTOUR

PARKING ANALYSIS

TYPE OF PARKING	SPACES	TYPE OF VEHICLE	TOTAL SPACES
STANDARD PARKING (P.A. 10)	2	CAR, 1 (VAN)	2
"ACCESSIBLE PARKING" (1 CAR, 1 VAN)	2	CAR, 1 (VAN)	2
TOTAL PARKING PROVIDED	4		4

- NOTES**
1. MULTI-USE PLAN WITH UTILITY EGRESS THROUGH PROPERTY.
 2. ALL EXISTING ASPHALT AND CONCRETE SHALL BE REMOVED AND REPLACED WITH PROPOSED ASPHALT SURFACE.
 3. ALL EXISTING CONC. SHALL BE REPAIRED OR REPLACED WITH PROPOSED CONC. SURFACE.
 4. ALL EXISTING CONCRETE SHALL BE REPAIRED OR REPLACED WITH PROPOSED CONC. SURFACE.
 5. ALL EXISTING ASPHALT SHALL BE REPAIRED OR REPLACED WITH PROPOSED ASPHALT SURFACE.
 6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.



LOT COVERAGE

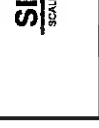
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IMPERVIOUS SURFACE (2)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (3)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (4)	10.0%	2,200.00	11,000.00	10.0%
IMPERVIOUS SURFACE (5)	10.0%	2,200.00	11,000.00	10.0%
TOTAL SITE AREA		22,000.00	110,000.00	100.0%

LANDSCAPE: 10.0% (22,000.00 SQ. FT.)
 CONCRETE: 10.0% (22,000.00 SQ. FT.)
 TOTAL IMPERVIOUS SURFACE: 10.0% (22,000.00 SQ. FT.)

- LEGEND**
- EX CONC. TO REMAIN
 - EX CONC. / ASPHALT TO BE REMOVED
 - PROPOSED CONC. SURFACE
 - PROPOSED ASPHALT SURFACE
 - LANDSCAPING
 - STAKED POLES (SEE KEY NOTE D)
 - PROPOSED FENCE (SEE KEY NOTE D)
 - PROPERTY LINE
 - EXISTING TOPOGRAPHICAL CONTOUR

- PARKING ANALYSIS**
- | TYPE OF PARKING | SPACES | TYPE OF VEHICLE | TOTAL SPACES |
|-------------------------------------|--------|-----------------|--------------|
| STANDARD PARKING (P.A. 10) | 2 | CAR, 1 (VAN) | 2 |
| "ACCESSIBLE PARKING" (1 CAR, 1 VAN) | 2 | CAR, 1 (VAN) | 2 |
| TOTAL PARKING PROVIDED | 4 | | 4 |

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PROJECT FOR: **MCFARLAND CASCADE HOLDINGS, INC.**
 17800 HARVILL AVE
 PERRIS, CA 92570

CASE ID NO.: PP26174

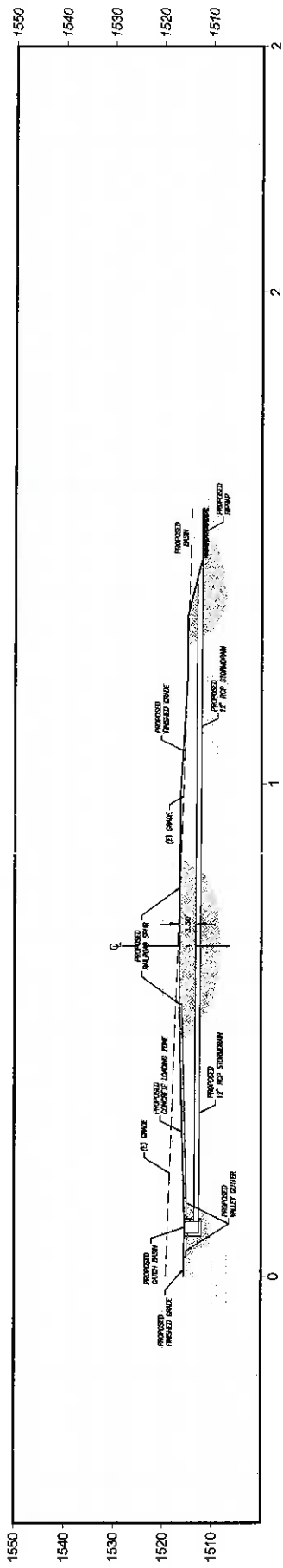
PROJECT TITLE: SITE PLAN
 PROJECT NO.: 1588
 DATE: 06/20/17
 SCALE: AS SHOWN
 SHEET NO. 01 OF 01

SITE PLAN EXHIBIT "A"

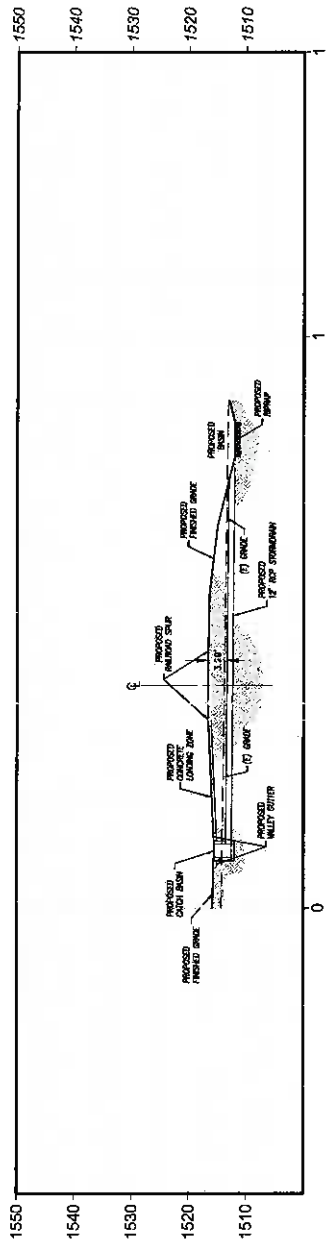
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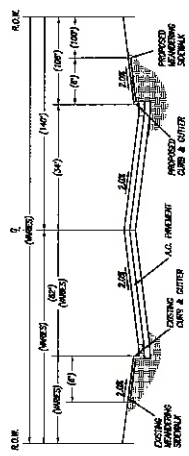
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 KNOX PADLOCK
 NO SCALE



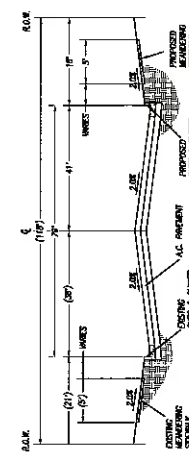
SECTION A



SECTION B



TYPICAL STREET SECTION, HARLEY KNOX BLVD.
NOT TO SCALE



TYPICAL STREET SECTION, HARVILL AVE.
NOT TO SCALE



PRELIMINARY GRADING PLAN
 17500 HARVILL AVE
 A.P.N. (S): 204-210-049, 205-210-049 & 051
 RIVERSIDE COUNTY, CA

REVISIONS	DESCRIPTION	BY	APPROVED	DATE

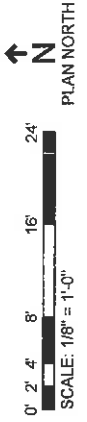
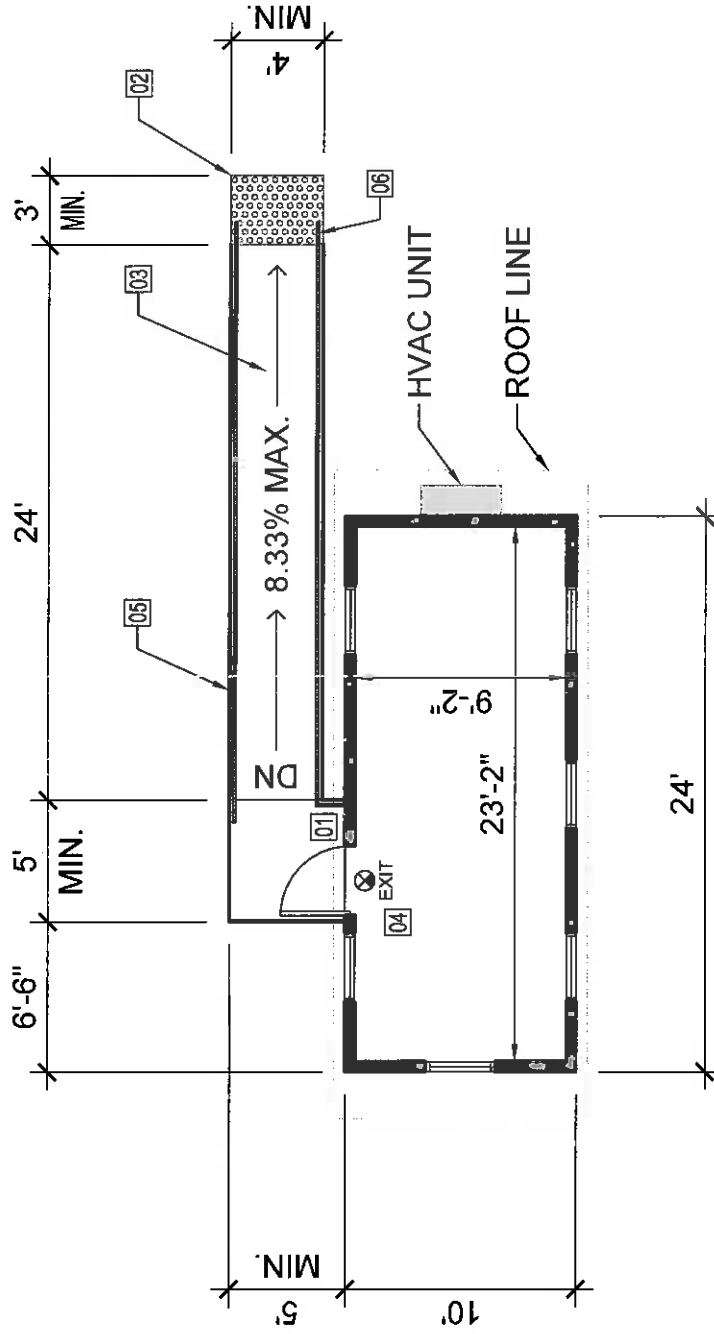
PREPARED FOR: MCERLAND CASCADE HOLDINGS, INC.
DRAWING: JES SCALE: 1"=10'
CHECKED BY: JES JOB NO.: 151257
DATE: 11-15-17
SHEET: 2 OF 2
C1

KEY NOTES

- [01] 24" (MIN.) CLEAR SPACE ON LATCH SIDE OF DOOR (EXTERIOR PULL SIDE)
- [02] DETECTABLE WARNING REQUIREMENTS PER 2016 CBC 11B-705
- [03] ACCESSIBLE RAMP, 48" CLEAR WIDTH (MIN.) 8.33% MAX. SLOPE (TYP.)
- [04] ILLUMINATED EXIT SIGNAGE (2016 CBC 1013)
- [05] 42" HIGH CONT. GUARDRAIL
- [06] 36" HIGH HANDRAIL WITH 12" (MIN.) HORIZONTAL EXTENSION AT TOP & BOTTOM

BLDG. INFO

10' X 24' MOBILE MODULAR OFFICE (OR EQUAL)
 GROSS BLDG. AREA: 240 SQ.FT.
 OCCUPANT LOAD: 3



FLOOR PLAN

A-2.0

PROJECT FOR:
MCARLAND CASCADE HOLDINGS, INC.
 17800 HARVILL AVE, PERRIS, CA 92570

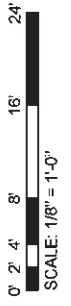
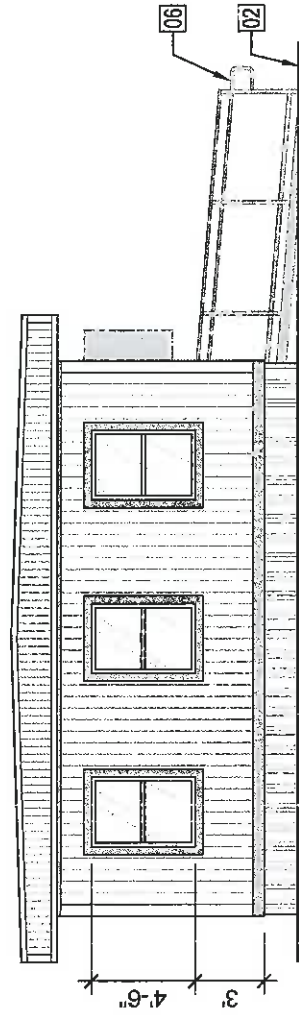
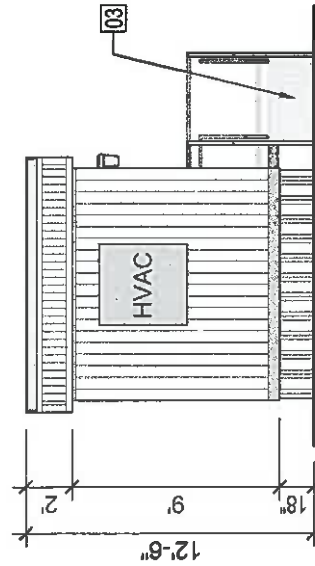
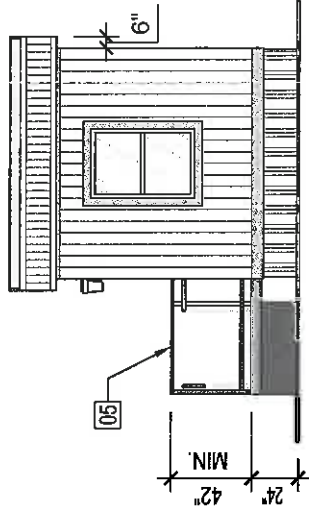
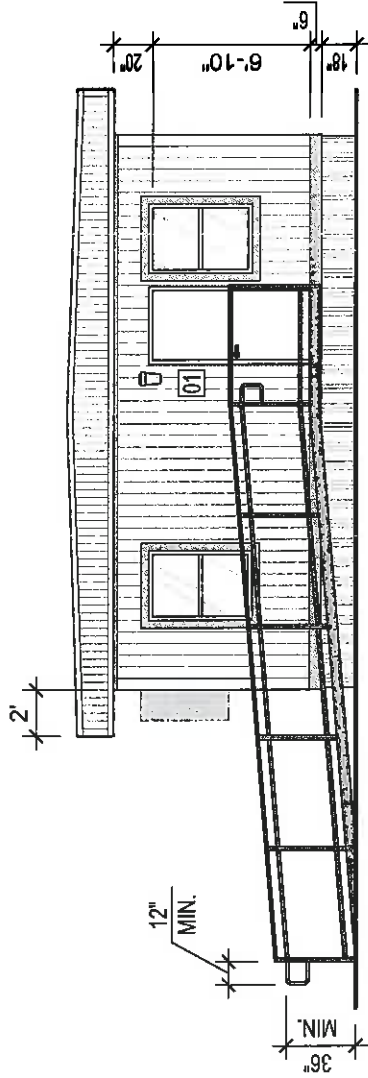
APN: 295-310-048 & 294-210-048
 DATE: 06-06-2017
 PAGE SIZE: 8.5X11

LSARCHINC.COM

L & S ARCHITECTS, INC.
 DONALD A. SAVICKY, ARCHITECT C-7509
 38516 AMATEUR WAY, BEAUMONT, CA 92223
 (909) 229-0125
 E-MAIL: Lai911@aol.com

KEY NOTES

- [01] 24" (MIN.) CLEAR SPACE ON LATCH SIDE OF DOOR (EXTERIOR PULL SIDE)
- [02] DETECTABLE WARNING REQUIREMENTS PER 2016 CBC 11B-705
- [03] ACCESSIBLE RAMP, 48" CLEAR WIDTH (MIN.) 8.33% MAX. SLOPE (TYP.)
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LSARCHINC.COM

PROJECT FOR:
MC FARLAND CASCADE HOLDINGS, INC.
 17800 HARVILL AVE, PERRIS, CA 92570

APN: 295-310-049 & 294-210-046
 DATE: 06-05-2017
 PAGE SIZE: 8.5X11

EXTERIOR ELEVATIONS

A-3.0













**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



02/27/18, 12:31 pm

PP26174

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26174. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

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

Advisory Notification. 2 AND - Exhibits

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

Exhibit A (Site Plan), dated March 12, 2018.

Exhibit B & C (Elevations & Floor Plan), dated March 12, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 12, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
3. Compliance with applicable County Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

Compliance with applicable Design Guidelines: County Wide Design Guidelines and Standards

4. Mitigation Fee Ordinances

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

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.

Advisory Notification. 4 AND - Project Description & Operational Limits

Plot Plan No. 26174 proposes to construct a contractor's storage yard for transmission poles and related equipment, as well as a 240 square foot modular office. The Project will also include the distribution of transmission poles via the existing BNSF railroad through a spur to the existing railroad track along the 215 freeway. Access to the Project site is also provided through Harvill Avenue. The hours of operation for the Project will be 7 am to 5 pm Monday thru Friday.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DUST CONTROL

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

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

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

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

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

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

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

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

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

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

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

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

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

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS
(cont.)

Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - BMP CONST NPDES PERMIT Not Satisfied

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

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

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

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

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

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

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IF WQMP REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 6 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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

A separate stockpile permit is required for the import

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-USE - IMPORT / EXPORT (cont.) Not Satisfied
site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

060 - BS-Grade. 7 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

060 - BS-Grade. 9 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.) Not Satisfied
schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 26174 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 2.27 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26174, 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.

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

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:

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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 grading 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 standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted 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. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-USE - PARCEL MERGR REQD (1) Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 294-210-048 and 295-310-049. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing - Medium (M-M) zone.

060 - Planning. 4 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 13.41 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

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

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.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY (cont.) Not Satisfied

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

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.5 and 90.TRANS.8.

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

060 - Transportation. 2 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation.	2	0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT	Not Satisfied
060 - Transportation.	3	0060-Transportation-USE - SUBMIT GRADING PLAN	Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade.	1	0080-BS-Grade-USE - NO B/PMT W/O G/PMT	Not Satisfied
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Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade.	2	0080-BS-Grade-USE - ROUGH GRADE APPROVAL	Not Satisfied
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Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 26174 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 2.27 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A. Transmission (utility) poles shall be stacked not taller than six (6) feet in height.

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS (cont.) Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B.

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied
Prior to issuance of building permits for Plot Plan No. 26174, 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.

080 - Planning. 4 0080-Planning-USE - PARCEL MERGR REQD (2) Not Satisfied
Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 294-210-048 and 295-310-049. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing - Medium (M-M) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.006 is satisfied.

Transportation

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

- (1) Landscaping along Harvill Avenue and Harley Knox Boulevard.
- (2) Streetlights on Harvill Avenue and Harley Knox Boulevard.
- (3) Graffiti abatement of walls and other permanent structure along Harvill Avenue and Harley Knox Boulevard.
- (4) Street sweeping.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

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

080 - Transportation. 2 0080-Transportation-USE - CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance 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.

080 - Transportation. 3 0080-Transportation-USE - LANDSCAPING Not Satisfied

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

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

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

080 - Transportation. 5 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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

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

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

080 - Transportation. 7 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

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

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

Plan: PP26174

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

5. The applicant shall make payment to the Building and

Plan: PP26174

Parcel: 294210048

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - IF WQMP REQUIRED (cont.) Not Satisfied
Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

Plan: PP26174

Parcel: 294210048

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - REQ'D GRADING INSP'S (cont.) Not Satisfied

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving b.Precise Grade Inspection c.Inspection of completed onsite storm drain facilities d.Inspection of the WQMP treatment control BMPs

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of one (1) accessible parking space 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 conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 2 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

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.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment shall not be permitted within the project site.

Plan: PP26174

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26174 is calculated to be 13.41 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.

090 - Planning. 5 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26174 has been calculated to be 13.41 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.

090 - Planning. 6 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of five (5) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be

Plan: PP26174

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - PARKING PAVING MATERIAL (cont.) Not Satisfied
surfaced with asphaltic concrete or concrete to current standards as approved by the Department
of Building and Safety.

090 - Planning. 7 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 13.41 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE - TRASH ENCLOSURE Not Satisfied
A trash collection enclosed area shall be as shown on APPROVED EXHIBIT A.

090 - Planning. 9 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 10 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and

Plan: PP26174

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90. Prior to Building Final Inspection

Transportation

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

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

- (1) Landscaping along Harvill Avenue and Harley Knox Boulevard.
- (2) Streetlights on Harvill Avenue and Harley Knox Boulevard.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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

090 - Transportation. 3 0090-Transportation-USE - EXISTING MAINTAINED Not Satisfied

Harvill Avenue along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 41 foot from centerline to curb line, and MUST match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 59' half width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (Modified for increased AC improvement from 38' to 41'.)

NOTE: 1. A 5' meandering concrete sidewalk shall be constructed per Standard No. 404, Ordinance 461.

2. Driveway shall be aligned with the existing approved PP20699R1 driveway on the opposite side and shall be constructed per Standard No. 207(A), Ordinance 461.

Harley Knox Boulevard along project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter located 55 foot from the centerline to curb line, and MUST match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the dedicated right-of-way

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - EXISTING MAINTAINED (cont.) Not Satisfied
in accordance with County Standard No. 91, Ordinance 461.

NOTE: 1. A 5' meandering concrete sidewalk shall be constructed per Standard No. 404, Ordinance 461.

2. A raised curbed landscape median shall be constructed at the centerline per Standard No. 113, Ordinance 461.

3. The project proponent may select to pay a cash-in-lieu fee for the cost of constructing the street improvements along Harley Knox Boulevard only.

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

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

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

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

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

Landscaping will be improved within Harvill Avenue and Harley Knox Boulevard.

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue and Harley Knox Boulevard.

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

Plan: PP26174

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING (cont.) Not Satisfied
Transportation Department at (951) 955-6767.

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

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

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

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

090 - Transportation. 9 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the

Plan: PP26174

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied
permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 10 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied
A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 11 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

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

090 - Transportation. 12 0090-Transportation-USE - UTILITY INSTALL Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

090 - Transportation. 13 0090-Transportation-USE - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 14 0090-Transportation-USE-STREETLIGHT AUTHORIZATION Not Satisfied
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

Plan: PP26174

Parcel: 294210048

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 0090-Transportation-USE-STREETLIGHT AUTHORIZATION Not Satisfied

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

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

**LAND DEVELOPMENT COMMITTEE (LDC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 13, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer

PLOT PLAN NO. 26174, 2nd Submittal – EA42986 – Applicant: ADJ Holdings, LLC – Engineer/Representative: Jack Lanphere - First Supervisorial District - March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, westerly of the 215 Freeway – 13.41 Acres - Zoning: Manufacturing – Medium (M-M) - **REQUEST:** A plot plan proposing a storage yard, contractor's storage yard, transmission pole storage and distribution through BSNF railroad spur from existing railroad tracks that run along the 215 freeway. APN(s) 294-210-048 and 295-310-049. **BBID: 901-787-688, UPROJ: PP26174**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on July 27, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060 or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 1, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: Jeffries
Planning Commissioner: Leach
City of Perris. Sphere of Influence

PLOT PLAN NO. 26174 – EA42986 – Applicant: ADJ Holdings, LLC – **Engineer/Representative:** Jack Lanphere - First Supervisorial District - **March Zoning Area – Mead Valley Area Plan:** Community Development: Light Industrial (CD: LI) – **Location:** Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, westerly of the 215 Freeway – 13.41 Acres - **Zoning:** Manufacturing – Medium (M-M) - **REQUEST:** A plot plan proposing a storage yard, contractor's storage yard, transmission pole storage and distribution through BSNF railroad spur from existing railroad tracks that run along the 215 freeway. APN(s) 294-210-048 and 295-310-049. **BBID: 901-787-688 UPROJ CASE: PP26174**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on February 23, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 20, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

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Riverside

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Glen Holmes
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STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Tim Wheeler, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1268MA17
Related File No.: PP26174 (Plot Plan)
APNs: 294-210-048; 295-310-049

Dear Mr. Wheeler:

On July 13, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP26174 (Plot Plan), a proposal to establish a construction storage yard for wood powerline poles with a 240 square foot office trailer on 13.94 acres located on the southeast corner of Harley Knox Boulevard and Harvill Avenue in the unincorporated community of Mead Valley, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued July 12, 2017 (new conditions, as added pursuant to FAA letter subsequent to hearing shown in **bold type**).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this site: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators.
 4. Additionally, the following uses are prohibited within the Compatibility Zone C1 portion of the site: Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), and critical community infrastructure facilities.
 5. The attached notice shall be given to all prospective purchasers of the property and tenants or lessees of the building, and shall be recorded as a deed notice.
 6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 8. Any additional structures or change in use will require an amended review by the Airport Land Use Commission.
 9. The project does not proposed rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on July 12, 2017 for Aeronautical Study No. 2017-AWP-6135-OE.

10. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2017-AWP-6135-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.**
11. **The proposed structure(s) shall not exceed a height of 15 feet above ground level and a maximum elevation at top point (including all roof-mounted equipment, if**

any) of 1,541 feet above mean sea level.

12. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
13. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 15 feet in height and a maximum elevation of 1,541 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
14. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure(s).

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study No. 2017-AWP-6135-OE

cc: ADJ Holdings, Inc. – Attn.: Tina Lovato Woods (applicant/landowner)
NAI Capital, David Moore (representative)
Stella Jones Corporation – Tacoma address (fee payer)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1268MA17\ZAP1268MA17.LTR.doc



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-6135-OE

Issued Date: 07/12/2017

Jack
Jack Lanphere
38516 Amateur Way
Beaumont, CA 92223

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Modular Office
Location:	Perris, CA
Latitude:	33-51-40.46N NAD 83
Longitude:	117-15-41.32W
Heights:	1526 feet site elevation (SE) 15 feet above ground level (AGL) 1541 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 01/12/2019 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6558, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-6135-OE.

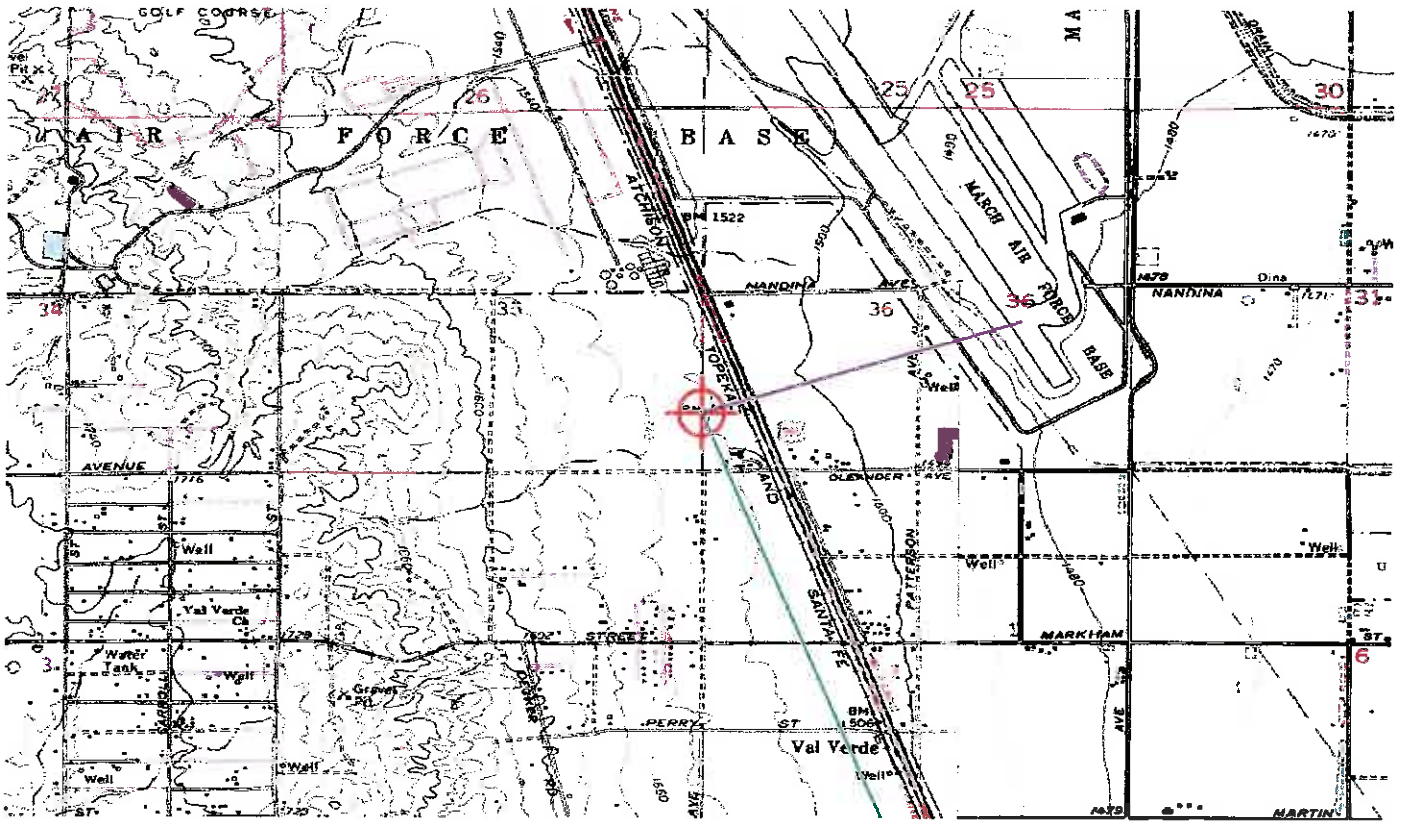
Signature Control No: 334818936-337762039

(DNE)

LaDonna James
Technician

Attachment(s)
Map(s)

Verified Map for ASN 2017-AWP-6135-OE



NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

Compatibility Zones

- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M

High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

Boundary Lines

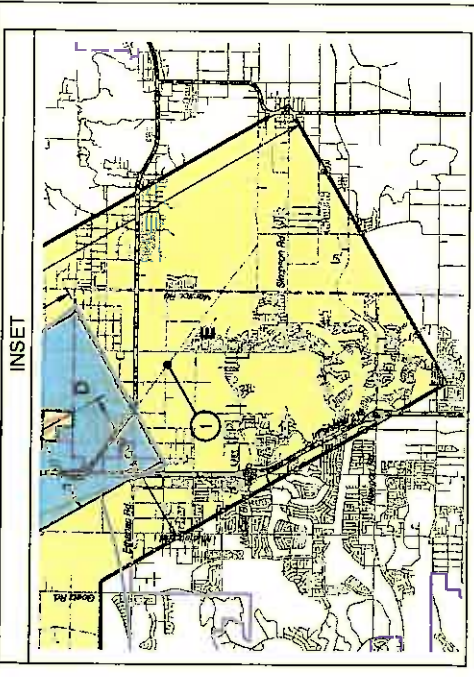
- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

Site-Specific Exceptions (existing local agency commitments to development projects)

- March JPA: March Business Center/Meridian
- Perris: Harvest Landing
- Perris: Park West
- Moreno Valley: Affordable Housing
- March JPA: Ben Clark Training Center
- Riverside: Ridge Crest Subdivision

Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.

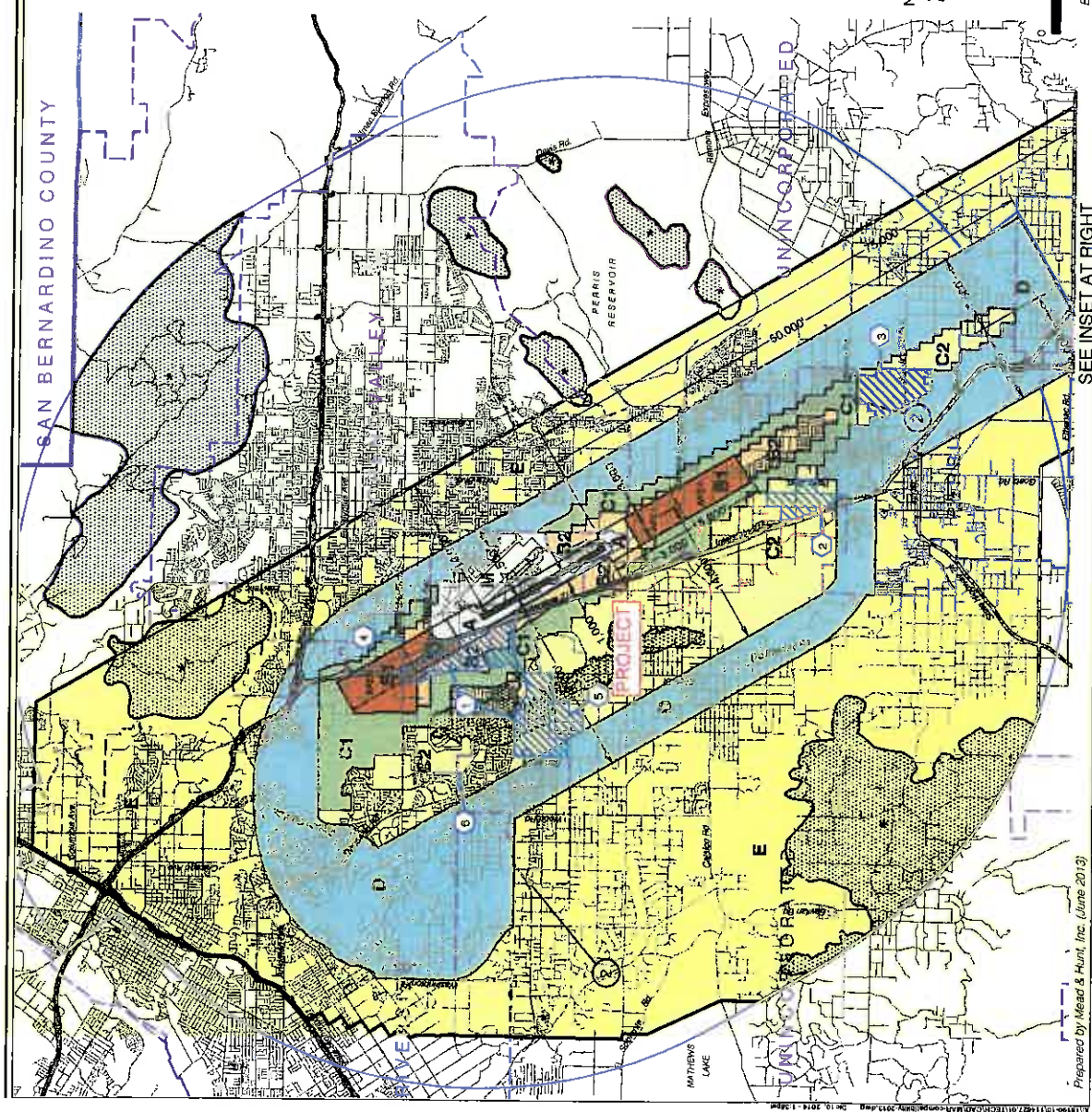
Point at which departing aircraft typically reach 3,000 feet above runway end.



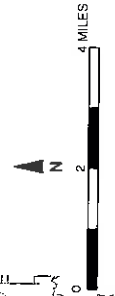
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

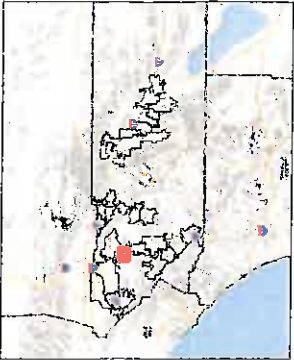
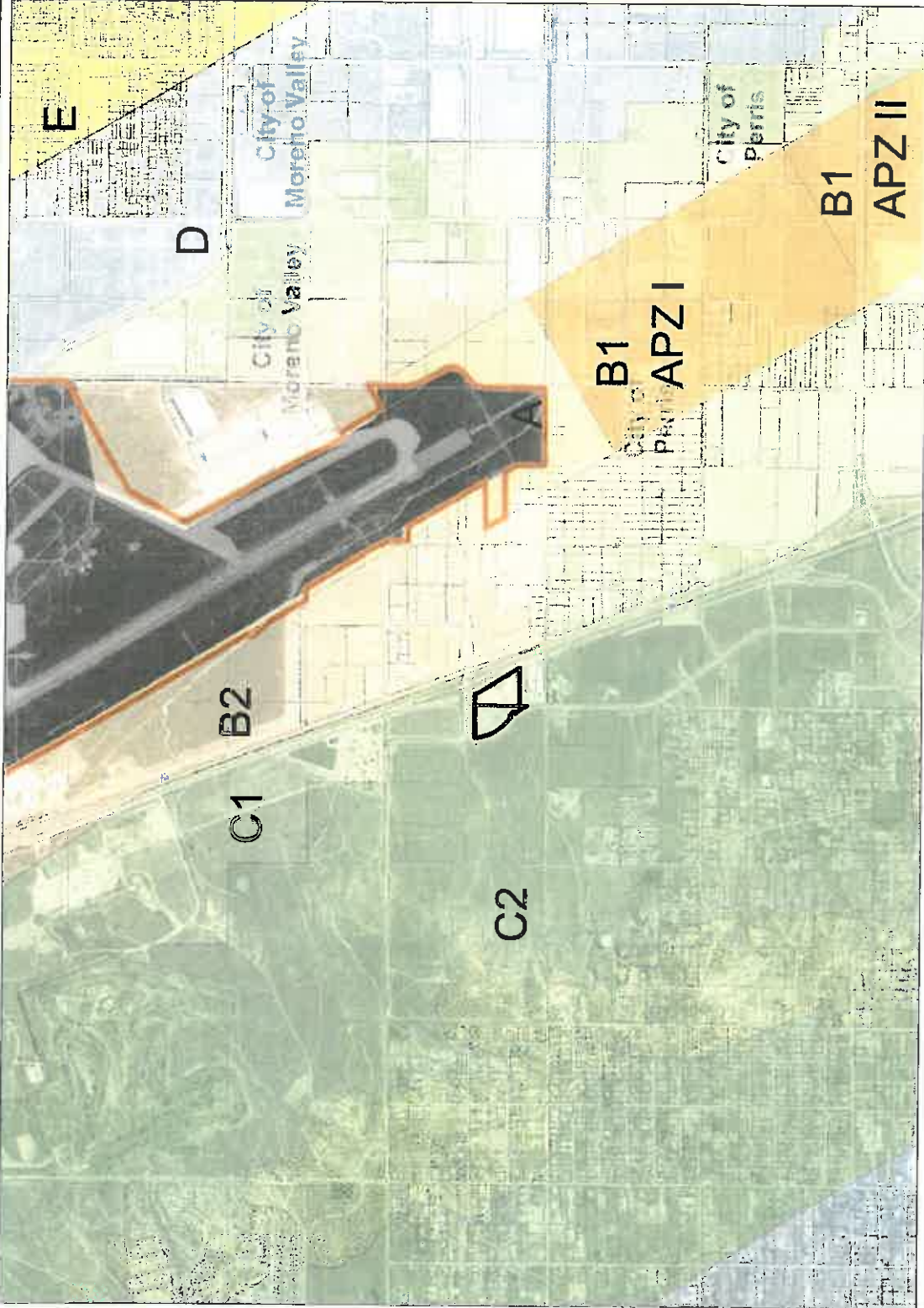


Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

My Map



Legend

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

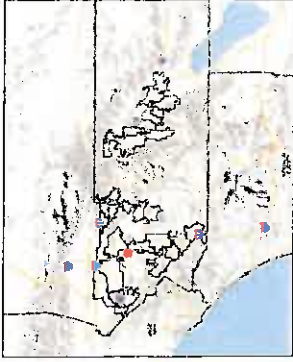
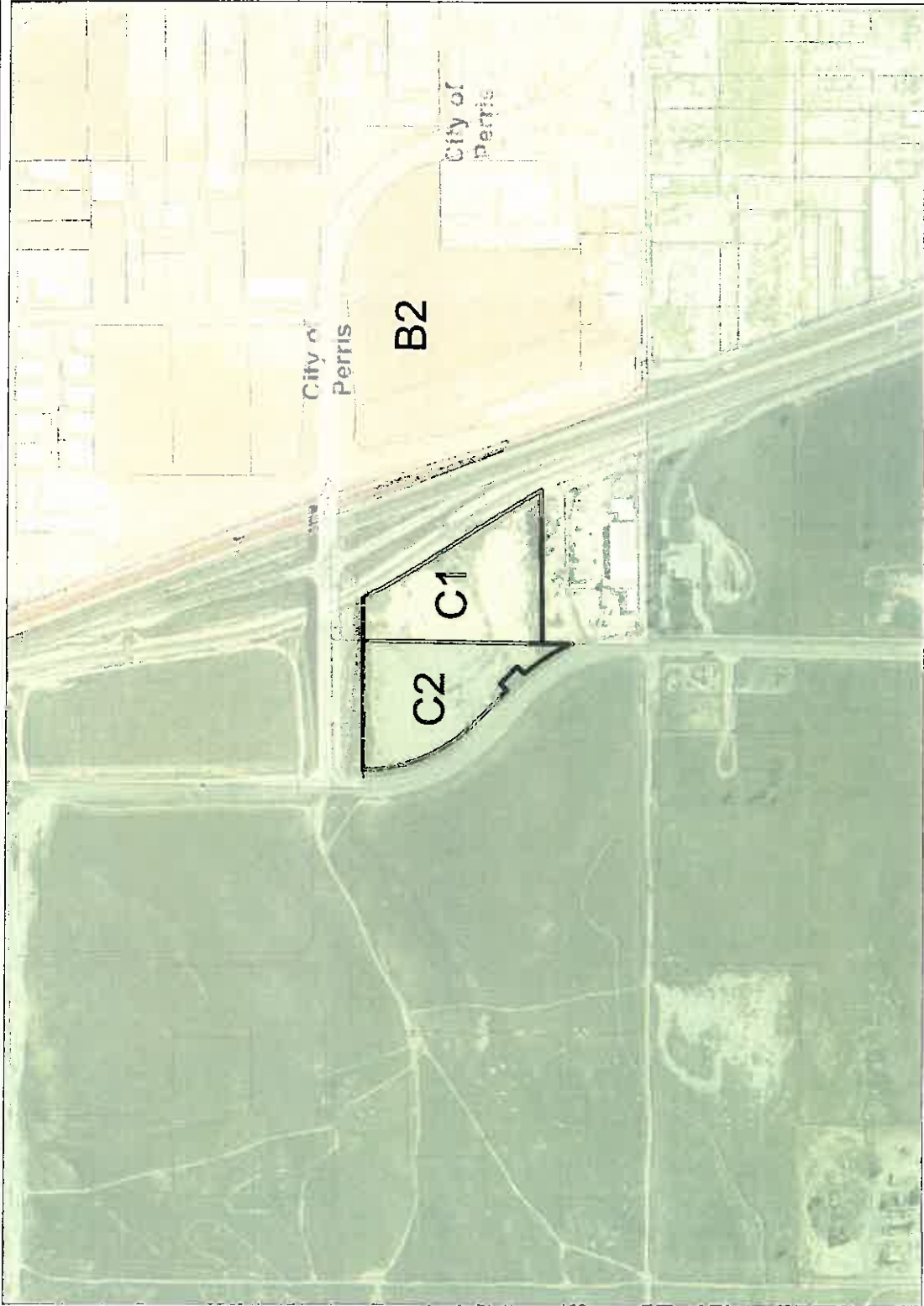
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My Map



Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A**
- A-EXC1
- B1**
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2**
- B2-EXC1
- C**
- C1**
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT**
- C2**
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC6
- C2-EXC6
- C2-HIGHT

Notes

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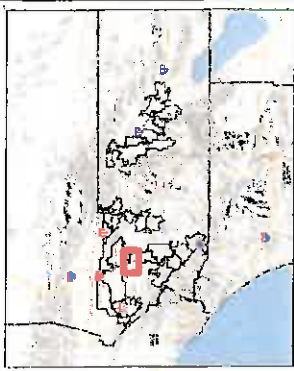
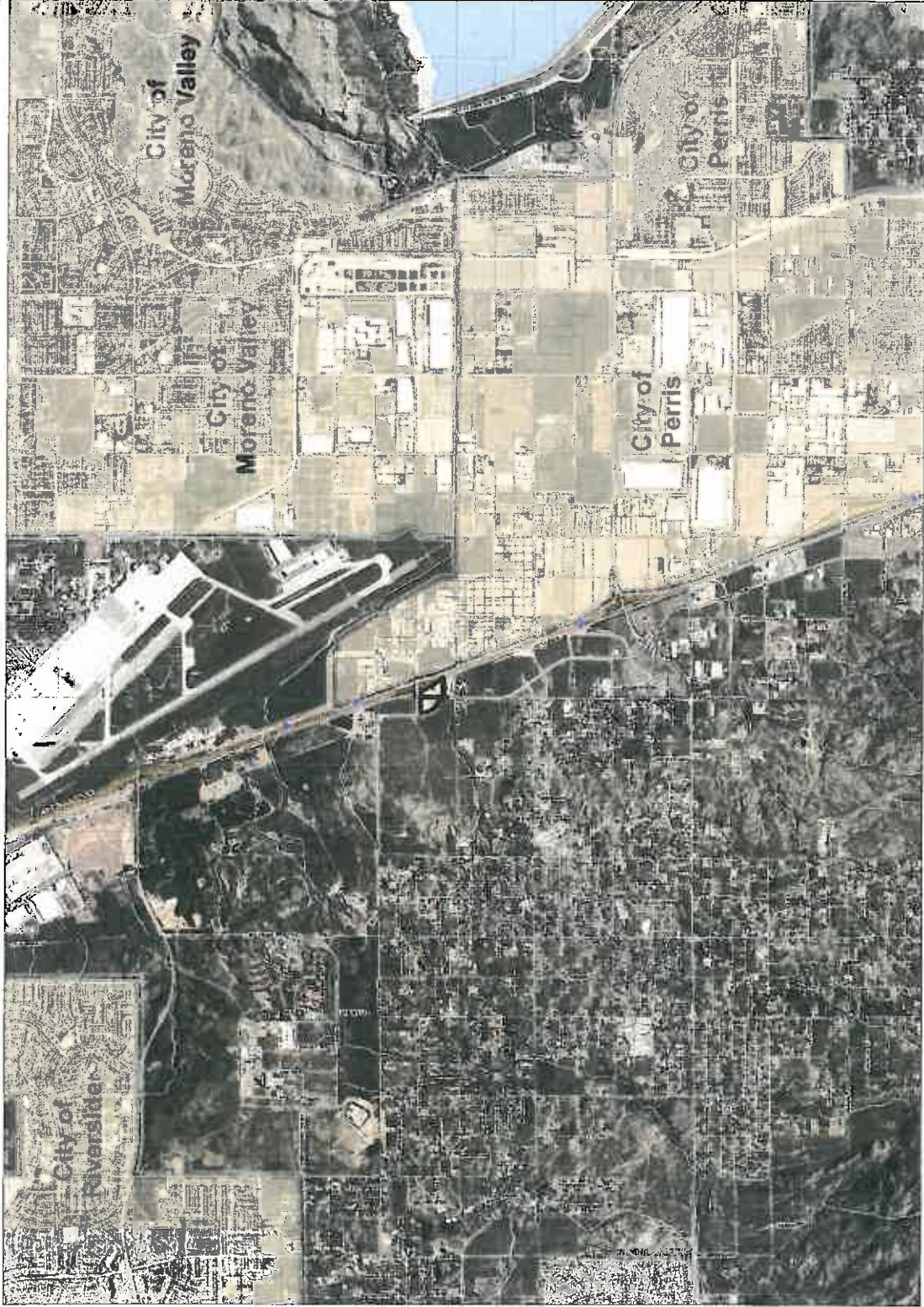
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My Map



Legend

- City Boundaries
- Cities
- highways_large
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

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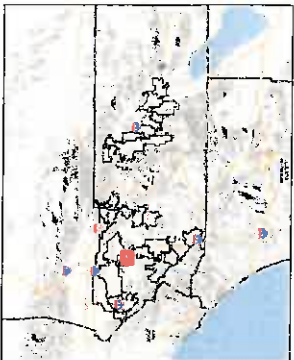
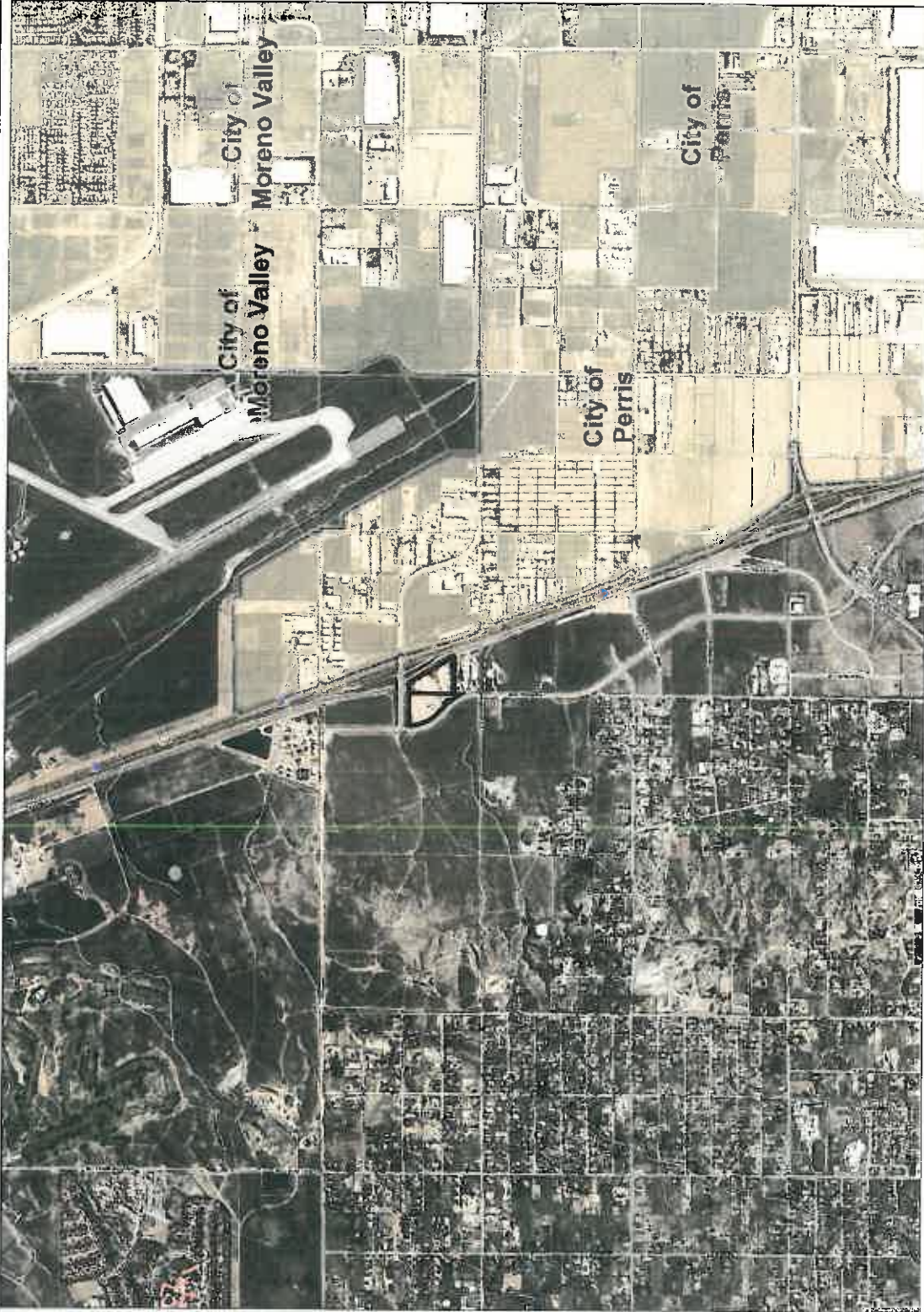
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes

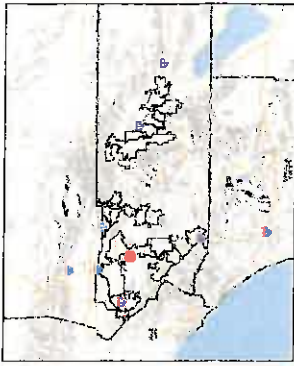
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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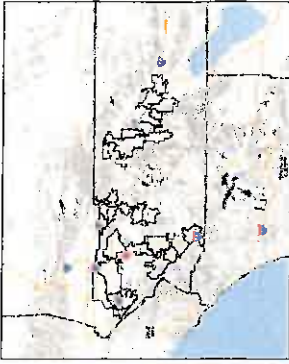
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0 1,557 3,115 Feet



My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
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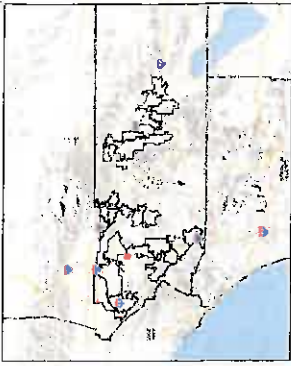
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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
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- Lakes
- Rivers

Notes

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779 Feet



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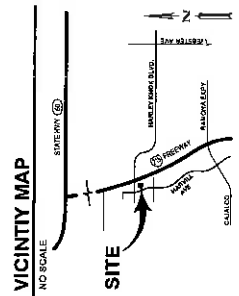
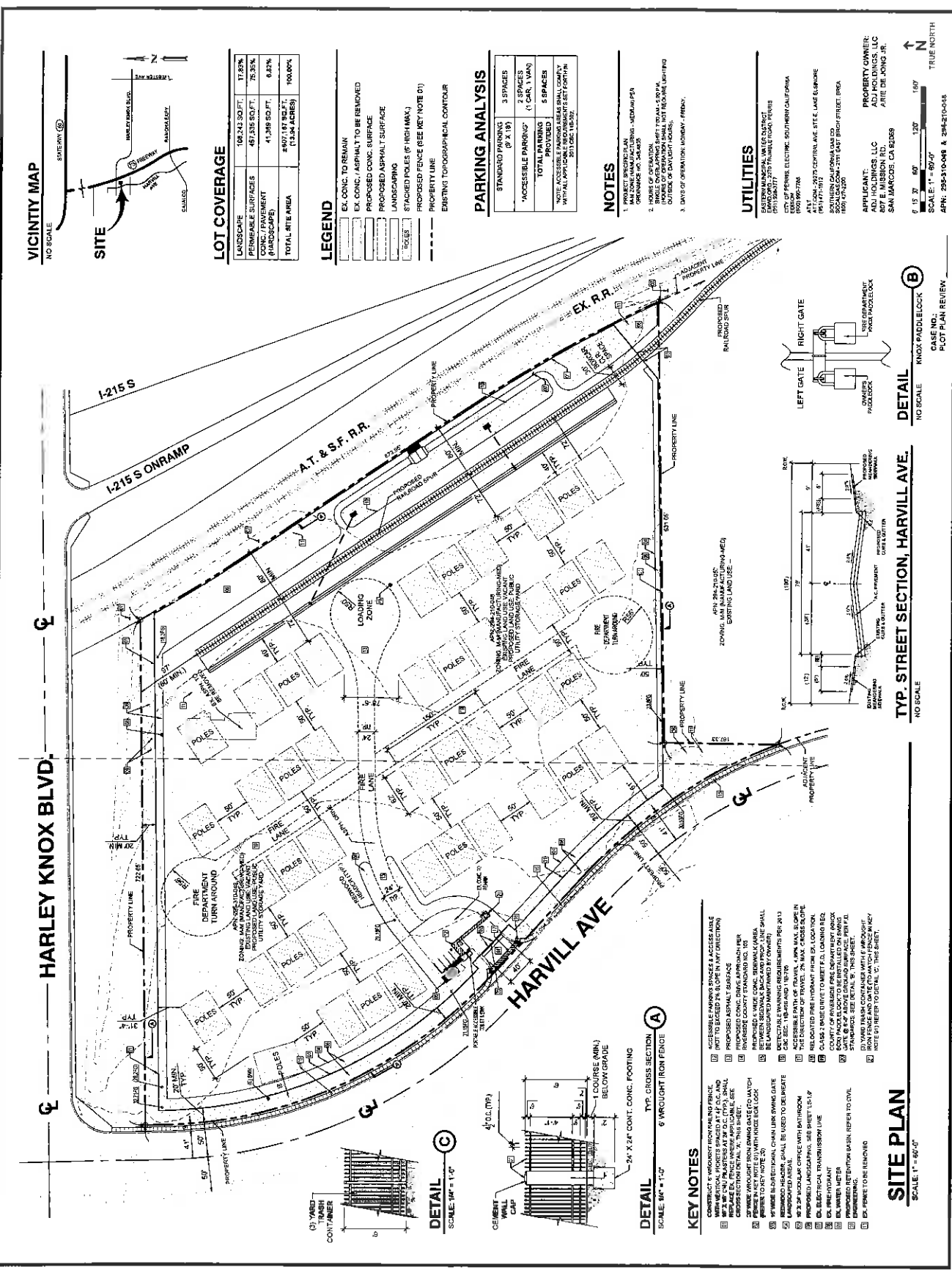
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ARCHITECT OF RECORD
L&S ARCHITECTS, INC.
10300 CALIFORNIA AVENUE, SUITE 200
SAN FRANCISCO, CA 94133
(415) 774-1100
WWW.LANDSCAPEARCHITECTS.COM

PROJECT FOR:
MC FARLAND CASCADE HOLDINGS, INC.
17800 HARVILL AVE
PERRIS, CA 92570

PLAN CK NO: 0000-0000

EXHIBIT TITLE	APR 15, 2018
PROJECT NO.	17-22-2018
DATE	11-22-2018
SCALE	AS SHOWN
SHEET TITLE	17-22-2018
SHEET NO.	17-22-2018



LOT COVERAGE

LANDSCAPE	108,243 SQ. FT.	11.83%
PERMEABLE SURFACES	481,535 SQ. FT.	75.35%
CONC. / PAVEMENT (HARDSCAPE)	41,289 SQ. FT.	8.82%
TOTAL SITE AREA	490,717 SQ. FT. (11.34 ACRES)	100.00%

- LEGEND**
- EX. CONC. TO REMAIN
 - EX. CONC. / ASPHALT TO BE REMOVED
 - PROPOSED CONC. SURFACE
 - PROPOSED ASPHALT SURFACE
 - LANDSCAPING
 - STACKED POLES (SEE KEY NOTE 01)
 - PROPOSED FENCE (SEE KEY NOTE 01)
 - PROPERTY LINE
 - EXISTING TOPOGRAPHICAL CONTOUR

PARKING ANALYSIS

STANDARD PARKING (9' X 18')	3 SPACES
'ACCESSIBLE PARKING' (1' CAR, 1 VAN)	2 SPACES
TOTAL SPACES	5 SPACES

NOTE: ACCESSIBLE PARKING SHALL BE EQUAL TO THE TOTAL NUMBER OF SPACES. ALL SPACES SHALL BE EQUAL TO THE TOTAL NUMBER OF SPACES.

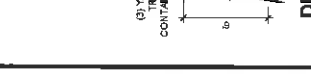
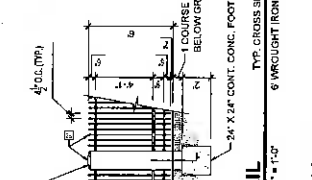
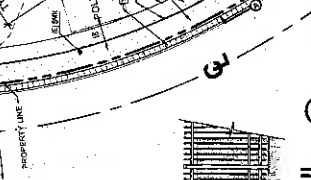
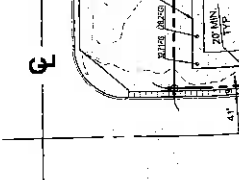
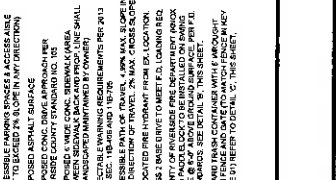
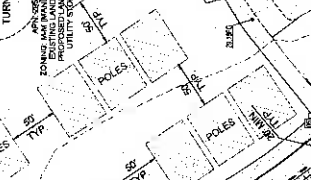
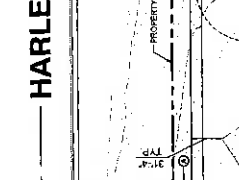
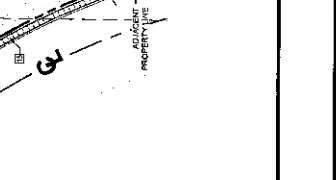
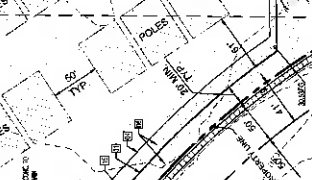
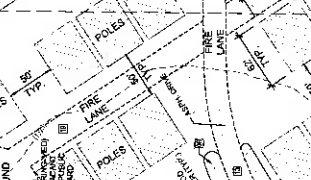
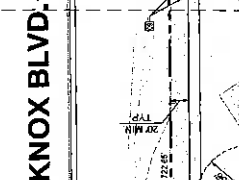
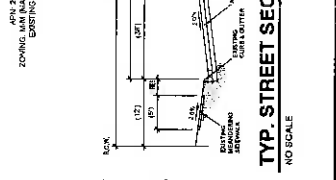
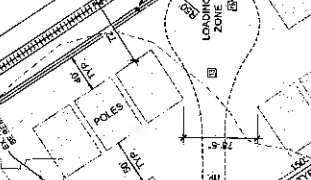
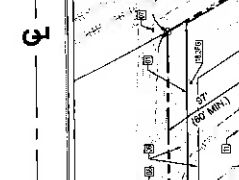
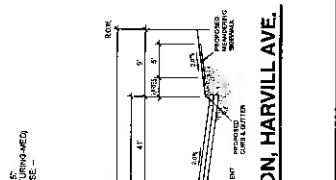
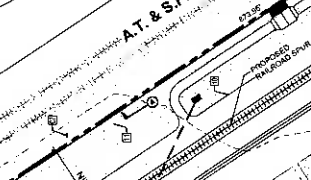
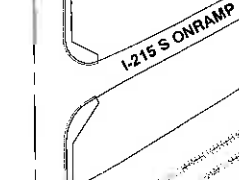
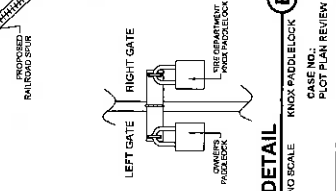
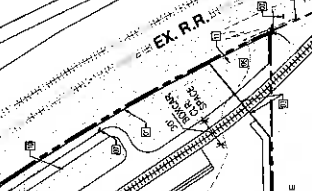
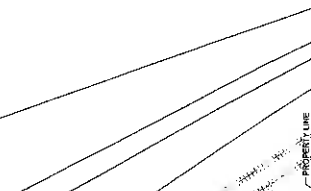
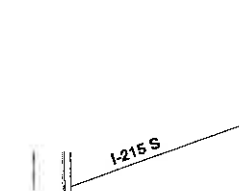
- NOTES**
- PROJECT INFORMATION: 17-22-2018-10000-0000
 - DATE OF OPERATION: 11/22/2018
 - DAYS OF OPERATION: MONDAY - FRIDAY

UTILITIES

UTILITY INFORMATION: ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHALL BE MAINTAINED BY THE OWNER.

UTILITY LOCATIONS:
 411 JOHN ST. (SOUTH OF HARVILL AVE)
 411 JOHN ST. (NORTH OF HARVILL AVE)
 411 JOHN ST. (WEST OF HARVILL AVE)
 411 JOHN ST. (EAST OF HARVILL AVE)

APPLICANT: ADJ HOLDINGS, LLC
PROPERTY OWNER: ADJ HOLDINGS, LLC
PREPARED BY: L&S ARCHITECTS, INC.

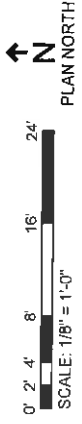
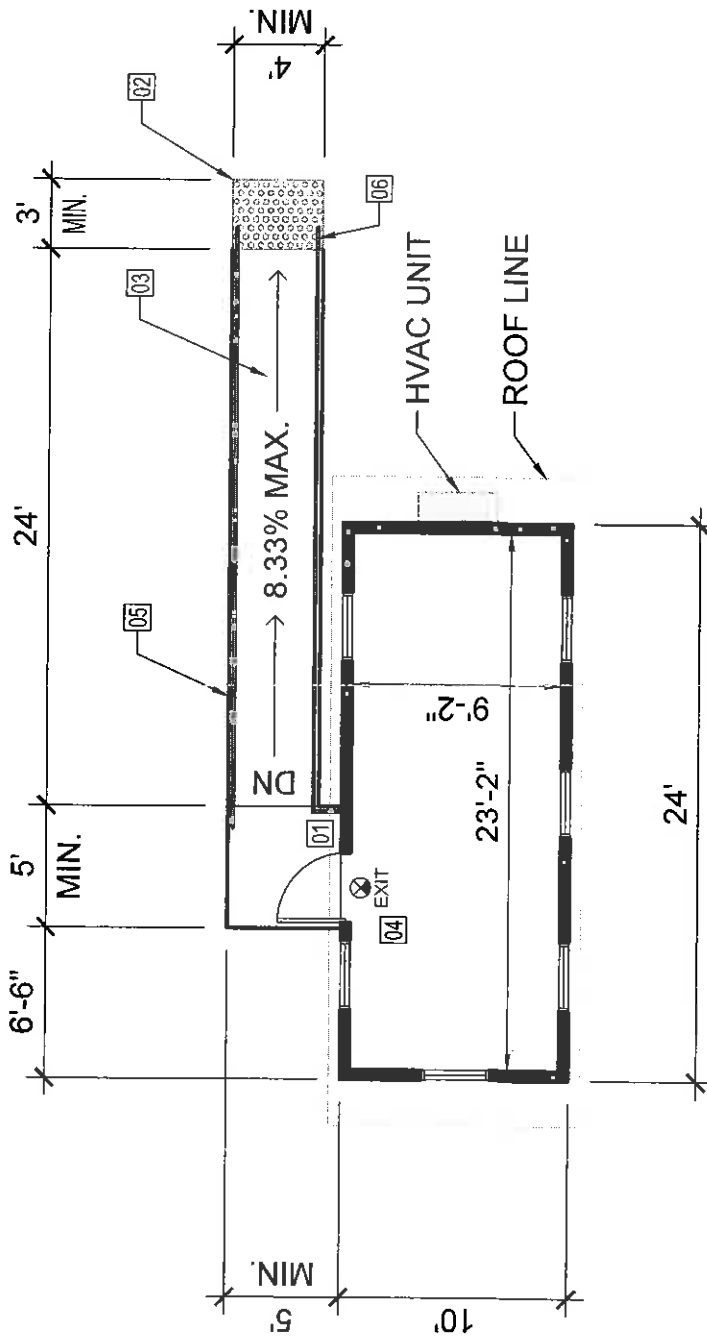


KEY NOTES

- 01 24" (MIN.) CLEAR SPACE ON LATCH SIDE OF DOOR (EXTERIOR PULL SIDE)
- 02 DETECTABLE WARNING REQUIREMENTS PER 2016 CBC 11B-705
- 03 ACCESSIBLE RAMP, 48" CLEAR WIDTH (MIN.) 8.33% MAX. SLOPE (TYP.)
- 04 ILLUMINATED EXIT SIGNAGE (2016 CBC 1013)
- 05 42" HIGH CONT. GUARDRAIL
- 06 36" HIGH HANDRAIL WITH 12" (MIN.) HORIZONTAL EXTENSION AT TOP & BOTTOM

BLDG. INFO

10' X 24' MOBILE MODULAR OFFICE (OR EQUAL)
 GROSS BLDG. AREA: 240 SQ.FT.
 OCCUPANT LOAD: 3



FLOOR PLAN

A-2.0

APN: 295-310-049 & 294-210-048
 DATE: 06-06-2017
 PAGE SIZE: 8.5X11

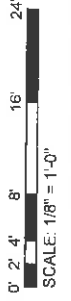
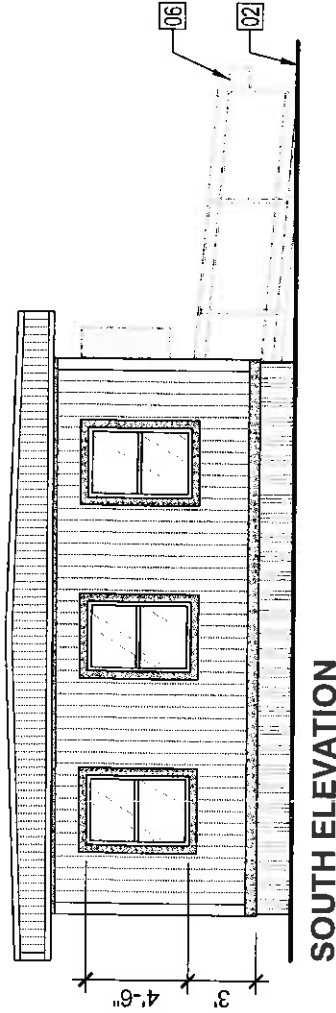
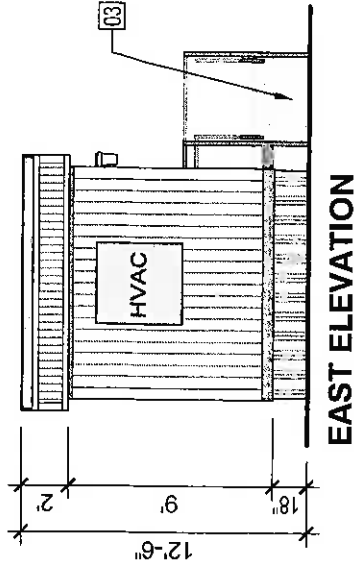
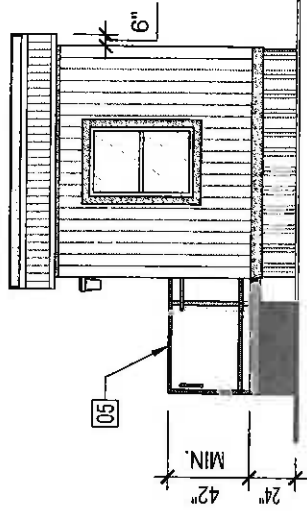
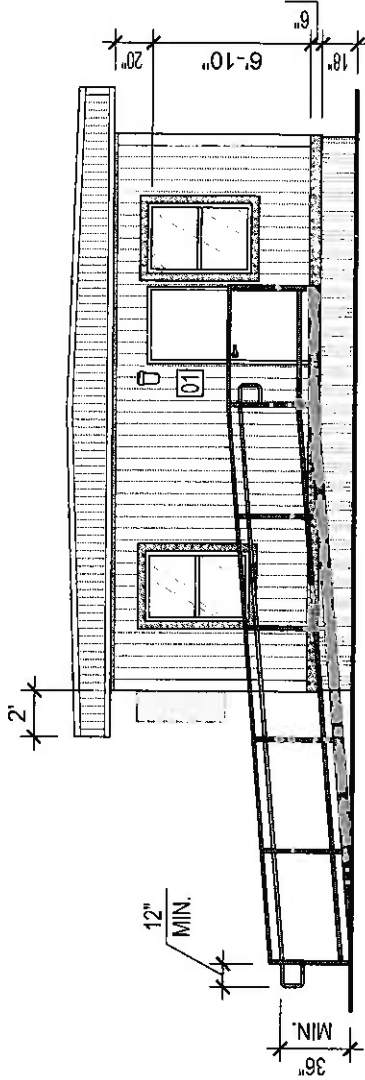
PROJECT FOR:
 MCFARLAND CASCADE HOLDINGS, INC.
 17800 HARVILL AVE, PERRIS, CA 92570

L & S ARCHITECTS, INC.
 DONALD A. SAVICKY, ARCHITECT C-7509
 38516 AMATEUR WAY, BEAUMONT, CA 92223
 (909) 229-0125
 E-MAIL: Lai@l1@aol.com

LSARCHINC.COM

KEY NOTES

- [01] 24" (MIN.) CLEAR SPACE ON LATCH SIDE OF DOOR (EXTERIOR PULL SIDE)
- [02] DETECTABLE WARNING REQUIREMENTS PER 2016 CBC 11B-705
- [03] ACCESSIBLE RAMP, 48" CLEAR WIDTH (MIN.) 8.33% MAX. SLOPE (TYP.)
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L & S ARCHITECTS, INC.
 DONALD A. SAVICKY, ARCHITECT C-7509
 38516 AMATEUR WAY, BEAUMONT, CA 92223
 E-MAIL: La1911@aol.com
 (909) 229-0125

LSARCHINC.COM

PROJECT FOR:
MCPEARLAND CASCADE HOLDINGS, INC.
 17800 HARVILL AVE, PERKINS, CA 92570

APN: 295-310-049 & 294-210-048
 DATE: 06-06-2017
 PAGE SIZE: 8.5X11

EXTERIOR ELEVATIONS

A-3.0





McFarland Cascade

798





Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

August 8, 2017

Pages 3 (including this cover)

Soil Exploration Company, Inc.
Email: soilexploration@yahoo.com
Attn: Sid A. Siddiqui

RE: Conditions of Approval
County Geologic Report No. 2557
"Preliminary Soil Investigation and Infiltration Tests Report, Proposed Southern California Edison Depot, Harvill Avenue and Harley Knox Boulevard, Riverside County, California," dated September 7, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
App/Eng./Rep: ADJ Holdings, LLC., Jack Lanphere (lai911@aol.com)

File: GEO02557, PP26174, APN: 295-310-049

B:\Geology\CGR\GEO02500-2699\geo2557_COA.doc

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 20, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26174 – EA42986 – Applicant: ADJ Holdings, LLC – Engineer/Representative: Jack Lanphere - First Supervisorial District - March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, westerly of the 215 Freeway – 13.41 Acres - Zoning: Manufacturing – Medium (M-M) –

REQUEST: A plot plan proposing a storage yard, contractor's storage yard, transmission pole storage and distribution through BSNF railroad spur from existing railroad tracks that run along the 215 freeway. APN(s) 294-210-048 and 295-310-049.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 20, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Morongo Cultural Heritage Program
Ray Huate
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 20, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 21, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26174, EA42986)

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Sincerely,

PLANNING DEPARTMENT

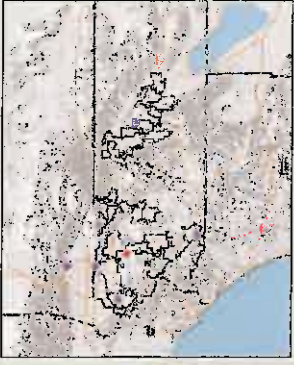
Heather Thomson, Archaeologist

Email CC: Tim Wheeler, Twheeler@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



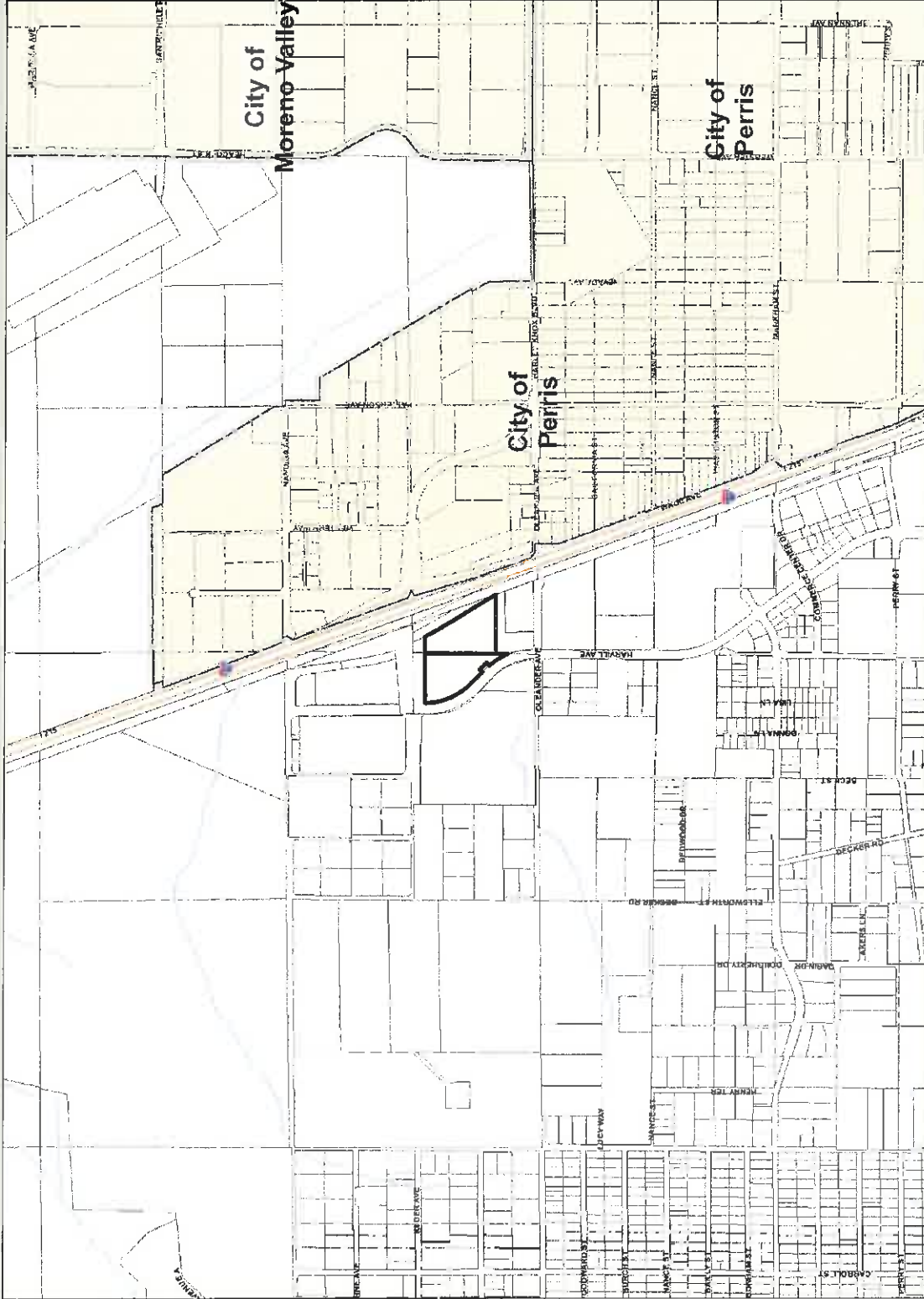
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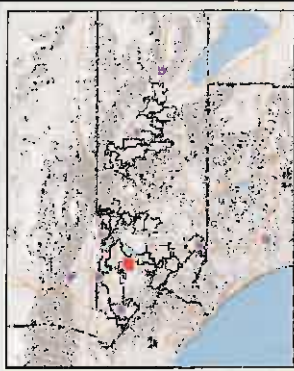
REPORT PRINTED ON... 3/21/2017 9:10:46 AM

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PP26174



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
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Notes

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4,000 Feet

2,000



REPORT PRINTED ON... 3/21/2017 9:34:19 AM

© Riverside County RCIT GIS

Jim

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; Plot Plan No. 26174

Dear Ms. Thompson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,



Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

April 27, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson
Archaeologists
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52
FOR PP26174, EA42986 (APN 294-210-048, 295-310-049)**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”) a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of ‘Atáaxum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive ‘Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP26174
April 27, 2017
Page 2

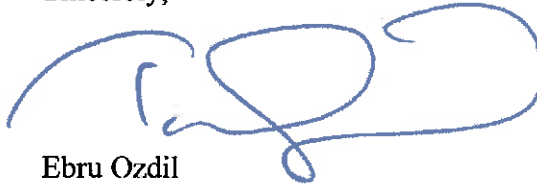
artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geological, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

Wheeler, Timothy

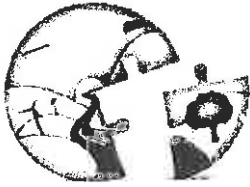
From: Thomson, Heather
Sent: Tuesday, August 15, 2017 4:01 PM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Michele Hannah; Paul Macarro
Cc: Jones, David; Wheeler, Timothy
Subject: PP26174
Attachments: PP26174(2nd Sub)_ Site Plan & Landscape Plans.pdf; Submittal 1 - PP26174 - Exh G.PDF

Hi Ebru-

Here is the exhibit for the above referenced project. The grading plans (attached) indicate that there will be ground disturbance in the area where they will be constructing the wall. The railroad spur will be placed on ballast and will have minimal grading as will the storage areas, which will be covered in a layer of gravel.

Soils consist of very dense, very old alluvial fan deposits from surface down to 25'. Subsurface cultural resources would not be expected to be present in this geologic context. I will not be requiring a Phase I report due to the amount of disturbance (28 previous plot plans). The nearest prehistoric site is located .41 miles away and in my opinion, monitoring is not necessary for this project.

Heather



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Steve Weiss, AICP
Planning Director*

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: ADJ Holdings. LLC Project Name: Macfarland Cascade Holdings, Inc.

Contact Person: Jack Lanphere E-Mail: lai911@aol.com

Mailing Address: 38516 Amateur Way,
Beaumont CA 92223
City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: ()

Engineer/Representative Name: Jack Lanphere

Contact Person: Jack Lanphere E-Mail: lai911@aol.com

Mailing Address: 38516 Amateur Way,
Beaumont CA 92223
City State ZIP

Daytime Phone No: (909) 229-0125 Fax No: ()

Property Owner Name: ADJ Holdings. LLC

Contact Person: Arie de Jong Jr. E-Mail: twoods@hilltpgrupinc.com

Mailing Address: 807 East Mission Road
San Marcos, CA 92069
City State ZIP

Daytime Phone No: () Fax No: ()

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-6277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above, and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses, and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

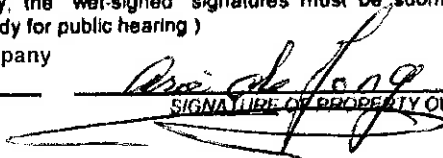
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

ADJ Holdings, LLC, a California limited liability company
By: Arie de Jong, Jr., Manager

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 295-310-049, 294-210-048

Approximate Gross Acreage: 607,167 sq.ft. 133.94 acres gross

General location (nearby or cross streets): North of Old Oleander Avenue, South of Harley Knox Blvd. -, East of Harvill Avenue, West of I-215 Freeway

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project. Utility storage yard, Contractor storage yard.

Transmission poles for distribution through BNSF railroad spur to property.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4835 M-M Zone

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4				NA	<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				NA
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	607,167 SQ.FT.	Storage and distribution.
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). NA
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NA EIR No. (if applicable): NA

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Geotechnical Soils report

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: ADJ Holdings, LLC
Address: 807 East Mission Road, San Marcos, CA 92069
Phone number: (760) 744-9040
Address of site (street name and number if available, and ZIP Code): 17800 Harvill Ave.
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: Book 6, Page 13 295-310-049, 294-210-048
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: X *Ami de Jong* Date 1-9-2017

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) X *Ami de Jong* Date 1-9-2017
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2016 Revised: 06/06/2016



807 East Mission Road, San Marcos, CA 92069
Telephone (760) 744-9040 • Fax (760) 744-9041

December 5, 2016

Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Re: 17800 Harvill
Perris, CA 92570

To whom it may concern-

Please also take this letter as authorization to allow Jack Lanphere, David W. Moore and Amber Leigh to apply, request and receive information from The County of Riverside regarding the land use application submitted by ADJ Holdings, LLC, a CA limited liability company for the above referenced property. Thank you for your attention to this matter.

Best Regards,
ADJ HOLDINGS, LLC

By:


Arie de Jong, Jr.

12-27-16
DATE

**FIRST AMENDMENT TO OPERATING AGREEMENT
OF
ADJ HOLDINGS, LLC**

This First Amendment ("Amendment") to the Operating Agreement of ADJ Holdings, a California limited liability company (the "Company"), is made this 19th day of January, 2001, by and among the members of the Company signatory to this Amendment (each a "Member" and, collectively, the "Members").

RECITALS

A. The Members are parties to an Operating Agreement for the Company dated February 2, 2000 (the "Operating Agreement").

B. The Members have agreed to modify the Operating Agreement as set forth herein.

Now, therefore, in consideration of the mutual promises herein contained, the parties agree that:

1. Conflict.

Wherever the terms of this Amendment and the terms of the Operating Agreement conflict, the terms of this Amendment shall be deemed to supersede the conflicting terms of the Operating Agreement.

2. Office.

The principal office of the Company shall be located at 605 East Mission Road, San Marcos, CA 92069.

Except as specifically set forth in this Amendment, the Operating Agreement is hereby ratified and affirmed.

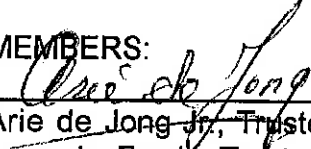
IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written and remains in full force and effect.

MANAGING MEMBER:

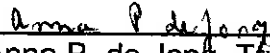


Arie de Jong

MEMBERS:



Arie de Jong Jr., Trustee of the Arie de Jong Jr. Family Trust dated October 4, 1977



Anna P. de Jong, Trustee of the Arie de Jong Jr. Family Trust dated October 4, 1977



State of California
Bill Jones
Secretary of State

FILED
 In the Office of the Secretary of State
 of the State of California

FEB - 1 2001

Bill Jones
BILL JONES, Secretary of State

LIMITED LIABILITY COMPANY
RESTATED ARTICLES OF ORGANIZATION

A \$30.00 filing fee must accompany this form
IMPORTANT - Read Instructions before completing this form.

This Space For Filing Use Only

1. Secretary of State File Number: 200003810071
 2. Name of Limited Liability Company: ADJ Holdings, LLC

3. Name of Limited Liability Company if different from Item 2. (End the name with the words "Limited Liability Company" or "Ltd. Liability Co." or the abbreviations "LLC" or "L.L.C.")

4. Future effective date, if any:
 Month Day Year

5. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

6. Name the agent for service of process and check the appropriate provision below:
Eric de Jong, which is
 an individual residing in California. Proceed to Item 7.
 a corporation which has filed a certificate pursuant to Section 1505. Proceed to Item 8.

7. California address of the agent for service of process. Complete only if an individual.
 Address: 605 East Mission Road
 City: San Marcos State: CA Zip Code 92069

8. The limited liability company will be managed by: (Check one)
 one manager more than one manager single member limited liability company all limited liability company members

9. Other matters to be included in this certificate may be set forth on separate attached pages and are made a part of this certificate. Other matters may include the latest date on which the limited liability is to dissolve.

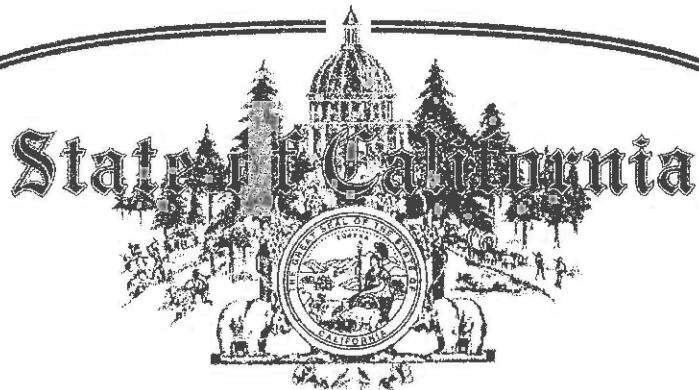
10. Number of pages attached, if any:

11. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed
Eric de Jong Signature of Authorized Person
Arie de Jong, Managing Member Type or Print Name of Authorized Person
1-22-01 Date

12. RETURN TO:
 NAME Tina Lovato
 FIRM Hilltop Group, INC.
 ADDRESS 605 East Mission Road
 CITY/STATE San Marcos, CA 92069
 ZIP CODE



55



SECRETARY OF STATE

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

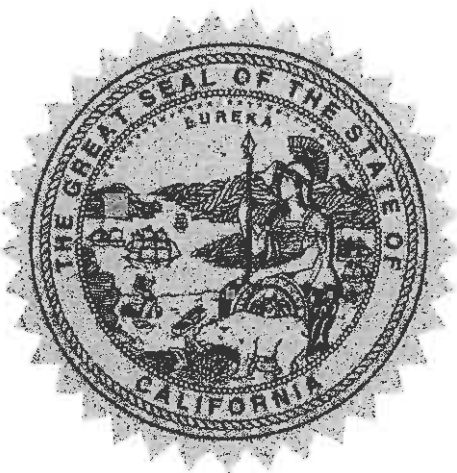
That the attached transcript of 1 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

MAR 12 2001

Bill Jones

Secretary of State





State of California

Bill Jones
Secretary of State

LLC-1

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

IMPORTANT - Read the instructions before completing the form.

This document is presented for filing pursuant to Section 17050 of the California Corporations Code.

1. Limited liability company name:

(End the name with LLC, L.L.C., Limited Liability Company or Ltd. Liability Co.)

ADJ Holdings, LLC

2. Latest date (month/day/year) on which the limited liability company is to dissolve.

12/31/2050

3. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea Limited Liability Company Act.

4. Enter the name of initial agent for service of process and check the appropriate provision below:

Arie de Jong, which is

an individual residing in California.

a corporation which has filed a certificate pursuant to Section 1505 of the California Corporations Code.
Skip Item 5 and proceed to Item 6.

5. If the initial agent for service of process is an individual, enter a business or residential street address in California:

Street address: 622 East Mission Road

City: San Marcos

State: California

Zip Code: 92069

6. The limited liability company will be managed by: (check one)

one manager

more than one manager

limited liability company members

7. Describe type of business of the Limited Liability Company.

real estate investment

8. If other matters are to be included in the Articles of Organization attach one or more separate pages.

Number of pages attached, if any:

0

9. It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of organizer

Bruce H. White

Type or print name of organizer

Date: February 1, ~~19~~ 2000

For Secretary of State Use

File No. 200003810071

FILED

In the Office of the Secretary of State
of the State of California

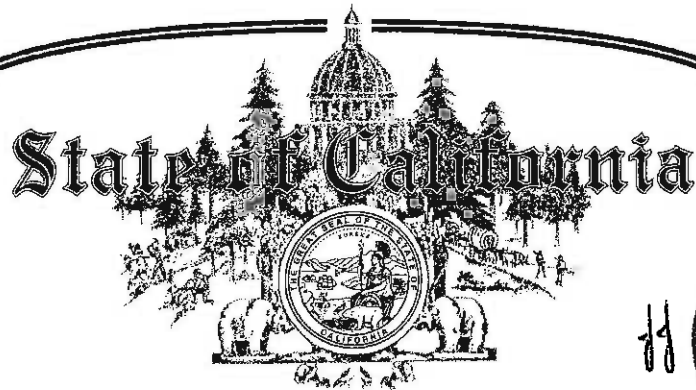
FEB 02 2000

Bill Jones

BILL JONES, Secretary of State



54



SECRETARY OF STATE

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

FEB 08 2000



Bill Jones

Secretary of State

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and ADJ Holdings, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 294-210-048 and 295-310-049 (“PROPERTY”); and,

WHEREAS, on February 23, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26174 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the 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 any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
ADJ Holdings, LLC
Attn: Tina Woods
807 E. Mission Road
San Marcos, CA 92069

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

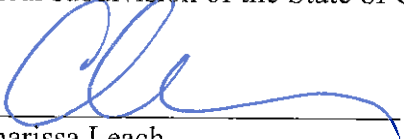
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

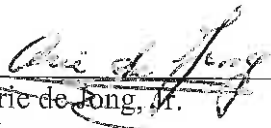
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 9/14/17

FORM APPROVED COUNTY COUNSEL
BY:  9/11/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
ADJ Holdings, LLC, a California Limited Liability Company

By: 
Aric de Jong, Jr.
Manager

Dated: 8-29-17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On 8.29.17 before me, Tina Woods, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Arie de Jong Jr
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tina Woods
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement Document Date: 8.29.17
Number of Pages: 5 Signer(s) Other Than Named Above: County of Riverside

Capacity(ies) Claimed by Signer(s)

Signer's Name: Arie de Jong Jr
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: LLC
Signer Is Representing: Adi Holdings, LLC

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26174 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – EA42986 – Applicant: ADJ Holdings, LLC – Engineer/Representative: Jack Lanphere – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Harley Knox Boulevard, easterly of Harvill Avenue, northerly of Oleander Avenue, and westerly of the 215 Freeway – 13.41 Acres – Zoning: Manufacturing – Medium (M-M) – **REQUEST:** The plot plan is proposing a storage yard for transmission poles and contractor's storage yard for transmission pole equipment with distribution of said poles through the BSNF railroad spur and existing railroad track along the 215 freeway. Access to the project site is also provided through Harvill Avenue.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MARCH 12, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project 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 Street, 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 14, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP26174 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

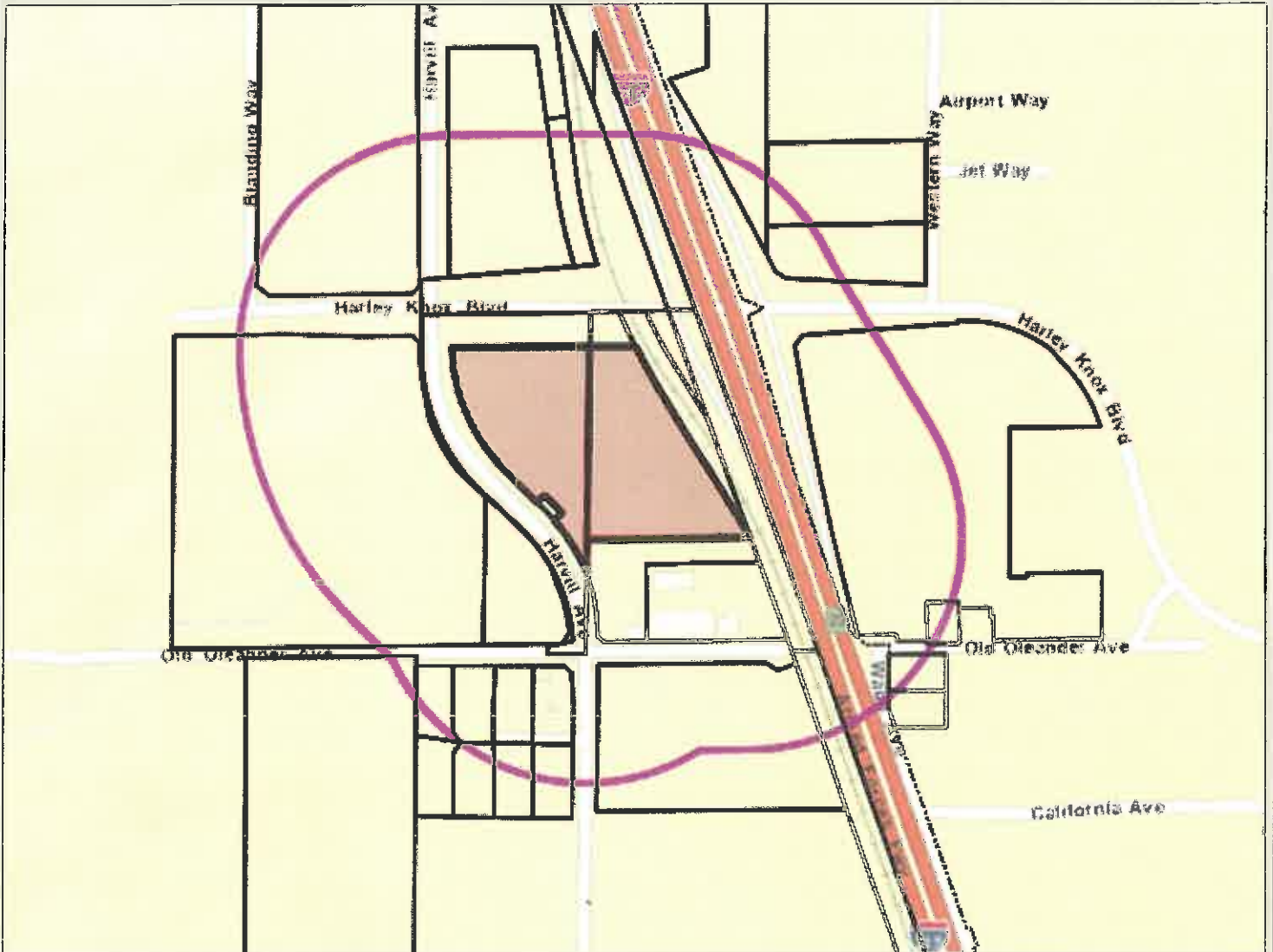
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS

PP26174 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 2/14/2018 9:49:10 AM

© Riverside County RCIT

314100060
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

294190066
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

295310049
ADJ HOLDINGS
C/O C/O TINA LOVATO WOODS
807 E MISSION RD
SAN MARCOS CA 92069

294190080
WHATEVER PROP
1535 NANDINA AVE
PERRIS CA. 92571

295310056
KNOX LOGISTICS
C/O C/O CLARION PARTNERS
1717 MCKINNEY STE 1900
DALLAS TX 75202

295310051
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

314040028
KIM KHUE TRAN
46121 SHARON ST
TEMECULA CA 92592

314100008
MIJO INV
2273 SUREE ELLEN LN
ALTADENA CA 91001

314040014
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314040015
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314040013
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

294210057
BRADLEY FAMILY RENTALS
C/O C/O ARIE E DE JONG III
807 E MISSION RD
SAN MARCOS CA 92069

294210052
BRADLEY FAMILY RENTALS
C/O C/O ARIE E DE JONG III
807 E MISSION RD
SAN MARCOS CA 92069

294210048
ADJ HOLDINGS
C/O C/O TINA LOVATO WOODS
807 E MISSION RD
SAN MARCOS CA 92069

294190008
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

294210025
JEFFREY D CARPENTER
1380 W OLEANDER AVE
PERRIS CA 92570

294210003
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

294210050
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

294210049
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

294190038
63 WESTERN PARTNERSHIP
C/O C/O INVESTMENT BUILDING GROUP
5100 CAMPUS DR NO 300
NEWPORT BEACH CA 92660

294210051
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

314040004
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDA J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314040031
MAJESTIC FREEWAY BUSINESS CENTER
C/O C/O LINDA J CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314100005
ALL YOU CAN EAT
2130 VISTA DELMAR AVE NO 2
LOS ANGELES CA 90069

314040029
JORGE NAVARRO
8973 COYOTE BUSH RD
RIVERSIDE CA 92508

314040030
TAYLOR ROBERT B TRUST
TIMOTHY L TAYLOR
PATRICIA A PATE

P O BOX 6170
MORENO VALLEY CA 92554

314040027
ANTHONY R SANSOTA
ELVIRA SANSOTA
22980 PEREGRINE WAY
PERRIS CA. 92570

314100074
ALPHA OWENS CORNING CO
C/O C/O STEVE JAMESON
950 HIGHWAY 57 E
COLLIERVILLE TN 38017

295310055
KNOX LOGISTICS
C/O C/O CLARION PARTNERS
1717 MCKINNEY STE 1900
DALLAS TX 75202

295310050
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

295310054
KNOX LOGISTICS
C/O C/O CLARION PARTNERS
1717 MCKINNEY STE 1900
DALLAS TX 75202

295310058
HGN HARLEY LOGISTICS
C/O C/O NEWCASTLE PARTNERS
1 MARITIME PLZ STE 1665
SAN FRANCISCO CA 94111

295310065
HGN HARLEY LOGISTICS
C/O C/O NEWCASTLE PARTNERS
1 MARITIME PLZ STE 1665
SAN FRANCISCO CA 94111

295310047
STATE OF CALIF
C/O C/O DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92402

294210060
PERRIS GATEWAY INV
C/O C/O JASON KROTTS
4100 MACARTHUR BL STE 120
NEWPORT BEACH CA 92660

NAI Capital
Attn: David W. Moore
800 N. Haven Ave., Suite #400
Ontario, CA 91764

ADJ Holdings, LLC
Arie de Jong Jr.
807 East Mission Rd.
San Marcos, CA 92069

Jack Lanphere
38516 Amateur Way
Beaumont, CA 92223

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
 Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. 26174

Project Location: In the unincorporated area of Riverside County, more specifically located South of Harley Knox Boulevard, east of Harvill Avenue, north of Oleander Avenue, west of the 215 Freeway

Project Description: Plot Plan No. 26174 proposes to construct a contractor's storage yard for transmission poles and related equipment, as well as a 240 square foot modular office. The Project will also include the distribution of transmission poles via the existing BNSF railroad through a spur to the existing railroad track along the 215 freeway. Access to the Project site is also provided through Harvill Avenue. The hours of operation for the Project will be 7 am to 5 pm Monday thru Friday.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: ADJ Holdings 807 E. Mission Blvd. San Marcos, CA 92069

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15303 - New Construction or Conversion of Small Structures)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The Project has been determined to be categorically exempt per Section 15303c (New Construction and Conversion of Small Structures) of the State CEQA Guidelines. Section 15303c exempts the construction and location of limited numbers of new, small facilities, or structures, including an office not involving the use of significant amounts of hazardous substances and not exceeding 2500 square feet in floor area. The Project's structure, a modular commercial office, is only 240 square feet in floor area and is for the minimal staff to process office work. Therefore, the proposed project is categorically exempt from CEQA. _____

Tim Wheeler 951-955-6060
County Contact Person *Phone Number*

Signature Urban/Regional Planner III March 12, 2018
Title *Date*

Date Received for Filing and Posting at OPR: _____

**INVOICE (PLAN-CFG06354)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Adj Holdings
807 E Mission Rd
San Marcos, Ca 92069

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06354	01/11/2017	01/11/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06354	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
17789 Harvill Ave Perris,		SUB TOTAL
		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211