

**OUTDOOR GATHERING AREAS**



**FIGURE 29**

**GATHERING AREA AMENITIES**



**FIGURE 30**

**OUTDOOR DINING**



**FIGURE 31**

**SITE FURNISHINGS**



**FIGURE 32**

**4. Utilities, Lighting, and Service Areas**

The design and location of utility and service areas is an important component to maintaining the design and character of the Project. Planning for utilities and service areas should be made early on and should not be an afterthought. Utilities should be located as to blend in with the Project. Service areas should be located so that they achieve their desired function but do not disrupt the aesthetics of the Project. Lighting shall be provided for safety and function but should not spill over into adjacent properties.

**A. Utilities (reference Figure 33)**

- a. Ground-mounted utility cabinets should be located where they do not conflict with prominent site views and can be screened from major streets and public areas. Whenever possible, they should be located at the grade.
- b. Mechanical equipment including gas meters, electrical meters, cable boxes, junction boxes, irrigation controllers, and roof access ladders should be located within a utility room. Where this location cannot be achieved, these features should be designed as an integral part of the building on a rear or side elevation, and screened from public view.
- c. When possible, the colors and appearance of utility cabinets and screening walls should match the design, colors, and/or materials of the center. Landscaping can also be used to screen or soften the appearance of both ground and building mounted utilities.

**B. Lighting**

- a. Light fixtures should be sited, directed, and/or shielded to prevent spot lighting, glare, or light spillage beyond property lines.
- b. Light fixtures should be architecturally integrated and compatible with the center's design and architecture (reference Figure 34).
- c. Security lighting fixtures should not project above the fascia or roofline of the building.
- d. Security lighting fixtures should not be substituted for parking lot or walkway lighting fixtures.
- e. Low-voltage/high-efficiency lighting should be used in landscape areas whenever possible.
- f. All lighting fixtures need to comply with the provisions of the Mount Palomar Lighting Ordinance.

**C. Loading and Service Areas**

- a. Truck loading and material handling areas consistent with the proposed uses should be accommodated in the site layout.
- b. Loading facilities should be designed as an integral part of the building served and shall be in the most inconspicuous location (reference Figure 35).
- c. Service and loading areas should be located and designed for easy access by service vehicles, for convenient access by each tenant, and to minimize circulation conflicts with other site uses.

D. Trash Enclosures (reference Figure 36)

- a. Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and collection by service vehicles.
- b. Trash enclosure areas should be carefully designed, located, and integrated into the site plan and be fully enclosed.
- c. Trash enclosures should be designed with similar finishes, materials, and details as the primary buildings within the project, and if prominently located, screened with landscaping.
- d. Trash/recycling containers should be large enough to handle the refuse generated by the site.
- e. Trash enclosures should include provisions for concrete stress pads to reduce pavement damage from disposal trucks.
- f. The use of a pedestrian entrance to trash enclosures is encouraged so that the large access doors do not have to be opened as often.
- g. Chain link fencing, either with or without the use wood slats, shall not be used on trash enclosure gates.

**UTILITIES**



**FIGURE 33**

**LIGHT FIXTURES**



**FIGURE 34**



**LOADING AREAS**



**FIGURE 35**

**TRASH ENCLOSURES**



**FIGURE 36**

**VI. SIGNAGE**

The incorporation of signage into the overall visual characteristics of a commercial center can enhance the quality of the development and better communicate the commercial and service opportunities that are found there (reference Figure 37).

A comprehensive sign program is provided for the Project in order to meet the different type of signage needs. Building-mounted signage will need to be oriented to both to the pedestrian (internal to the project) and motorist (along the major Project roadways). In addition, it will be necessary to be sensitive to the existing single-family development that surrounds portions of the Project site. Monument signs will be permitted along the Project frontages and at the Project entries. Lastly, directional signage will be necessary to safely guide throughout the Project. These Guidelines shall serve to provide direction for any future comprehensive sign programs developed for the Project.

1. Guidelines

A. Appropriate

- a. Generally, small, low key signage for tenant spaces.
- b. Building mounted signs for project identity.
- c. A limit of four colors on a sign. Additional colors are acceptable only when incorporating a company logo.
- d. Eye level signs; window and door signs.
- e. Signs consistent with building texture, color, and architectural style.
- f. Uniquely shaped signs that are related to the product or service provided (i.e., barber pole).
- g. Signs that have illumination sources consistent with Mount Palomar lighting standards and restrictions.

B. Inappropriate

- a. Typical "can" or "box" signs with entire face areas made of plastic.
- b. Signs mounted above building rooflines (parapet), or roof-mounted signs.
- c. Signs that incorporate any manner of mechanical movement, audible elements, flashing or intermittent lighting, and/or moving or otherwise animated forms.
- d. Signs that interfere with or conflict with any traffic control device, create a safety hazard by obstructing the clear view of pedestrian or vehicular traffic, or interfere with efficient operations of emergency vehicles.
- e. Signs which prevent free access to or from any fire escape, door, window or exit, or access to any standpipe.
- f. Landscaping or the use of annual or ornamental flowers that form a sign or message.
- g. Signs not in scale with the pedestrian orientation.
- h. Vehicle signs, unless deemed necessary for restaurants with delivery service.
- i. Signs extending above the eave or parapet, roof-mounted signs, non-projecting signs which project more than twelve inches (12") from a given building face.
- j. Signs painted onto building surfaces or trash bins and their enclosures.
- k. Signs with disproportionate, visually distracting, or reflective surfaced background or graphics.
- l. Signs with non-contrasting background, graphics or font, which render the sign illegible.

- m. Inflatable signs.
- n. Off-site signage.

2. General Sign Standards and Specifications

- a. The area of a sign or logo with individual letters shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol.
- b. Planning Department review and approval is required prior to the placing, erecting, moving, or reconstructing of any sign within the Specific Plan area.
- c. All permanent signs shall require a permit prior to erecting or attaching the sign.
- d. Signage that is not approved as part of the Development Plan process shall be approved administratively by the Planning Department.
- e. If a situation arises that is not covered by these sign regulations or the type of permit required, the Director of Planning shall provide written interpretation after consulting the Ordinance No. 348.
- f. All building-mounted signs shall meet or exceed all applicable city, state, and federal codes.
- g. All signs containing electrical components shall conform to the Uniform Lighting Code.

3. Building-Mounted Signs

A. General

- a. Signs shall be placed to be compatible with the building and accent the architectural design of the structure.
- b. Sign colors should be compatible with the building's color.
- c. Signs and letter sizes shall be used which are complementary to the building scale.
- d. Signs should have individually spaced letters.
- e. Signs shall have concealed illumination source, either internal or external.

B. Wall Signs

- a. Signs attached to front walls and/or side walls of buildings shall have a surface area not to exceed one (1) square foot per linear foot of the respective face of the building. Sign attached to rear walls of buildings shall have a surface area not exceeding one-half (1/2) square foot per linear foot of the surface area of the rear face of the building.
- b. For storefronts thirty feet (30') wide or less, a maximum letter height of 8" is required.
- c. For storefronts 30'-60' wide, a maximum letter height of 12" is required.
- d. For storefronts 60' wide or greater, a maximum letter height of 16" is required.
- e. The maximum letter height allowed is 24".

C. Permanent Window Signs

- a. Store identity, graphics, typography and/or company logo may be silkscreened or etched on the tenant's window.
- b. The maximum square foot graphic area allowed per window shall not exceed four (4) square feet or fifteen percent (15%) of the total window area from the exterior of the building, whichever is greater.
- c. Signs will not be permitted on doors.

D. Awning Signs

- a. Twenty percent (20%) maximum coverage allowed of the total exterior surface of each awning.
- b. Internal illumination is prohibited.

E. Projecting Signs

- a. No more than one (1) projecting sign will be allowed per tenant.
- b. The maximum size may not exceed six (6) square feet and shall not extend more than three feet (3') from the wall surface.
- c. Projecting signs shall only be attached to buildings and shall not be illuminated.

F. Hanging Signs and Under Canopy Signs

- a. No more than one (1) hanging sign shall be allowed per tenant.
- b. Signs are permitted under a canopy and parallel to the parking lot; maximum size of six (6) square feet; minimum of seven feet (7') vertical clearance shall be required from walking grade to the bottom of the sign.

4. Monument Signs

A. General

- a. All portions of signs, including the base, shall be constructed with materials and colors that are compatible with, and serve to complement the building.
- b. All monument signs shall include the address of the site. Numerals shall be no larger than ten inches (10") in height and no smaller than six inches (6") in height.
- c. Low growing shrubs, groundcover and/or annual color shall surround the base of the sign. The landscaping shall be a minimum of one (1) foot distance from the sign.

B. Specific Requirements

a. Major Monument Sign

- One major monument sign, not to exceed ordinance guidelines for height maximums above grade with up to fifty (50) square feet of signage area shall be permitted at the project major entry.
- Colors and materials for the sign shall reflect the center.
- Up to five (5) tenants may be advertised on the sign.
- Each tenant placard shall not exceed one foot (12") high.

b. Minor Monument Signs

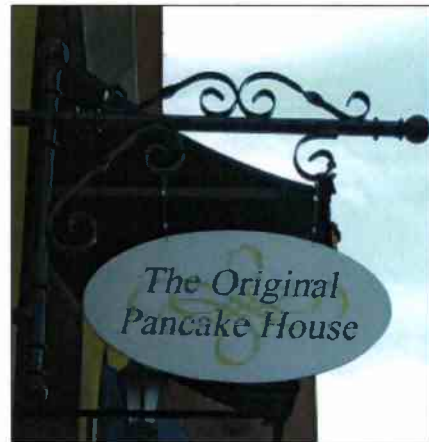
- A minor entry monument sign, not to exceed ordinance guidelines for height maximums above grade with up to thirty-six (36) square feet of signage area shall be permitted at each minor entry monument sign.
- Colors and materials for the sign shall reflect the center.
- Up to three (3) tenants may be advertised on the sign.
- Each tenant placard shall not exceed ten inches (10") high.

**SIGNAGE**



**FIGURE 37**

**SIGNAGE, continued**



**FIGURE 37, continued**

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule E subdivision of 23.66 acres into six (6) parcels, ranging in size from 0.82 to 7.70 acres, for commercial purposes.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.



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10. GENERAL CONDITIONS

10. EVERY. 3                      MAP - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36161 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36161, Amended No. 2, dated March 7, 2011.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1                      MAP-GIN INTRODUCTION                      RECOMMND

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

10.BS GRADE. 2                      MAP-G1.2 OBEY ALL GDG REGS                      RECOMMND

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

10.BS GRADE. 3                      MAP-G1.3 DISTURBS NEED G/PMT                      RECOMMND

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

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10.BS GRADE. 4                    MAP-G1.5 EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5                    MAP-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6                    MAP-G2.1 GRADING BONDS                    RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7                    MAP-G2.5 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 8                    MAP-G2.6SLOPE STABL'TY ANLY                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9                    MAP-G2.8MINIMUM DRNAGE GRAD                    RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10                    MAP-G2.11DR WAY XING NWC                    RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

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10.BS GRADE. 11                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 14                    MAP-G2.24LU PMT TO GRD SUB                    RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

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E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

This project is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic system(s) and/or water well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW

RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING

RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36161 is a proposal to subdivide an approximately 25-acre site into 6 parcels for commercial development. The site is located in the French Valley area on the west side of Winchester Road (State Highway 79) at the southeast corner of Pourroy Road and Koon Street/Flossie Way. The site is being processed concurrently with Plot Plan 24054 and Change of Zone 07709.

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10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT (cont.)                      RECOMMND

The District has previously reviewed this site as Fast Track No. 2009 - 01.

Improvements constructed in association with PP 24054 will include the necessary drainage facilities to protect the site from ordinary flood hazard along with any features necessary to mitigate the development's impact on water quality. Unless otherwise approved by the District, no grading or building permits for PM 36161 will be issued prior to the District's approval of improvement plans for PP 24054 or any other land use case for this site.

This project is located in the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

10.FLOOD RI. 2                      MAP APPROVED PLANS                      RECOMMND

Unless otherwise approved by the District, no permits for PM 36161 will be issued prior to the District's approval of improvement plans for PP 24054 or any other land use case for this site.

PLANNING DEPARTMENT

10.PLANNING. 3                      MAP - PDP01355                      RECOMMND

County Paleontological Report (PDP) No. 1355, submitted for this case (PM36161), was prepared by CRM Tech and is entitled: "Paleontological Resources Assessment, Tentative Parcel map No. 36161, Fast Track No. 2009-01, Pinnacle Plaza at Winchester, French Valley Area, Riverside County, California", dated June 8, 2009.

PDP01355 concluded:

1.The potential to impact significant paleontological resources is determined to be low within the shallow Recent (Holocene) alluvium.

2.The potential to impact significant paleontological resources is determined to be high in the older Pleistocene sediments that may be encountered at depth.

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10.PLANNING. 3 MAP - PDP01355 (cont.)

RECOMMND

PDP01355 recommended:

1.Periodic paleontological monitoring during all earth-moving activities above the depth of five feet.

2.Continuous monitoring for paleontological resources for earth-moving activities that exceed the depth of 5 feet and/or if older alluvium is impacted at a shallower depth.

PDP01355 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01355 is hereby accepted for PM36161. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the

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10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 5 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 6 MAP - GEO02140 RECOMMND

County Geologic Report (GEO) No. 2140, submitted for these projects (PP24054 & PM36161) and was prepared by GeoTek, Inc. and is entitled: "Update Geotechnical Evaluation, Winchester Plaza Project, Murrieta Area, Riverside County, California", Project No. 0504-CR3, dated November 20, 2008. In addition the following reports were submitted for these projects:

"Second Response to the County of Riverside Review

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10.PLANNING. 6

MAP - GEO02140 (cont.)

RECOMMND

Comments, County Geologic Report No. 2140, Pinnacle Plaza Project", dated May 18, 2009.

"Response to the County of Riverside Review Comments, County Geologic Report No. 2140, Pinnacle Plaza Project", dated April 8, 2010.

"Percolation Rate Report for Proposed On-site Detention Basins, for the Proposed 24-acre Shopping Center Located On Winchester Road Between Koon Road and Albelia Road in the French Valley Area of Riverside County, California", Project No. 1061394-10, prepared by LGC Inland, Inc., June 20, 2006.

"Geotechnical Investigation, 24 Acre Shopping Center, Winchester Road, Between Koon & Abelia, Winchester, Riverside County, California", Job No: 2362, prepared by Coleman Geotechnical, July 15, 2005.

These documents are herein incorporated as a part of GEO02140.

GEO02140 concluded:

- 1.Geotek is the geotechnical consultant of record for the subject project (PP24054 & PM36161).
- 2.Active faults do not cross the site. The closest active fault is roughly 9 miles away.
- 3.The potential for surface fault rupture on the site is considered negligible.
- 4.The liquefaction potential on the site is considered negligible.
- 5.The landslide and rockfall potential on the subject site is considered negligible.
- 6.Cut slopes exposing phyllite bedrock would be considered grossly stable.
- 7.The potential for seiche and tsunami are considered to be negligible.

GEO02140 recommended:



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10.PLANNING. 6                    MAP - GEO02140 (cont.) (cont.)                    RECOMMND

1.Cut slopes created as a part of project rough grading should be observed by an engineering geologist upon excavation to confirm that the rockfall potential on the site is negligible subsequent to rough grading.

2.Any existing undocumented fills and surficial alluvial materials that are relatively soft should be subject to complete removal and then recompacted within the limits of grading.

GEO02140 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02140 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 7                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 8                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 13                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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10.PLANNING. 14 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 5                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6                      MAP-CREDIT/REIMBURSEMENT 4 IMP                      RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 7                      USE - TS/CONDITIONS                      RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS (cont.)

RECOMMND

of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

Driveway 1 (NS) at:  
Pat Road (EW) - Future Intersection

Driveway 2 (NS) at:  
Pat Road Road (EW) - Future Intersection

Pourroy Road (NS) at:  
Flossie Way/Koon Street (EW)  
Driveway 3 (EW) - Future Intersection  
Ruft Road/Driveway 4 (EW)  
Pat Road/Driveway 5 (EW)  
Thompson Road (EW)

Winchester Road (SR-79) (NS) at:  
Scott Road (EW)  
Keller Road (EW)  
Abelia Street/Pourroy Road (EW)  
Pourroy Road (EW)  
Skyview/Jean Nicholas Road (EW)  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Hunter/Borel Road (EW)

Leon Road (NS) at:  
Thompson Road (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 8

MAP- TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 2                    MAP - LOT ACCESS/UNIT PLANS                    RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                        MAP-#46-WATER PLANS                        RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2                        MAP-#53-ECS-WTR PRIOR/COMBUS                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                    MAP SUBMIT ECS & FINAL MAP                    RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 2                    MAP APPROVED PLANS                    RECOMMND

Unless otherwise approved by the District, no permits for PM 36161 will be issued prior to the District's approval of improvement plans for PP 24054 or any other land use case for this site.

50.FLOOD RI. 3                    MAP ONSITE EASE ON FINAL MAP                    RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4                    MAP ADP FEES                    RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Warm Springs Valley subwatershed of the Murrieta Creek Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4                    MAP ADP FEES (cont.)                    RECOMMND

in effect at the time of issuance of the actual permit.

50.FLOOD RI. 6                    MAP ZONE 7 PRESENT WORTH MAINT                    RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - PREPARE A FINAL MAP                    RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1050 and Change of Zone No. 7709 have been adopted and cycled by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

50.PLANNING. 9                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12            MAP - FEE BALANCE            RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 15            MAP - ECS NOTE MT PALOMAR LIGH            RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 16            MAP - SURVEYOR CHECK            RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- D. The total number of commercial lots on the final map shall be 6 lots.

TRANS DEPARTMENT

50.TRANS. 1                MAP - SOILS 2                RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - CALTRANS 1                      RECOMMND

The land divider shall comply with the Caltrans recommendations.

50.TRANS. 3                      MAP - OFF-SITE INFO                      RECOMMND

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

50.TRANS. 4                      MAP - EASEMENT/SUR                      RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 5                      MAP - ACCESS RESTRICTION/SUR                      RECOMMND

Lot access shall be restricted on Winchester Road (SR-79) and so noted on the final map.

50.TRANS. 6                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with PP24054.

50.TRANS. 7                      MAP - STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 8                      MAP - STREET NAME SIGN                      RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 9                      MAP - STREET LIGHT PLAN                      RECOMMND

A separate street light plan is required for this project.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                    MAP - STREET LIGHT PLAN (cont.)                    RECOMMND

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

50.TRANS. 10                  MAP-MAP CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 11                  MAP - RIV. TRANSIT AUTHORITY                    RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 12                  MAP - UTILITY PLAN                    RECOMMND

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

50.TRANS. 13                  MAP - ANNEX L&LMD/OTHER DIST                    RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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50.TRANS. 13

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (1) Landscaping along Winchester Road (SR-79),  
Pourroy Road, Koon Street, and Pat Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.7 condition.
- (4) Street sweeping.
- (5) Raised landscaping median along Winchester Road  
(SH-79).

NOTE: Any commercial project along State highway must  
annex into L&LMD 89-1-C in addition to executing a  
landscaping maintenance agreement.

For street lighting, the project proponent shall contact  
the County Service Area (CSA) Project Manager who  
determines whether the development is within an existing  
CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project  
proponent shall contact the Transportation Department L&LMD  
89-1-C Administrator and submit the following:

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

50.TRANS. 14

MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Winchester Road  
(SR-79), Pourroy Road, Koon Street, and Pat Road.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14                      MAP - LANDSCAPING (cont.)                      RECOMMND

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 15                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 16                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 17                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the 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://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

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50.TRANS. 18

MAP - EXISTING MAINTAINED

RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained Expressway and shall be improved with 8" concrete curb and gutter located 55 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83. (Sheet 1 of 2 and 2 of 2) (55'/92')

- NOTE: 1. An 8' sidewalk shall be constructed 15' from the curb line within the 37' parkway.
2. No driveway access shall be permitted from Winchester Road (SR-79).

Pourroy Road (from Ruft Road southerly to Winchester Road (SR-79)) along project boundary is a County maintained road designated as a Secondary Highway and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 100' to 116' full-width dedicated right-of-way in accordance with County Standard No. 94 sheet 1 of 2 and 2 of 2 and as directed by the Director of Transportation. (Modified for increased right-of-way from 112' to 116'.)

- NOTE: 1. A 5' sidewalk shall be constructed 9' from curb line within the 22' parkway.
2. Driveway No. 5 shall be constructed in accordance with County Standard No. 207A with a minimum of 50' curb retrun radius.
3. The nose of proposed entry median shall be 35' radial from the flowline of Pourroy Road.
4. A 60' long and 5.5' wide pedestrian/handicap access ramp on the south side of Pourroy Road (in front of parcel 1) shall be constructed as directed by the Director of Transportation.

50.TRANS. 19

MAP - PART-WIDTH

RECOMMND

Pourroy Road (from Ruft Road to the northern project boundary) along project boundary is a dirt County maintained road designated as a Secondary Highway and shall

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50.TRANS. 19 MAP - PART-WIDTH (cont.)

RECOMMND

be improved with 47' part-width AC pavement (32' on the project side and 15' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk within the 80' part-width (50' on project side and minimum 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 94.

- NOTE: 1. A 5' sidewalk along project side shall be constructed 9' from the curb line within the 18' parkway.
2. Construct AC pavement tapering and join AC pavement to the south project boundary as determined by the Director of Transportation.
3. Driveways shall be constructed in accordance with County Standard No. 207A.

50.TRANS. 20 MAP - DEDICATIONS

RECOMMND

Koon Street along project boundary is designated as a Collector road and shall be improved with 37' (22' on the project side and 15' on the opposite side of the centerline with 3' graded shoulder) part-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 67' part-width (37' on project side and 30' on the opposite side of the centerline) dedicated right-of-way in accordance with County Standard No. 103, Section "A".

- NOTE: 1. A 5' sidewalk shall be constructed 7' from the curb line within the 15' parkway.
2. Driveways shall be constructed in accordance with County Standard No. 207A.

Pat Road along project boundary is designated as a Local road and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".  
(40'/60')

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line on the north side and adjacent to curb line on the south side within the 10' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20                      MAP - DEDICATIONS (cont.)                      RECOMMND

2. Driveways shall be constructed in accordance with County Standard No. 207A.

Ruft Road shall be lined up with the proposed driveway No. 4 and shall be improved with 40' AC pavement, 6" concrete curb and gutter at the curb return within the existing full-width dedicated right-of-way as determined by the Director of Transportation and with County Standard No. 105 Section "C".

50.TRANS. 21                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard Draft No. 403, Sheets 1 through 7 of Ordinance 461.

50.TRANS. 22                      MAP - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Thompson Road (EW)  
(modification for eastbound right-turn overlap)

Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

Pourroy Road (NS) at Pat Road/Driveway 5 (EW)

Winchester Road (SR-79) (NS) at Abelia Street/Pourroy Road (EW) (modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 25                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Driveway 1 (NS) at Pat Road (EW) shall be improved to provide the following geometrics:



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50.TRANS. 25

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Driveway 2 (NS) at Pat Road (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane  
Southbound: N/A  
Eastbound: one through lane  
Westbound: one through lane

Note: This access shall be restricted to right-out only.  
No other turning movements shall be permitted.

The intersection of Pourroy Road (NS) at Flossie Way (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Pourroy Road (NS) at Driveway 4 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
Southbound: one shared left-turn/through/right-turn lane  
Eastbound: one shared left-turn/through/right-turn lane  
Westbound: one shared left-turn/through/right-turn lane

The intersection of Winchester Road (SR-79) (NS) at Thompson Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes, one right-turn lane  
Eastbound: one left-turn lane, one through lane, one right-turn lane with overlap  
Westbound: one left-turn lane, one through lane

The intersection of Pourroy Road (NS) at Pat Road/Driveway 5 (EW) shall be signalized and improved to provide the following geometrics:

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50.TRANS. 25

MAP - TS/GEOMETRICS (cont.) (cont.)

RECOMMND

Northbound: one left-turn lane, two through lanes  
Southbound: one left-turn lane, two through lanes  
Eastbound: one left-turn lane, one through lane  
Westbound: two left-turn lanes, one through lane

The intersection of Winchester Road (SR-79) (NS) at Abelia Street/Pourroy Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: two left-turn lanes, two through lanes, one right-turn lane  
Southbound: one left-turn lane, two through lanes, one right-turn lane  
Eastbound: one left-turn lane, one through lane, two right-turn lanes with overlap  
Westbound: one left-turn lane, two through lanes

The intersection of Winchester Road (SR-79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane  
Southbound: two left-turn lanes, two through lanes  
Eastbound: one left-turn lane, one through lane, one right-turn lane  
Westbound: one left-turn lane, one shared left-turn/through lane, one through lane

or as approved by the Transportation Department.

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

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

50.TRANS. 26

MAP - TS/DISCLOSURE

RECOMMND

The applicant shall be responsible to notify and disclose all Conditions of Approval of this project to the prospective buyer of any portion of this subdivision.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 27                      MAP - OBTAIN L&LMD APPLICATION                      RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 50.TRANS.13 and 90.TRANS.6.

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

50.TRANS. 28                      MAP-CALTRANS ENCROACHMENT PERM                      RECOMMND

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,

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP-G2.4GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2                      MAP-G2.7DRNAGE DESIGN Q100                      RECOMMND

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

Additionally, the Building and Safety Department's

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60.BS GRADE. 2                    MAP-G2.7DRNAGE DESIGN Q100 (cont.)                    RECOMMND

conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3                    MAP-G2.14OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 4                    MAP-G1.4 NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 5                    MAP IMPORT/EXPORT                    RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the

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60.BS GRADE. 5                    MAP IMPORT/EXPORT (cont.)                    RECOMMND

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

60.BS GRADE. 6                    MAP- NO PRECISE GRADE                    RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

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

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

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

60.EPD. 2                    EPD - MSHCP LANDSCAPING                    RECOMMND

This project is located near existing MSHCP conservation areas and as such a copy of the landscaping plan for this

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60.EPD. 2                      EPD - MSHCP LANDSCAPING (cont.)                      RECOMMND

project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      MAP APPROVED PLANS                      RECOMMND

Unless otherwise approved by the District, no permits for PM 36161 will be issued prior to the District's approval of improvement plans for PP 24054 or any other land use case for this site.

60.FLOOD RI. 2                      MAP ADP FEES                      RECOMMND

Parcel Map 36161 is located within the limits of the Warm Springs sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 3                      MAP ZONE 7 PRESENT WORTH MAINT                      RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

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PLANNING DEPARTMENT

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR

RECOMMND

PDP01355, prepared by CRM Tech for this project (PM36161), The potential to impact significant paleontological resources is determined to be low within the shallow Recent (Holocene) alluvium, but the potential to impact significant paleontological resources is determined to be high in the older Pleistocene sediments that may be encountered at depth. HENCE,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

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. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
7. Procedures and protocol for collecting and processing of samples and specimens.
8. Fossil identification and curation procedures to be employed.
9. Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil

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60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.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.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report 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 qualified paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 5 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of the archaeological survey (PD-A-4572R1) for this project, wherein two metate fragments were identified, and as the ground visibility was poor in some areas of the parcel during the archaeological survey, and that a number of previously recorded archaeological sites are found within the near vicinity, archaeological monitoring is required for this project to mitigate for potential subsurface cultural deposits.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training for the construction staff including the establishment of set guidelines for ground disturbance in sensitive areas. The Project Archaeologist shall implement monitoring for all initial ground disturbing activities and excavation of



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60.PLANNING. 5                    GEN - CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock removals and crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 6                    GEN- TRIBAL MONITOR                    RECOMMND

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring shall be accommodated for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

GEN- TRIBAL MONITOR (cont.)

RECOMMND

tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal interest group monitor throughout the process.

2)Tribal interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the tribe's interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 11

MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11            MAP - PLANNING DEPT REVIEW (cont.)            RECOMMND

and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 15            MAP - SKR FEE CONDITION            RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder 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 22.73 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16            MAP - FEE BALANCE            RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 17            MAP - GRADING PLAN REVIEW            RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19                    MAP - REQ APPL PRIOR TO GRDG                    RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1050, and Change of Zone No. 7709 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

TRANS DEPARTMENT

60.TRANS. 1                    MAP-CREDIT/REIMBURSEMENT 4 IMP                    RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-G3.1NO B/PMT W/O G/PMT                    RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - FOOD PLANS REQD                    RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - FOOD PLANS REQD (cont.) RECOMMND

Facilities Law or current California Health Code.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP APPROVED PLANS RECOMMND

Unless otherwise approved by the District, no permits for PM 36161 will be issued prior to the District's approval of improvement plans for PP 24054 or any other land use case for this site.

80.FLOOD RI. 2 MAP ADP FEES RECOMMND

Parcel Map 36161 is located within the limits of the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 3 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1           USE - HAZMAT BUS PLAN (cont.)           RECOMMND  
materials or extremely hazardous substances.

90.E HEALTH. 2           USE - HAZMAT REVIEW           RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3           USE - HAZMAT CONTACT           RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2           MAP - PALEO MONITORING REPORT           RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 3           GEN - CULTURAL RESOURCES RPT           RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the

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90.PLANNING. 3                    GEN - CULTURAL RESOURCES RPT (cont.)                    RECOMMND

construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1                    MAP - WRCOG TUMF                    RECOMMND

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

90.TRANS. 2                    MAP STREETLIGHT AUTHORIZATION                    RECOMMND

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

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

90.TRANS. 3                    MAP - E STREET LIGHTS INSTALL                    RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      MAP - UTILITY INSTALL                      RECOMMND

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

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

90.TRANS. 5                      MAP - R & B B D                      RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

90.TRANS. 6                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

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

- (1) Landscaping along Winchester Road (SR-79), Pourroy Road, Koon Street, and Pat Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.7 condition.
- (4) Street sweeping.
- (5) Raised landscaping median along Winchester Road (SH-79).

NOTE: Any commercial project along State highway must annex into L&LMD 89-1-C in addition to executing a



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                    MAP - ANNEX L&LMD/OTHER DIST (cont.)                    RECOMMND  
   landscaping maintenance agreement.

90.TRANS. 7                    MAP - TS/INSTALLATION                    RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Winchester Road (SR-79) (NS) at Thompson Road (EW)  
(modification for eastbound right-turn overlap)
- Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)
- Pourroy Road (NS) at Pat Road/Driveway 5 (EW)
- Winchester Road (SR-79) (NS) at Abelia Street/Pourroy Road (EW) (modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 10                    MAP - TS/INTERCONNECT                    RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Pourroy Road (NS) at Pat Road/Driveway 5 (EW) to the signal at Winchester Road (SR-79) (NS) and Abelia Street/Pourroy Road (EW).

or as approved by the Transportation Department.

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PLOT PLAN:TRANSMITTED Case #: PP24054

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the a 160,680 square foot commercial center consisting of drugstore, bank, gas station/convenience store, day care facility, market, restaurants, and retail uses in buildings ranging from 3,000 to 55,000 square feet with 961 parking spaces. The project proposes to be constructed in three (3) phases.

Building A is a 13,580 square foot drug store with 68 parking spaces.

Building B is a 3,000 square foot gas station/convenience store with 15 parking spaces.

Building C is a 5,000 square foot daycare with 25 parking spaces.

Building D is a 6,500 square foot restaurant with 91 parking spaces.

Building E is a 3,000 square foot restaurant with 42 parking spaces.

Building F is a 5,000 square foot financial facility with 20 parking spaces.

Building G is a 5,000 square foot restaurant with 70 parking spaces.

Building H is for 10,600 square feet of retail shops with 85 parking spaces.

Building I is a 55,000 square foot market with 275 parking spaces.

Building J is a major tenant with a building size of 10,000 square feet and 50 parking spaces.

Building K is a major tenant with a building size of 18,000 square feet and 90 parking spaces.

Building L is a major tenant with a building size of 12,000 square feet and 60 parking spaces.

Building M is a major tenant with a building size of 14,000

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10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

square feet and 70 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24054 shall be defined as follows:

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

APPROVED EXHIBIT A = Plot Plan for Plot Plan No. 24054, Exhibit A, Amended No. 2, dated March 7, 2011.

APPROVED EXHIBIT B = Colored Elevations for Plot Plan No. 24054, Exhibit B (Sheets 1-10), Amended No. 1, dated July 13, 2010.

APPROVED EXHIBIT B & C = Floor Plans and Elevations for Plot Plan No. 24054, Exhibit B & C (Sheets 1-24), dated December 17, 2009.

APPROVED EXHIBIT G = Grading Plans for Plot Plan No. 24054, Exhibit G, Amended No. 2, dated March 7, 2011.

APPROVED EXHIBIT H = Pedestrian Path Map for Plot Plan No. 24054, Exhibit H, dated March 7, 2011.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 24054, Exhibit L (Sheets 1-2), Exhibit L (Color), Exhibit L-(Phases 1-3), dated March 7, 2011.

APPROVED EXHIBIT S = Signage Plans for Plot Plan No. 24054, Exhibit 2 (Sheets 1-18), dated December 17, 2009.

APPROVED EXHIBIT W = Wall and Fence Plan for Plot Plan No. 24054, Exhibit W, dated March 7, 2011.

APPROVED EXHIBIT D = Design Guidelines for Pinnacle Plaza at Winchester (Pages 1-60), date prepared 4/2009.

APPROVED EXHIBIT P = Design Guidelines

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1           USE - GENERAL INTRODUCTION           RECOMMND

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

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

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

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

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

10.BS GRADE. 5           USE - PRE-CONSTRUCTION MTG           RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6           USE - NPDES INSPECTIONS           RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a

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10. GENERAL CONDITIONS

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

RECOMMND

larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 USE - SLOPE STABL'TY ANLYS RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional,

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE - FAULT LOCATIONS (cont.) RECOMMND

qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Plot Plan#24054 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).



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10. GENERAL CONDITIONS

10.E HEALTH. 2 DRUG STORE - CONTACT LEA RECOMMND

The applicant is advised to contact the County of Riverside, Local Enforcement Agency at (951) 955-8982 for any applicable medical waste requirements.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3375 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24054 is a proposal to develop an approximately 25-acre site as a commercial retail center which includes a drugstore, bank, gas station, restaurants and day care facility. The site is located in the French Valley area on the west side of Winchester Road (State Highway 79) at the southeast corner of Pourroy Road and Koon Street/Flossie Way. The site is being processed concurrently with Parcel Map 36161 and Change of Zone 07707. The District has previously reviewed this site as Fast Track No. 2009 - 01.

A drainage area of approximately 27-acres is tributary to the north boundary of the site. Along the western boundary of the site, a 15-acre drainage area is tributary to the northwest intersection of Pourroy Road and Koon Street/Flossie Way along with a 10-acre watershed tributary to the northwest corner of Pourroy Road and Ruft Road. Tract 30599, located southwest of the site, constructed some drainage infrastructure in Pat Road and Pourroy Road. There are also some existing culverts located in Winchester Road which convey runoff from the west to the east side of Winchester Road. The District's French Valley Channel (District Project No. 7-0-00205) is located just east of Winchester Road.

A study titled "Preliminary Hydrology and Hydraulics Study for Pinnacle Winchester Plaza" prepared for the project by JCL Engineering and Consulting, Inc., dated February 12, 2008, was submitted to the District for review with the Fast Track. The study's drainage plan proposes to collect the runoff into a storm drain at the north boundary of the site and convey those flows easterly in Koon Street, then southerly through the development to Pourroy Road and finally easterly in Pourroy Road/Albelia Street before discharging these flows into French Valley Channel. French Valley Channel is considered an adequate outlet and no mitigation for increased runoff resulting from this development is required. This facility shall be designed to collect and convey runoff based on a 'developed' condition of the tributary area. Due to the size of this proposed storm drain, it is likely that once it is constructed, the District would be responsible for the operation and maintenance of this facility and therefore this facility will be designed and constructed to District standards. If this facility will be District maintained,

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

the inlet for this facility shall be designed and constructed to District standards and an access road with a turnaround for maintenance purposes from Koon Street to the inlet shall be provided. This may result in additional offsite easements or property to be acquired by the developer.

It is proposed to collect the runoff tributary to the intersection of Pourroy Road and Ruft Road in a storm drain which discharges flows into the major storm drain that runs through the development. This inlet/storm drain cuts off a substantial amount of runoff tributary to the portion of the development located on the southwest side of Pourroy Road. It is proposed that flows tributary to the intersection of Pourroy Road and Koon Street/Flossie Way be conveyed southerly and adjacent to Pourroy Road to the inlet at Pourroy Road and Ruft Road. Additional drainage facilities may be necessary if these flows cannot be conveyed safely within road right of way or impact the adjacent properties.

A preliminary project-specific Water Quality Management Plan (WQMP) was also submitted for review. In order to mitigate the development's impact on water quality, it is proposed to grade the site to create several drainage subareas with each subarea draining to a porous landscape detention (PLD) facility located throughout the parking areas. Runoff from each subarea is collected and treated in these facilities and then conveyed downstream. Each PLD shall be designed to treat the pollutants of concern for each tributary subarea or additional mitigation features may be necessary.

This project is located in the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors.

10.FLOOD RI. 3 USE 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western

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10. GENERAL CONDITIONS

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10.PLANNING. 4 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

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10.PLANNING. 8 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on the APPROVED EXHIBITS.

10.PLANNING. 9 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

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

Bank: 1 space/250 sq. ft. gross floor area

Regional Shopping Center: 5 1/2 spaces/1,000 sq. ft. of net leasable floor area

Gas Station: 4 spaces/service bay

Day Care: 1 space/500 sq. ft. of gross floor area

10.PLANNING. 12 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the signs shown on the APPROVED EXHIBITS, subject to the limitations set forth in Ord. No. 348, Section 19.4. A & B. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in three (3) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of



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10.PLANNING. 15 USE - PHASES ALLOWED (cont.) RECOMMND

any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 28 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

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10.PLANNING. 28 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.
- h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

10.PLANNING. 29 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building

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10.PLANNING. 29 USE - IND OCCUPANT CHANGE (cont.) RECOMMND

& Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 38 USE - GEO02140 RECOMMND

County Geologic Report (GEO) No. 2140, submitted for these projects (PP24054 & PM36161) and was prepared by GeoTek, Inc. and is entitled: "Update Geotechnical Evaluation, Winchester Plaza Project, Murrieta Area, Riverside County, California", Project No. 0504-CR3, dated November 20, 2008. In addition the following reports were submitted for these projects:

"Second Response to the County of Riverside Review Comments, County Geologic Report No. 2140, Pinnacle Plaza Project", dated May 18, 2009.

"Response to the County of Riverside Review Comments, County Geologic Report No. 2140, Pinnacle Plaza Project", dated April 8, 2010.

"Percolation Rate Report for Proposed On-site Detention Basins, for the Proposed 24-acre Shopping Center Located On Winchester Road Between Koon Road and Albelia Road in the French Valley Area of Riverside County, California", Project No. 1061394-10, prepared by LGC Inland, Inc., June 20, 2006.

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - GEO02140 (cont.)

RECOMMND

"Geotechnical Investigation, 24 Acre Shopping Center, Winchester Road, Between Koon & Abelia, Winchester, Riverside County, California", Job No: 2362, prepared by Coleman Geotechnical, July 15, 2005.

These documents are herein incorporated as a part of GEO02140.

GEO02140 concluded:

- 1.Geotek is the geotechnical consultant of record for the subject project (PP24054 & PM36161).
- 2.Active faults do not cross the site. The closest active fault is roughly 9 miles away.
- 3.The potential for surface fault rupture on the site is considered negligible.
- 4.The liquefaction potential on the site is considered negligible.
- 5.The landslide and rockfall potential on the subject site is considered negligible.
- 6.Cut slopes exposing phyllite bedrock would be considered grossly stable.
- 7.The potential for seiche and tsunami are considered to be negligible.

GEO02140 recommended:

- 1.Cut slopes created as a part of project rough grading should be observed by an engineering geologist upon excavation to confirm that the rockfall potential on the site is negligible subsequent to rough grading.
- 2.Any existing undocumented fills and surficial alluvial materials that are relatively soft should be subject to complete removal and then recompactd within the limits of grading.

GEO02140 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02140 is hereby accepted for Planning purposes. This approval is not intended, and

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10. GENERAL CONDITIONS

10.PLANNING. 38 USE - GEO02140 (cont.) (cont.) RECOMMND

should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 39 USE - PDP01355 RECOMMND

County Paleontological Report (PDP) No. 1355, submitted for this case (PM3616land PP24054), was prepared by CRM Tech and is entitled: "Paleontological Resources Assessment, Tentative Parcel map No. 36161, Fast Track No. 2009-01, Pinnacle Plaza at Winchester, French Valley Area, Riverside County, California", dated June 8, 2009.

PDP01355 concluded:

- 1.The potential to impact significant paleontological resources is determined to be low within the shallow Recent (Holocene) alluvium.
- 2.The potential to impact significant paleontological resources is determined to be high in the older Pleistocene sediments that may be encountered at depth.

PDP01355 recommended:

- 1.Periodic paleontological monitoring during all earth-moving activities above the depth of five feet.
- 2.Continuous monitoring for paleontological resources for earth-moving activities that exceed the depth of 5 feet and/or if older alluvium is impacted at a shallower depth.

PDP01355 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01355 is hereby accepted for PM36161. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3 (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the

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10.TRANS. 1                   USE - STD INTRO 3 (ORD 461) (cont.)                   RECOMMND

exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                   USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 3                   USE-CREDIT/REIMBURSEMENT 4 IMP                   RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 4                   USE - TUMF CREDIT AGREEMENT                   RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - TS/CONDITONS

RECOMMND

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

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

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

Driveway 1 (NS) at:  
Pat Road (EW) - Future Intersection

Driveway 2 (NS) at:  
Pat Road Road (EW) - Future Intersection

Pourroy Road (NS) at:  
Flossie Way/Koon Street (EW)  
Driveway 3 (EW) - Future Intersection  
Ruft Road/Driveway 4 (EW)  
Pat Road/Driveway 5 (EW)  
Thompson Road (EW)

Winchester Road (SR-79) (NS) at:  
Scott Road (EW)  
Keller Road (EW)  
Abelia Street/Pourroy Road (EW)  
Pourroy Road (EW)  
Skyview/Jean Nicholas Road (EW)  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Hunter/Borel Road (EW)

Leon Road (NS) at:  
Thompson Road (EW)

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



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10. GENERAL CONDITIONS

10.TRANS. 5 USE - TS/CONDCTIONS (cont.)

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE - NPDES/SWPPP (cont.)                   RECOMMND

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](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

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

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                   USE - GEOTECH/SOILS RPTS (cont.)                   RECOMMND

of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

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

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

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

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

the grading plan.

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

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

EPD DEPARTMENT

60.EPD. 1 EPD- MSHCP LANDSCAPING RECOMMND

This project is located near existing MSHCP conservation areas and a copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                   USE SUBMIT PLANS                   RECOMMND

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

60.FLOOD RI. 3                   USE EROS CNTRL AFTER RGH GRAD                   RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                   USE OFFSITE EASE OR REDESIGN                   RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5                   USE WRITTEN PERM FOR GRADING                   RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 6                   USE ENCROACHMENT PERMIT REQ                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrita Creek 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MITCHARGE (cont.)

RECOMMND

Plot Plan 24054 is located within the limits of the Warm Springs Valley sub-watershed of the Murrieta Creek 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 23.66-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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

60.FLOOD RI. 10 USE ZONE 7 PRESENT WORTH MAINT

RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

60.PLANNING. 4 GEN - CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, archaeological monitoring is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training for construction staff including the establishment of set

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

guidelines for ground disturbance in sensitive areas. The Project Archaeologist shall implement archaeological monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock removals and crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 5

GEN - TRIBAL MONITOR

RECOMMND

As a result of archaeological investigation (PD-A-4572R1) and information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring is accommodated for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

GEN - TRIBAL MONITOR (cont.)

RECOMMND

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement with the tribes to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the tribe's interests only.

3)This agreement shall not modify any approved condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.73 acres (gross) in accordance with the APPROVED EXHIBITS. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 14 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1050, and Change of Zone No. 7709 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to the property.

60.PLANNING. 15 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24054, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 21 USE - PALEO PRIMP & MONITOR

RECOMMND

PDP01355, prepared by CRM Tech for this project (PM36161 AND PP24054), concluded the potential to impact significant paleontological resources is high. HENCE,

PRIOR TO ISSUANCE OF GRADING PERMITS:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standard 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.

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60.PLANNING. 21 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 3 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.11.

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

complying with the following:

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law or current California Health Code.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to

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80.FLOOD RI. 3                   USE 3 ITEMS TO ACCEPT FACILITY (cont.)                   RECOMMND

the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4                   USE MITCHARGE                   RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek 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 24054 is located within the limits of the Warm Springs Valley sub-watershed of the Murrieta Creek 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 23.66-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.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 6 USE ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on the APPROVED EXHIBITS.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated May 11, 2009, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24054, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:  
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by

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80.PLANNING. 21 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

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

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

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

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22                   USE - LC LANDSCAPE SECURITIES                   RECOMMND

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

NOTE:

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

80.PLANNING. 23                   USE - REQUIRED APPLICATIONS                   RECOMMND

No building permit shall be issued until General Plan Amendment No. 1050 and Change of Zone No. 7709 have been approved and adopted by the Board of Supervisors and have been made effective. This plot plan shall conform with the development standards of the designation and zone ultimately applied to the property.

TRANS DEPARTMENT

80.TRANS. 1                        USE - CALTRANS ENCRCHMNT PRMT                   RECOMMND

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along SR-79 (Winchester Road) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 83, Ordinance 461.

Sufficient public street right-of-way along Koon Street shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103.

Sufficient public street right-of-way shall be provided along Pourroy Road (from Ruft Road to SR-79 (Winchester Road)) to establish a 100'-116 foot full-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along Pourroy Road (from Ruft Road to Koon Street) shall be conveyed for public use to establish a 50 foot half-width right-of-way including standard corner cutback per County Standard No. 94, Ordinance 461.

80.TRANS. 3

USE - CORNER CUT-BACK I/SUR

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 4

USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Winchester Road (SR-79), Pourroy Road, Koon Street, and Pat Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.18, 19, & 20

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE-ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

conditions.

- (4) Street sweeping.
- (5) Raised landscaping median along Winchester Road (SH-79).

NOTE: Any commercial project along State highway must annex into L&LMD 89-1-C in addition to executing a landscaping maintenance agreement.

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, IID or other electric provider.

80.TRANS. 5 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 461 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.

80.TRANS. 6 USE - LANDSCAPING

RECOMMND

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

Landscaping plans shall be designed within Winchester Road (SR-79), Pourroy Road, Koon Street, and Pat Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet

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80.TRANS. 6 USE - LANDSCAPING (cont.) RECOMMND

format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 7 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 8 USE - TS/DESIGN PHASE 1 RECOMMND

Phase 1 is comprised of Parcel 1, 2, and 3 of PM36161.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Winchester Road (SR-79) (NS) at Thompson Road (EW)  
(modification for eastbound right-turn overlap)
- Winchester Road (SR-79) (NS) at Benton Road (EW)  
(modification for additional lanes)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 9 USE - TS/DESIGN PHASE 2 RECOMMND

Phase 2 is comprised of Parcel 4 and 5 of PM36161.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of: