

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 35 USE- NO RESIDENT OCCUPANCY

RECOMMND

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

10.PLANNING. 37 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by the use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ (as measured at a distance of 50 feet from edge of racing surface) between the hours of 7:00 p.m. to 7:00 a.m., and 85 db(A), 10-minute LEQ, at all other times (as measured at a distance of 50 feet from edge of racing surface). In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall be subjected to implementation of Mitigation Measures: MM Noise 7 through MM Noise 9 as identified in the Addendum to EIR 396 (adopted June 7, 2011). Failure to comply with and/or fulfill said mitigation measures may include discontinued operation of the facility. Furthermore, the permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 38 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to obtain and submit periodic noise monitoring reports through utilization of Mitigation Measures: MM NOISE 5 through MM NOISE 7 (as identified in the adopted Addendum to EIR 396) and as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - NOISE MONITORING REPORTS (cont.) RECOMMND
approval prior to commencing the required report).

10.PLANNING. 39 USE - VIABLE LANDSCAPING RECOMMND
All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 41 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. 48 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. 52 USE - 4TH DIST DSGN STDS RECOMMND
The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, FOURTH SUPERVISORIAL DISTRICT, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 58 USE- AGENCY CLEARANCE RECOMMND
A clearance letter from Airport Landuse Commission (ALUC) was provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 5, 2015, summarized as follows:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 58

USE- AGENCY CLEARANCE (cont.)

RECOMMND

lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency - Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)

2. The following uses shall be prohibited:

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

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

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.

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

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, and highly noise-sensitive outdoor nonresidential uses.

3. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 58

USE- AGENCY CLEARANCE (cont.) (cont.)

RECOMMND

instrument to be recorded at time of map recordation or building permit issuance.

4. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landacaping.

5. Development of the area addressed through Plot Plan No. 25677 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.

6. The property owner or property/building lessee shall provide a signed affidavit that occupancy shall be limited to a maximum of 300 persons for the operations building as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior.

7. No pole affixed lighting, landscaping above four (4) feet in height, or any other structures greater than four (4) feet in height and thicker than four (4) inches shall be allowed within the driver training track or skid pad to ensure the area is preserved as open area free of obstructions for potential emergency landings.

8. Any future revisions to the BMW facility as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior shall be transmitted to ALUC staff for review to determine whether submittal to ALUC is required. This review is intended to confirm any changes in intensities proposed and to determine whether FAA review for Obstruction Evaluation may be required.

10.PLANNING. 59

USE - M/M PROGRAM (GENERAL)

RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 60

PPA - NON-IMPLEMENTING MAPS

RECOMMND

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

10.PLANNING. 61

PPA - SUBMIT FINAL DOCUMENTS

RECOMMND

Eight (8) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department 1 copy Department of Environmental Health 1 copy Fire Department 1 copy Coachella Valley Water District 1 copy Transportation Department 1 copy County Planning Department in Riverside 1 copy Riverside County Planning Department Palm Desert 1 copy Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

10.PLANNING. 62

PPA - AMENDMENT REQUIRED

RECOMMND

If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.PLANNING. 62 PPA - AMENDMENT REQUIRED (cont.)

RECOMMND

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary.

10.PLANNING. 63 MAP - PA PROCEDURES (MAP)

RECOMMND

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s]. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP303A3 TS/CONDITION

INEFFECT

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.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN: TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10. TRANS. 1

SP - SP303A3 TS/CONDITION (cont.)

INEFFECT

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.

SR-86 (NS) at:
60th Avenue (EW)
"B" Street (NS) at:
Tyler Street (EW)
Tyler Street (NS) at:
60th Avenue (EW)
Polk Street (NS) at:
60th Avenue (EW)
SR-86 (NS) at:
61st Avenue (EW)
Tyler Street (NS) at:
61st Avenue (EW)
SR-86 (NS) at:
62nd Avenue (EW)
"A" Street (NS) at:
62nd Avenue (EW)
"B" Street (NS) at:
62nd Avenue (EW)
Tyler Street (NS) at:
62nd Avenue (EW)
"C" Street (NS) at:
62nd Avenue (EW)
"D" Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
62nd Avenue (EW)
Fillmore Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
"D" Street (EW)
Tyler Street (NS) at:
64th Avenue (EW)
"C" Street (NS) at:
64th Avenue (EW)
"E" Street (NS) at:

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.) (cont.) INEFFECT

64th Avenue (EW)
Polk Street (NS) at:
64th Avenue (EW)
Tyler Street (NS) at:
"F" Street (EW)
Tyler Street/Middleton Street (NS) at:
66th Avenue (EW)
"E" Street (NS) at:
66th Avenue (EW)
Polk Street (NS) at:
66th Avenue (EW)
Fillmore Street (NS) at:
66th Avenue (EW)

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

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

10.TRANS. 2 SP - SP303A3/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General
Plan or Specific Plan designation, as approved by the
County Board of Supervisors, or as approved by the
Transportation Department.

10.TRANS. 3 SP - SP303A3/WRCOG TUMF INEFFECT

The project proponent shall be required to pay the
Transportation Uniform Mitigation Fee (TUMF) in accordance
with the fee schedule in effect at the time of issuance of
a building permit, pursuant to Ordinance No. 673.

10.TRANS. 4 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.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.TRANS. 4

SP - SOUTH VALLEY PARKWAY

INEFFECT

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 5

SP - SP LANDSCAPING PLANS

INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.TRANS. 12

USE - STD INTRO (ORD 461)

RECOMMND

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

10.TRANS. 13

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 14

USE - ENCROACHMENT PERMIT

RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 15

USE - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.TRANS. 15 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 16 USE - PRIVATE STREETS

RECOMMND

The internal streets within this project shall not be offered for dedication.

10.TRANS. 17 USE - TS/CONDITIONS

RECOMMND

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

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

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

Harrison Street (NS) at:
Airport Blvd. (EW)

Tyler Street (NS) at:
Airport Blvd. (EW)

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PLOT PLAN: TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10. TRANS. 17

USE - TS/CONDITIONS (cont.)

RECOMMND

Polk Street (NS) at:
Airport Blvd. (EW)

Palm Street (NS) at:
Airport Blvd. (EW)

SR-86 Southbound Ramps-Desert Cactus Drive (NS) at:
Airport Blvd. (EW)

SR-86 Northbound Ramps (NS) at:
Airport Blvd. (EW)

Harrison Street (NS) at:
Avenue 58 (EW)

Polk Street (NS) at:
Avenue 58 (EW)

Harrison Street (NS) at:
Avenue 60 (EW)

Tyler Street (NS) at:
Avenue 60 (EW)

Polk Street (NS) at:
Avenue 60 (EW)

Tyler Street (NS) at:
Jasper Lane (EW)

Tyler Street (NS) at:
Avenue 62 (EW)

Polk Street (NS) at:
Avenue 62 (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.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

10. GENERAL CONDITIONS

10.TRANS. 18

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

10.TRANS. 19

USE - SIDEWALK

RECOMMND

At the request of the applicant, Transportation Department has no issue with eliminating the sidewalk within private streets, however, the Developer shall provide path of travel/access to each lot or other member facilities, as applicable, in compliance with ADA requirements and as approved by the Director of Building & Safety.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 33

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP - FINAL DOCUMENTS INEFFECT

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy Transportation Department: 1 copy County Planning Department in Riverside: 1 copy Clerk of the Board of Supervisors: 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

20.PLANNING. 3 USE- LIFE OF THE PERMIT RECOMMND

The life of Plot Plan No.25677 shall terminate on July 1, 2045. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 6 PPA - COMPLETE CASE APPROVALS RECOMMND

Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 PPA - COMPLETE CASE APPROVALS (cont.)

RECOMMND

Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED.

20.PLANNING. 7 PPA - CVWD COMPLIANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to District approval of future development plans within the Kohl Ranch Specific Plan subject to regional flooding" in the letter from the Coachella Valley Water District dated September 16, 2010 have been addressed to the satisfaction of the Coachella Valley Water District. Specifically the letter requests:

-The developer will be required to pay fees for a flood management review by our consultant. Flood protection measures shall include detailed hydraulic analysis and plans for flood control that comply with Riverside County Ordinance No. 458, District, FEMA, and California Drainage Law regulations and standards.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF.

MET

Prior to approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing 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.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - CULTURAL RESOURCE PROF. (cont.)

MET

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 2

SP - PHASE IV MONITOR REPORT

MET

Prior to the scheduling for a public hearing/approval/action of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.); the following condition shall be placed on the implementing project:

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL)

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR and Addendum prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8

SP - ACOUSTICAL STUDY REQD

MET

Prior to the approval of any implementing project within any residential Planning Areas of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12

SP - ADDENDUM EIR

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.)

MET

shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 13 SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUPPLEMENT TO EIR (cont.) MET

shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15 SP - SUBSEQUENT EIR MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17

SP - AMENDMENT REQUIRED

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18

SP - PARK AGENCY REQUIRED

MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - PARK AGENCY REQUIRED (cont.)

MET

This condition shall be considered as NOT APPLICABLE if the Desert Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19

SP - AG/DAIRY NOTIFICATION

NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 20

SP *- PA PROCEDURES

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP *- PA PROCEDURES (cont.)

MET

division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE

MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA

MET

rior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA (cont.)

MET

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners'

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PRI COMMON AREA (cont.)

MET

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 25 SP - PALEO M/M PROGRAM

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for SPECIFIC PLAN 303 AMENDMENT NO. 3 during the process of grading. Grading permits will not be issued unless the

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.) MET

preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP *- ENTRY MONUMENTATION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 31 SP - POST GRADING REPORT MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law."

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - GEO STUDY REQUIRED

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED (cont.)

MET

construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 36

SP - HYDRO STUDY

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a HYDROLOGY study shall be

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - HYDRO STUDY (cont.)

MET

submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 37 SP - PARK SCHEDULE

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), a schedule for the development of the park for the phase of the specific plan that the residential project is in shall be submitted to and approved by the Desert Recreation District. Conditions of approval reflecting the construction schedule will be placed on the SPECIFIC PLAN for all future implementing projects to comply.

This condition may be considered NOT APPLICABLE if the implementing project is not residential in nature. Accordingly, this condition may be considered MET only on the implementing projects for which a parks construction schedule has been approved, and may be considered MET for the entire SPECIFIC PLAN once the construction schedule for the every park in the SPECIFIC PLAN has been approved. This condition may not be DEFERRED.

30.PLANNING. 38 ALUC CLEARANCE LETTER 1-28-15

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015."

Portions of this condition may be applicable to multiple milestones of development and therefore may be applied

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 ALUC CLEARANCE LETTER 1-28-15 (cont.) MET

according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

30.PLANNING. 39 SP - DISCLOSURE STATEMENTS MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If the project is within Planning Areas E-5 through E-8, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant shall submit to the Planning Director for review and approval a completed occupancy disclosure form for the project.

The approved disclosure form, along with its attachments, shall be included as part of the lease/sales agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as of the date of submittal. The following shall be included at a minimum:

a.Information on Noise resulting from aircraft and/or helicopter operations from Jacqueline Cochran airport.

b.Information on Noise resulting from the race track operations.

c.Overnight stays shall be limited to 45 consecutive nights."

30.PLANNING. 40 SP - CVWD COMPLIANCE MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to District approval of future development plans within the Kohl Ranch Specific Plan subject to regional flooding" in the letter from the Coachella Valley Water District dated September 16, 2010 have been addressed to the satisfaction of the Coachella Valley Water District. Specifically the letter requests:

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 40

SP - CVWD COMPLIANCE (cont.)

MET

-The developer will be required to pay fees for a flood management review by our consultant. Flood protection measures shall include detailed hydraulic analysis and plans for flood control that comply with Riverside County Ordinance No. 458, District, FEMA, and California Drainage Law regulations and standards.

TRANS DEPARTMENT

30.TRANS. 1

SP - SP303A3/TS REQUIRED

MET

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A3 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. The project proponent of the subsequent development shall be responsible for the mitigation measures identified in the traffic studies including those which are above and beyond the conditioned improvements of SP00303A3.

30.TRANS. 2

SP - SP303A3/TS INSTALLATION

MET

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Jackson Street (NS) at Avenue 60 (EW)
Jackson Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Airport Boulevard (EW)
Harrison Street (NS) at Avenue 60 (EW)
Harrison Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Avenue 64 (EW)
Harrison Street (NS) at Avenue 66 (EW)
Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Tyler Street (NS) at Avenue 66 (EW)
"B" Street (NS) at "A" Street (EW)
"B" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "A" Street (EW)
"C" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "E" Street (EW)
"C" Street (NS) at Avenue 66 (EW)

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP303A3/TS INSTALLATION (cont.)

MET

"D" Street (NS) at "A" Street (EW)
Polk Street (NS) at Airport Boulevard (EW)
Polk Street (NS) at Avenue 60 (EW)
Polk Street (NS) at Avenue 62 (EW)
Polk Street (NS) at "E" Street (EW)
Polk Street (NS) at Avenue 66 (EW)
Polk Street (NS) at Harrison Street (EW)
Grapefruit Boulevard (NS) at Airport Boulevard (EW)
Grapefruit Boulevard (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 66 (EW)
SR-111 (NS) at Avenue 62 (EW)
SR-86S Southbound (NS) at Avenue 62 (EW)
SR-86S Northbound (NS) at Avenue 62 (EW)

or as approved by the Transportation Department.

Additional Traffic Signals may be identified in site specific traffic studies.

30.TRANS. 3

SP - SOUTH VALLEY PARKWAY

MET

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP303A3 shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY (cont.) MET

have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

30.TRANS. 4 SP - SP303A3/CREDIT MET

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://rctlma.org/trans/Contractors-Corner>

30.TRANS. 5 SP - SP303A3/GEOMETRICS MET

The intersection of SR-86 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of "B" Street (NS) at Tyler Street (EW) shall be improved to provide the following geometrics:

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

The intersection of SR-86 (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.)

MET

Southbound: one left-turn lane, one through lane
Eastbound: one through lane
Westbound: one through lane

The intersection of Tyler Street (NS) at 61st Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of SR-86 (NS) at 62nd Avenue (EW) shall be
improved to provide the following geometrics:

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

The intersection of "A" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of "B" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of Tyler Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 57

PLOT PLAN: TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.) (cont.)

MET

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

The intersection of "C" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of "D" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of Fillmore Street (NS) at 62nd Avenue
(EW) shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) at "D" Street (EW)

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 58

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (contMET

shall be improved to provide the following geometrics:

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

The intersection of Tyler Street (NS) at 64th Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, (two through lanes -
future), one right-turn lane

The intersection of "C" Street (NS) at 64th Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of "E" Street (NS) at 64th Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) at 64th Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of Tyler Street (NS) at "F" Street (EW)
shall be improved to provide the following geometrics:

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

PLOT PLAN: TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30. TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (contMET

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

The intersection of Tyler Street-Middleton Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of "E" Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 60

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - LC LANDSCAPE CONCEPT PLAN

MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - LC LANDSCAPE CONCEPT PLAN (cont.) MET

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 7 SP - LC LNDSCP CMN AREA MNTNN MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e., tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 62

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - LC LNDSCP CMN AREA MNTNN (cont.)

MET

SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____.

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 6

MAP - COMMON AREA MAINTENANCE

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 63

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following Planning Area: A-6.

50.PLANNING. 7 MAP - CC&R RES PUB COMMON AREA RECOMMND

The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall,

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 64

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7

MAP - CC&R RES PUB COMMON AREA (cont.)

RECOMMND

if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 65

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

50.PLANNING. 8 MAP - CC&R RES PRI COMMON AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 66

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

50.PLANNING. 9 PPA - ALUC CLEARANCE

RECOMMND

The developer shall comply with the Conditions of Approval set forth in the County of Riverside Airport Land Use Commission (ALUC) letter dated November 29, 2010; March 27, 2002 and January 5, 2015 (copies which are attached).

Portions of this condition are applicable to different milestones of development. Therefore, this condition may be DEFERRED until map recordation and building permits.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 67

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 10

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not limited to, the following Planning Area: A-6.

60. PRIOR TO GRADING PRMT ISSUANCE

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 68

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

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.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 69

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

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

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

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 70

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 71

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 PRJ- ARCHAEO M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with.

60.PLANNING. 15 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25677, 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. 20 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 72

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 73

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

60.PLANNING. 64 USE- PALEO M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 74

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 64

USE - GENERIC M/M PROGRAM

RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Area A-6 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 64

USE - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

TRANS DEPARTMENT

60.TRANS. 3

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 75

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

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

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Transportation Department for review and approval.

60.TRANS. 7 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 76

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 8 USE - CREDIT/REIMBURSEMENT

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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 77

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 78

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* - WASTE MNGEMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2.Determines if materials will be sorted on site or mixed.

3.Identifies diversion facilities where material collected will be taken.

4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 79

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* - WASTE MNGEMNT PLAN (cont.) RECOMMND

provision and requirements, please contact the Waste
Management Department @ (951) 486-3200.

80.BS PLNCK. 2 USE* SITE ACCESSIBILITY REQ'S RECOMMND

ACCESSIBLE PATH OF TRAVEL:

The applicant shall provide a site plan to indicate the
required continuous accessible paved path of travel. The
accessible path of travel details shall include;

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and
details where applicable.

The Accessible path of travel shall:

- 1.Connect to the public R.O.W.
- 2.Connect to all building(s).
- 3.Connect to all accessible parking loading/unloading
areas.
- 4.Connect to accessible sanitary facilities.
- 5.Connect to areas of public accommodation.

Please be aware that the approved site plan with
accessibility requirements should be included with any
building plan submittals. The plan review staff may have
additional comments depending on the additional information
or revisions provided during the plan review process.
Additional accessible requirements within the structure
shall be reviewed during the building plan review.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer
company/district shall be submitted to the Department of
Environmental Health along with the filing fee in effect at
the time of submittal.

80.E HEALTH. 3 USE - FOOD PLANS REQD RECOMMND

A total of 3 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 current State and Local regulations.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 80

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

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. This is only for the building plans. All other systems will have to be submitted seperately.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 14 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 125 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 81

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - REC & PARK DIST MITIG. (cont.) RECOMMND

land have been provided to the District.

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

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

80.PLANNING. 17 USE- REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Specific Plan No. 303A3 and Change of Zone No. 07852 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of 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. 22 USE - PRKNG/LNDSCPNG PLN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 82

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No.25677, 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. 27 MAP - POST GRADING REPORT

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with.

80.PLANNING. 32 USE - SCHOOL MITIGATION

RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law.

80.PLANNING. 33 USE-ENTRY MONUMENT

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit A.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building 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. 673.

80.TRANS. 6 USE - CORNER CUT-BACK I

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 83

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Thermal Design Guidelines. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 16

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in 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.

80.TRANS. 17

USE - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 84

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

80.TRANS. 18 USE - TS/DESIGN

RECOMMND

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

None

80.TRANS. 19 USE - TS/GEOMETRICS

RECOMMND

The intersection of Tyler Street (NS) at Jasper Lane (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one right-turn lane - stop controlled

NOTE: This access shall be restricted to right-in/right-out with left-turns into Jasper Lane. Westbound left-turn movements shall be restricted and enforced by a raised median on Tyler Street. The raised median shall be improved by the project proponent.

or as approved by the Transportation Department.

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

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

80.TRANS. 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 Transportation Department for

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 85

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 21

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 86

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

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

verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

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

NOTE:

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

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.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 87

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 24 USE-OFF-SITE/RECIPROCAL ACCESS

RECOMMND

Prior to building permit issuance, an irrevocable reciprocal access agreement shall be recorded establishing equal access to all parcels within PP25677 using Jasper Lane going east outside of project boundary and connecting to either 62nd Avenue, Polk Street, or 60th Avenue as approved by the Transportation Department.

80.TRANS. 25 USE - OFF-SITE IMPROVEMENTS

RECOMMND

Off-site portion of Jasper Lane shall be improved with 53-foot AC pavement and 8-inch concrete curb and gutter within the 78-foot right-of-way in accordance with County Standard No. 111. (Modified)

Prior to occupancy, provide secondary access consistent with County Transportation standards.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 88

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

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

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

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

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

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 89

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

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

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 90

PLOT PLAN: TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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.

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet. Or have each building with illuminated address and "Thermal Club" to have the main "Display Board" at the entrance off of 62 Ave.

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically protected with fire sprinklers and must be included on the title page of the building plans.

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 91

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

approval prior to installation. Contact fire department for guideline handout.

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#37- EXIT SIGN RECOMMND

Exit signs, exit markers and exit path marking shall be installed per the California Building Code.

90.FIRE. 6 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 7 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 8 USE-FIRE ACCESS RECOMMND

Roadways may not exceed 1320 feet without secondary access. This access may be restricted to emergency vehicles only however, public egress must be unrestricted.

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 92

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 8

USE-FIRE ACCESS (cont.)

RECOMMND

COMMERICAL USE: Approved fire apparatus access road shall be provided for every facility, building or portion of a building shall extend to within 150 feet of all portions of the facility an all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus. See Fire Department Standard for turnout and turnarounds.

The minimum dimension for gates is 20 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. Any gate providing access from a road shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38-foot turning radius shall be used.

Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation. Automatic gate pins shall be rated with a shear pin force, not to exceed 30 pounds. Gates activated by a rapid system shall remain open until closed by the rapid entry system. Automatic gates shall be provided with power backup.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

USE BMP - EDUCATION

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 93

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.FLOOD RI. 2 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT

RECOMMND

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

PLANNING DEPARTMENT

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

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be,

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 94

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

modified by the eparment of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of seventy five (75) parking spaces shall be provided as shown on the APPROVED EXHIBIT L, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 95

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided adjacent to the Visitor and Conference Building in order to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 13 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 16 USE- TRASH ENCLOSURES RECOMMND

Three (3) trash enclosures which are adequate to enclose a minimum of one(1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with split face masonry block

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 96

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 27 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 28 USE- EXTENDED TRUCK IDLING RECOMMND

Signs stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be posted at the entrance to the Visitor and Conference Building and at the Maintenance Garage and Carwash Building.

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

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

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 97

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25677 is calculated to be 46.0 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25677 has been calculated to be 46.0 net acres.

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

90.PLANNING. 32 USE - PALEO MONITORING REPORT

RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 98

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Specific Plan No. 303, Amended No. 3.

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 7 USE - STREETLIGHTS INSTALL RECOMMND

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

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

It shall be the responsibility of the developer to ensure

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 99

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 10 USE - IMPROVEMENTS

RECOMMND

Tyler Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 & 2. (86'/128') (Modified) as shown on Kohl Ranch Specific Plan No. 303, Amended No. 3.

NOTE: A 6-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

Above mentioned improvements shall include 10-foot wide trail and Class II Bike Path.

90.TRANS. 11 USE - INTERNAL STREETS

RECOMMND

The internal streets designated as Lot "A" (Jasper Lane) is a private street and shall not be offered for dedication.

Lot "A" (Jasper Lane) shall be improved with 53-foot AC pavement and 8-inch concrete curb and gutter within the 78-foot right-of-way in accordance with County Standard No. 111. (Modified)

A 6-foot wide concrete sidewalk shall be installed within a separate easement on both sides of all internal private streets along lot frontage with the exception of common lots.

Standard cul-de-sacs, off-site cul-de-sacs and knuckles shall be installed throughout the project.

All streets shall be designed in accordance with Standard No. 114.

Any deviation from Standard County street design or approved street design within Specific Plan No. 303, as

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 100

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - INTERNAL STREETS (cont.) RECOMMND

amended, shall be as approved by the Transportation Department.

90.TRANS. 13 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 16 USE - 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 _____ of the _____ Road and Bridge Benefit District.

NOTE: The project gross/net acreage is _____ acres.

90.TRANS. 19 USE - IMP PLANS RECOMMND

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

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

90.TRANS. 24 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 101

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 24 USE - SIGNING & STRIPING (cont.) RECOMMND

additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 25 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 26 USE - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 27 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 102

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 27 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 28 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 29 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

05/05/15
07:00

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 103

PLOT PLAN:TRANSMITTED Case #: PP25677

Parcel: 759-180-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 29 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 30 USE-OFF-SITE/RECIPROCAL ACCESS RECOMMND

Prior to final inspection, an irrevocable reciprocal and off-site access agreement shall be recorded establishing equal access to all parcels within PP25677 using Jasper Lane going east outside project boundary and connecting to either 62nd Avenue, Polk Street, or 60th Avenue as approved by the Transportation Department.

90.TRANS. 31 USE - OFF-SITE IMPROVEMENTS RECOMMND

Off-site portion of Jasper Lane shall be improved with 53-foot AC pavement and 8-inch concrete curb and gutter within the 78-foot right-of-way in accordance with County Standard No. 111. (Modified)

Prior to occupancy, provide secondary access consistent with County Transportation standards.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - COUNT RES BUILD PERMITS INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. San Diego
Air Qlty. Mgt. South Coast

TENTATIVE PARCEL MAP NO. 36735 AND PLOT PLAN NO. 25677 - EA42726 - Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates- Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Land Use: Light Industrial (LI) as reflected on the Specific Plan (SP303A2) Land Use Plan - Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 46 acres - Zoning: Specific Plan (SP) – **REQUEST: The Plot Plan proposes a BMW Driving Facility located within Planning Area A-6 of the existing Kohl Ranch Specific Plan. The proposed project will be landscaped and will consist of a driver instruction school, an approximate one mile driver training track for the purposes of teaching driving skills, a 49,087 square foot skid pad, a two- story, 8,550 square foot visitor conference building, a 2,800 square foot maintenance building, two (2) 40-foot by 60-foot shade structures (4,400 square feet each), an 800 square foot guard house and a 740 square foot sales trailer. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications. The **Parcel Map proposes a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way lot (abutting east side of Tyler Street). The APN location for the Plot Plan and Parcel Map: 759-180-004.****

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 22, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

Russell Brady
John Guerin
Barbara Santos

County Administrative Center
4080 Lamon St., 14th Floor
Riverside, CA 92501
(951) 955-6132

www.rcaluc.org

January 5, 2015

Mr. Jay Olivas, Urban Regional Planner IV
Riverside County Planning Department
77-588 El Duna Court
Palm Desert CA 92211

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1025TH14

Related File No.: PP25677 (Plot Plan) and PM36735 (Tentative Parcel Map)

APN: 759-180-004.

Dear Mr. Olivas:

On December 11, 2014, the Riverside County Airport Land Use Commission (ALUC), by a 5-1 vote, found the above-referenced projects **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (as amended in 2006), subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers

Airport Land Use Commission
Page 2 of 3

containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, and highly noise-sensitive outdoor nonresidential uses.
3. The attached notice shall be provided to all potential purchasers and tenants and the contents of such notice language shall also be contained in a legally recordable instrument to be recorded at time of map recordation or building permit issuance.
 4. Any detention or retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. Development of the area addressed through Plot Plan No. 25677 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.
 6. The property owner or property/building lessee shall provide a signed affidavit that occupancy shall be limited to a maximum of 300 persons for the operations building as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior.
 7. No pole affixed lighting, landscaping above four (4) feet in height, or any other structures greater than four (4) feet in height and thicker than four (4) inches shall be allowed within the driver training track or skid pad to ensure the area is preserved as open area free of obstructions for potential emergency landings.
 8. Any future revisions to the BMW facility as identified on the Exhibits for Plot Plan No. 25677 dated 10/16/14 or prior shall be transmitted to ALUC staff for review to determine whether submittal to ALUC is required. This review is intended to confirm any changes in intensities proposed and to determine whether FAA review for Obstruction Evaluation may be required.

If you have any questions, please contact Russell Brady, Airport Land Use Commission Contract Planner, at (951) 955-0549, or John Guerin, Airport Land Use Commission Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

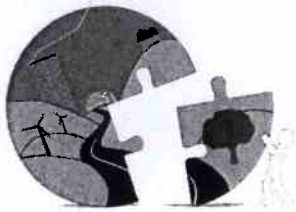
Attachments: Notice of Airport in Vicinity

cc: Thermal Operating Company, LLC – Attn.: Tim Rogers
Albert A. Webb Associates – Attn.: Melissa Perez

Airport Land Use Commission
Page 3 of 3

Nick Johnson, Johnson Aviation
Daryl Shippy, Riverside County Economic Development Agency – Aviation Division

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Carolyn Syms Luna
Director

PP2327

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: Mixed Use

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 17.27

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Thermal Operating Company, LLC E-Mail: timr@towerenergy.com

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance CA 90504
City State ZIP

Daytime Phone No: (310) 486-4774 Fax No: (____) _____

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: melissa.perez@webbassociates.com

Mailing Address: Attn: Melissa Perez, 3788 McCray Street

Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (____) _____

Property Owner's Name: JTM Land Company, LLC E-Mail: timr@towerenergy.com

Mailing Address: Attn: Tim Rogers, 1983 W. 190th Street, Suite 100

Torrance CA 90504
City State ZIP

Daytime Phone No: (310) 486-4774 Fax No: (____) _____

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

J.T. ROLEN

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

J.T. ROLEN

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 759-180-004

Section: 33 Township: 6S Range: 8E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 46

General location (nearby or cross streets): North of Avenue 62, South of Avenue 60, East of Tyler Street, West of Polk Street

Thomas Brothers map, edition year, page number, and coordinates: Pg 5590, E-2, N2166199, E6590159

Project Description: (describe the proposed project in detail)

See attached

Related cases filed in conjunction with this application:

PM36735

Is there a previous application filed on the same site: Yes ☒ No ☐

If yes, provide Case No(s). See attached (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): EIR00396

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

If yes, indicate the type of report(s) and provide a copy: See attached

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 200 ft

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 200 ft

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP25677

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Operating Company
Project Applicant

1983 W. 190th Street, Suite 100, Torrance, CA 90504
Address

The Plot Plan is located easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street.

Project Location

PLOT PLAN NO. 25677 proposes a BMW Driving Facility located within Planning Area A-6 of the existing Kohl Ranch Specific Plan. The proposed project will be landscaped and will consist of a driver instruction school, an approximate one mile driver training track for the purposes of teaching driving skills, a 49,087 square foot skid pad, a two-story, 8,550 square foot visitor conference building, a 2,800 square foot maintenance building, two (2) 40-foot by 60-foot shade structures (4,400 square feet each), an 800 square foot guard house and a 740 square foot sales trailer. The driving school would accommodate up to 42 participants per session and is assumed to have a maximum of 10 vehicles active in the area at one time. Facilities would not be open directly to the public. Vehicles utilized would be street legal with no performance modifications.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on April 28, 2015, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to the Environmental Impact Report was considered for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted with the EIR.
5. A statement of Overriding Considerations WAS adopted with the EIR.
6. The project did not trigger any requirements in CEQA Section 15162.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/4/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25677 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

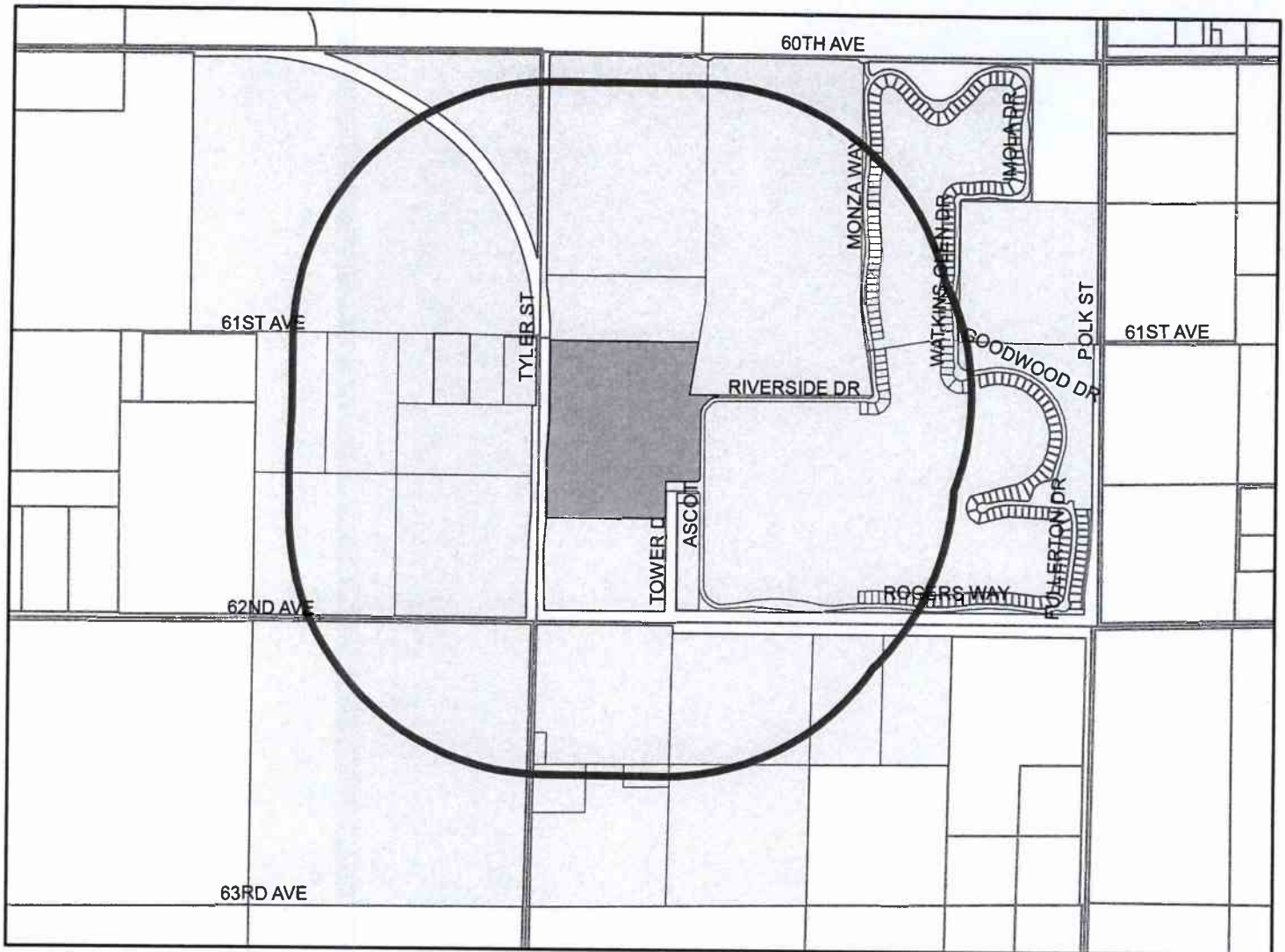
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25677 (2400 feet buffer)



Selected Parcels

759-190-002	751-030-007	751-030-008	759-240-001	759-200-006	759-140-010	751-020-003	751-030-009	751-030-001	759-140-009
759-140-014	759-180-004	759-180-005	759-180-006	759-180-008	759-180-009	759-180-010	759-180-012	759-180-013	759-180-014
759-190-011	759-190-013	759-190-014	759-200-001	759-200-002	759-200-003	759-200-009	759-200-010	759-240-004	759-240-005
759-240-006	759-240-007	759-240-008	759-240-009	759-240-011	759-240-012	759-240-014	759-240-015	759-240-017	759-240-018
759-250-001	759-250-002	759-250-003	759-250-004	759-250-005	759-250-006	759-250-007	759-250-008	759-250-009	759-250-019
759-250-020	759-250-021	759-250-022	759-250-023	759-250-024	759-250-025	759-250-026	759-250-027	759-250-028	759-250-029
759-250-030	759-250-031	759-250-032	759-250-033	759-250-034	759-250-035	759-250-036	759-250-037	759-250-038	759-250-039
759-270-020	759-270-021	759-270-022	759-270-023	759-270-024	759-270-025	759-270-026	759-270-027	751-030-010	751-030-018
751-030-019	751-030-020	759-130-007	759-130-008	759-140-007	759-140-012	759-140-020	759-140-021	759-180-003	759-190-006
759-190-007	759-190-008	751-030-002	759-240-003	759-240-010	759-200-004	759-140-015	759-140-006	759-200-005	759-240-013
759-200-007	759-240-002	759-240-016	759-200-008						



1,600 800 0 1,600 Feet

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

ASMT: 751020003, APN: 751020003
JACQUELINE ESTON, ETAL
P O BOX 371
THERMAL CA 92274

ASMT: 751030001, APN: 751030001
CARLOS GALINDO, ETAL
86027 AVENUE 62
THERMAL, CA. 92274

ASMT: 751030002, APN: 751030002
OTILIA MALDONADO, ETAL
49062 SUMMER ST
COACHELLA CA 92236

ASMT: 751030008, APN: 751030008
MARGARET VALENZUELA, ETAL
62800 TYLER ST
THERMAL, CA. 92274

ASMT: 751030009, APN: 751030009
LYDIA MORIN, ETAL
82687 SMOKETREE AVE
INDIO CA 92201

ASMT: 759140006, APN: 759140006
MARY GONZALEZ, ETAL
85501 AVENUE 61
THERMAL CA 92274

ASMT: 759140010, APN: 759140010
JOSE ORTIZ, ETAL
85981 AVENUE 61
THERMAL, CA. 92274

ASMT: 759140014, APN: 759140014
PEGI MCDANIEL, ETAL
41410 MAROON TOWN
INDIO CA 92201

ASMT: 759140015, APN: 759140015
CONNIE PESCADOR, ETAL
P O BOX 759
THERMAL CA 92274

ASMT: 759190002, APN: 759190002
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

ASMT: 759190008, APN: 759190008
KOHL RANCH II
C/O STEPHANIE COHEN
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

ASMT: 759190014, APN: 759190014
JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

ASMT: 759200004, APN: 759200004
MANJU CHOPRA, ETAL
6926 OROZCO DR
RIVERSIDE CA 92506

ASMT: 759200005, APN: 759200005
THERMAL 5
8188 LINCOLN AVE STE 100
RIVERSIDE CA 92504





ASMT: 759240013, APN: 759240013
THERMAL CLUB GARAGE
C/O STEVE KNUDSON
1200 17TH ST STE 660
DENVER CO 80202

ASMT: 759240010, APN: 759240010
PAVEL V PETRIK MEDICAL CORP PENSION PL
41651 MISHA LN
PALMDALE CA 93551

ASMT: 759240003, APN: 759240003
PAUL CLAYTON
4745 E CHARLES DR
PARADISE VALLEY AZ 85253

ASMT: 759240002, APN: 759240002
THERMAL LOT NO 84
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA CA 92253

ASMT: 759240001, APN: 759240001
BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH CA 90266

ASMT: 759200008, APN: 759200008
TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO CA 92029

ASMT: 759240016, APN: 759240016
THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS CA 90211

ASMT: 759200006, APN: 759200006
JENNIFER JENKINS, ETAL
49385 RCH SAN FRANCISQUITO
LA QUINTA CA 92253

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Desert Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant/Owner:
Kohl Ranch II, LLC
11990 San Vincente Blvd, Ste. 200
Los Angeles, CA 90049

Eng-Rep:
Land Development Consultants
1520 Brookhollow Drive, Ste. 33
Santa Ana, CA 92705

Eng-Rep:
Albert A. Webb & Associates
37888 McCray Street
Riverside, CA 92506

Applicant:
TRM 122, LLC
50-855 Washington Street, #C234
La Quinta, CA 92253

City of Indio Planning Dept.
100 Civic Center Mall
Indio, CA 92201

City of Coachella Planning Dept.
1515 6th Street
Coachella, CA 92236

City of La Quinta Planning Dept.
78495 Calle Tampico
La Quinta, CA 92253

~~4th District Supervisors Office
73-710 Fred Waring Drive
Palm Desert, CA 92260~~

Jacqueline Cochran Airport
56850 Higgins Drive
Thermal, CA 92274

Agua Caliente Planning Dept.
5401 Dinah Shore Drive
Palm Springs, CA 92264

Torres Martinez Planning Dept.
66725 Martinez Street
Thermal, CA 92274

Airport Land Use Commission
4080 Lemon Street, 14th Floor
Riverside, CA 92505

~~Department of Public Health
Office of Industrial Hygiene
P.O. Box 7600
Riverside, CA 92513-7600~~

Thermal Community Council
P.O. Box 284
Thermal, CA 92274

EXTRA LABELS

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1409647

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 66128
paid towards: CFG06114 CALIF FISH & GAME: DOC FEE
EA42726
at parcel #:
appl type: CFG3

By _____ Sep 03, 2014 11:43
MGARDNER posting date Sep 03, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

EA 38298

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200300094

Lead Agency: COUNTY PLANNING Date: 02/06/2003
County Agency of Filing: Riverside Document No: 200300094
Project Title: EA 38298; SP 303 AMEND 1; CZ 6605
Project Applicant Name: REGENT PROPERTIES INC. Phone Number: _____
Project Applicant Address: 450 ROXBURY DR #600 BEVERLY HILLS, CA 90210
Project Applicant: Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	<u>\$850.00</u>
<input type="checkbox"/> Negative Declaration	<u> </u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	<u> </u>
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	<u> </u>
<input checked="" type="checkbox"/> County Administration Fee	<u>\$64.00</u>
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
Total Received	<u>\$914.00</u>

Signature and title of person receiving payment:

John Hyatt

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

FILED
RIVERSIDE COUNTY

FEB 06 2003

NOTICE OF DETERMINATION

GARY L. ORSO
By *Jan H. Hylton* J. Hylton
Deputy

TO:
☒ Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
☒ County Clerk
County of Riverside

FROM:
Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 82-675 Highway 111, 2nd Floor
Indio, CA 92201

Riverside County Transportation Department
☐ 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

E.A. Number: 38298 **Specific Plan No. 303, Amendment No. 1, Change of Zone NO. 6605**

Project Title: Case Numbers

COUNTY CLERK
Neg. Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

Regent Properties, Inc. Attn: Jeff Dinkin Applicant's Address: 450 N. Roxbury Drive, #600, Beverly Hills, CA 90210
Project Applicant/Property Owner and Address

FEB 06 2003

Located east of Polk Street, west of Tyler Street, and north of Avenue 66.
Project Location

Removed:
By *C. Hylton* Dept.
County of Riverside, State of California

Specific Plan No. 303, Amendment No. 1 is an application to amend The Kohl Ranch Specific Plan (SP 303) Scenario 1 Land Use Plan. Change of Zone No. 6605 proposes to amend SP Zoning text and map to reflect the above-described changes in the SP 303 land use plan and text.
Project Description

Board of Supervisors
This is to advise that the Riverside County _____ has approved the above-referenced project on _____, 2003, and has made the following determinations regarding that project:

1. The project ☐ will, ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
☐ An Addendum to a Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$64 fee + evidence of prior EIR fee)
☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
☒ The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☐ , was, ☒ was not adopted for this project.
6. A de minimis finding ☐ was, ☒ was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- ☐ Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- ☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

FEB 06 2003

Maria Villarreal
Signature Maria Villarreal

Clerk of the Board of Supervisors

Title Deputy

Date

3.43

TO BE COMPLETED BY OPR
Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #: EA 38298

ORIGINAL

JAN 28 2003 343