



APPLICANT & OWNER:
FRENCH VALLEY AIRPORT CENTER, LLC
 150 S. GARDEN, SUITE 1020
 LOS ANGELES, CALIFORNIA 90017
 TEL: (213) 881-1928 ext 101
 FAX: (213) 881-1929

ARCHITECT:
ARTHUR ERIC ORANGE STREET
 SUITE 101
 150 S. GARDEN, SUITE 1020
 LOS ANGELES, CALIFORNIA 90017
 TEL: (213) 881-1928 ext 101
 FAX: (213) 881-1929

LANDSCAPE ARCHITECT:
27801 WOODBINE ROAD, SUITE 50
 VAN NUYS, CALIFORNIA 91411
 TEL: (818) 708-1010
 FAX: (818) 708-1010

CIVIL ENGINEER:
2800 W. MAIN STREET, SUITE 100
 VAN NUYS, CALIFORNIA 91411
 TEL: (818) 778-2284
 FAX: (818) 778-2284

LEGAL DESCRIPTION:
 CERTIFICATE OF SECTION 7, TOWNSHIP 7
 SOUTH RANGE 2 WEST SA 1/4
 EXEMPTING THEREOF THAT PORTION CONVEYED TO
 THE COUNTY OF RIVERSIDE BY DEED RECORDED
 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OF OFFICIAL
 ALSO EXEMPTING THEREOF THAT PORTION CONVEYED
 TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED
 JULY 10, 1989 BY INSTRUMENT NO. 1989-0001
 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

ASSESSORS' PARCEL NUMBER:
 948-270-002-7

ADDRESS:
 37399 LEON ROAD
 TOLUCA, CA 92592

ACREAGE:
 2.81 ACRES

NET ACRES:
 2.81 ACRES

ZONING DISTRICT:
 RANCHO CALIFORNIA

SELECTED PLAN:
 BAREL AIRPORT CENTER SPECIFIC PLAN NO. 265,
 PLANNING AREA NO. 2, ADOPTED OCTOBER 4, 1994

SCHOOL DISTRICT:
 TOLUCA UNIFIED

WATER DISTRICT:
 EMWD

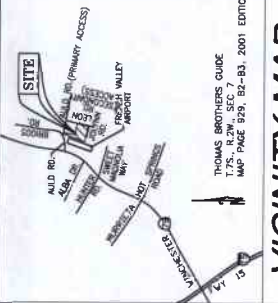
FLOOD CONTROL DISTRICT:
 RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

FEMA FLOODPLAIN:
 FLOOD HAZARD ZONE

NOT IN A FAULT ZONE
 LITHIFICATION POTENTIAL
 LOW

SPECIAL FLOOD ORIGIN:
 NOT IN A SPECIAL FLOOD ZONE

NOTE: THESE ARE SHELL BUILDINGS. NO TENANTS CURRENTLY



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
1	EXISTING IMPROVEMENTS	1,200,000	0.27
2	NEW IMPROVEMENTS	1,200,000	0.27
3	TOTAL IMPROVEMENTS	2,400,000	0.54
4	EXISTING OPEN SPACE	1,200,000	0.27
5	NEW OPEN SPACE	1,200,000	0.27
6	TOTAL OPEN SPACE	2,400,000	0.54
7	TOTAL PROJECT AREA	4,800,000	1.08
8	EXISTING TOTAL IMPROVEMENTS	1,200,000	0.27
9	NEW TOTAL IMPROVEMENTS	1,200,000	0.27
10	TOTAL IMPROVEMENTS	2,400,000	0.54
11	EXISTING TOTAL OPEN SPACE	1,200,000	0.27
12	NEW TOTAL OPEN SPACE	1,200,000	0.27
13	TOTAL OPEN SPACE	2,400,000	0.54
14	TOTAL PROJECT AREA	4,800,000	1.08

BUILDING DATA PROJECT DATA

SCALE: 1" = 120'-0"

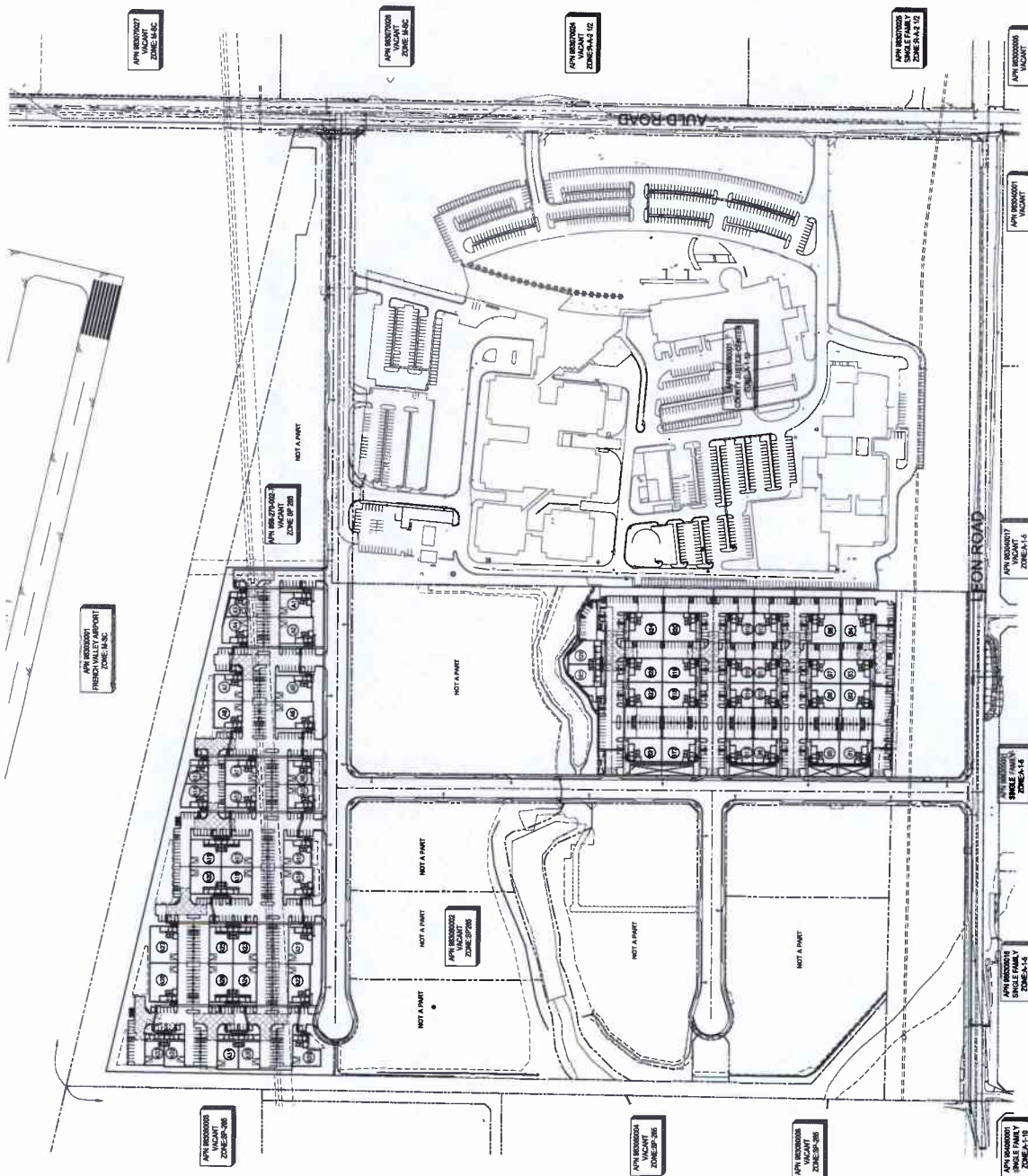
NORTH

0 60 120 240'

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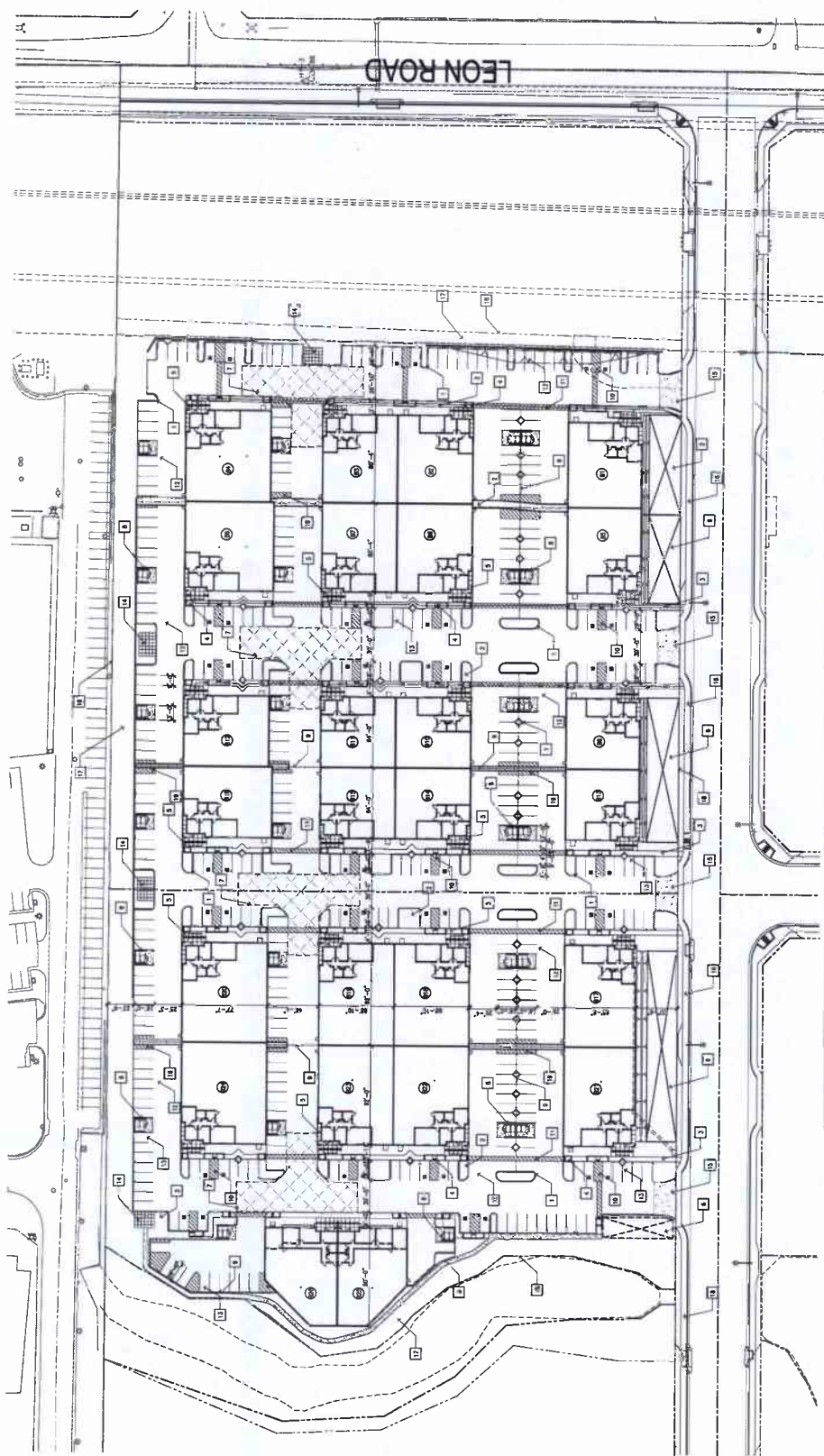
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 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 839-9880



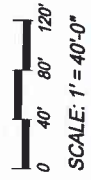
French Valley Airport Center
French Valley Airport Center, LLC
 515 South Figueroa Street, Suite 10206, Los Angeles, CA 90071

PLOT PLAN SUBMITTAL



AREA SUMMARY

AREA SUMMARY	AREA SUMMARY
TOTAL BUILDING AREA	TOTAL BUILDING AREA
TOTAL LANDSCAPE AREA	TOTAL LANDSCAPE AREA
TOTAL PAVED AREA	TOTAL PAVED AREA
TOTAL IMPAVED AREA	TOTAL IMPAVED AREA



⊕ N

SITE PLAN - PARCELS 4, 5 N

- NOTES
- 1 CONCRETE CURB - SEE CIVIL DRAWINGS
 - 2 LANDSCAPE PLANTER - SEE LANDSCAPE DRAWINGS
 - 3 4" W/ FINE CONCRETE W/ SAND/AGG ACCESSIBLE SURFACES
 - 4 W/ SAND/AGG ACCESSIBLE PAVEMENT
 - 5 IMPAVED FINISH AT BLDG ENTRY - SEE LANDSCAPE DRAWINGS
 - 6 LANDSCAPE EXTERIOR FINISH - SEE CIVIL AND LANDSCAPE DRAWINGS
 - 7 COURTYARD FINISH - SEE LANDSCAPE DRAWINGS
 - 8 PAVED CONCRETE FROM EXTERIOR WITH PAVED W/IN SETTS
 - 9 PAVED METAL FENCE
 - 10 4" W/ FINE CONCRETE W/ SAND/AGG ACCESSIBLE INLANDING WALL
 - 11 4" W/ FINE CONCRETE W/ SAND/AGG ACCESSIBLE PAVEMENT
 - 12 ASPHALT PAVING SURFACE - SEE CIVIL DRAWINGS
 - 13 COURTYARD FINISH - SEE LANDSCAPE DRAWINGS
 - 14 CONCRETE FIBER AREA - SEE LANDSCAPE DRAWINGS
 - 15 DRIVEWAY - SEE CIVIL DRAWINGS
 - 16 STREET SIGNAGE - SEE CIVIL DRAWINGS
 - 17 STRECH AREA - SEE CIVIL DRAWINGS
 - 18 PROPERTY LINE - SEE CIVIL DRAWINGS
 - 19 PAVED TERRAZZO AREA

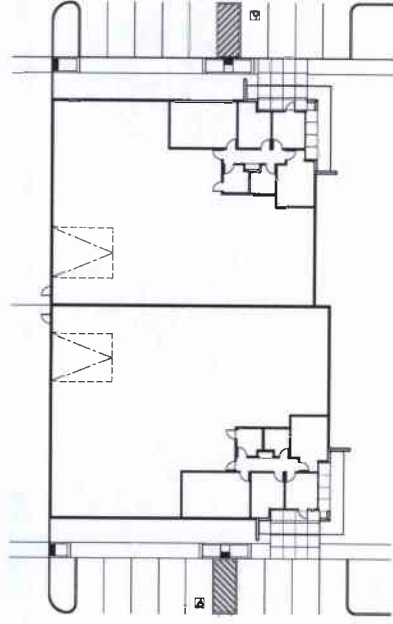
A2



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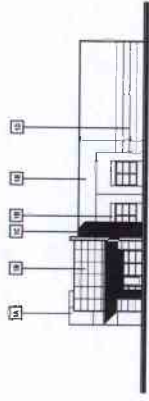
FLOOR PLAN

COLOR AND MATERIALS

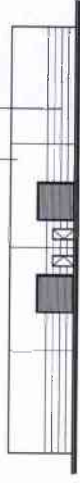
- A CONCRETE TILUP PANEL - PAINT CO 0119
- B CONCRETE TILUP PANEL - PAINT CO 0179
- C CONCRETE TILUP PANEL - PAINT CO 0180
- D CONCRETE TILUP PANEL - PAINT CO 0181
- E NOT USED
- F ALUMINUM ANODIZ
- G ALUMINUM STAINLESS AND GLASS, PPG - ALUMINO, BRONZE - CLEAR



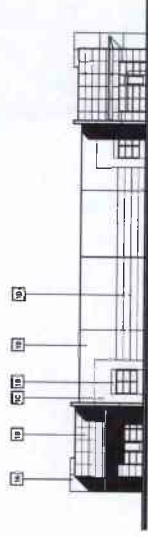
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"
REVISED 11.16.16, 04.16.17, 02.18

A4

2005-008 07/20/2012



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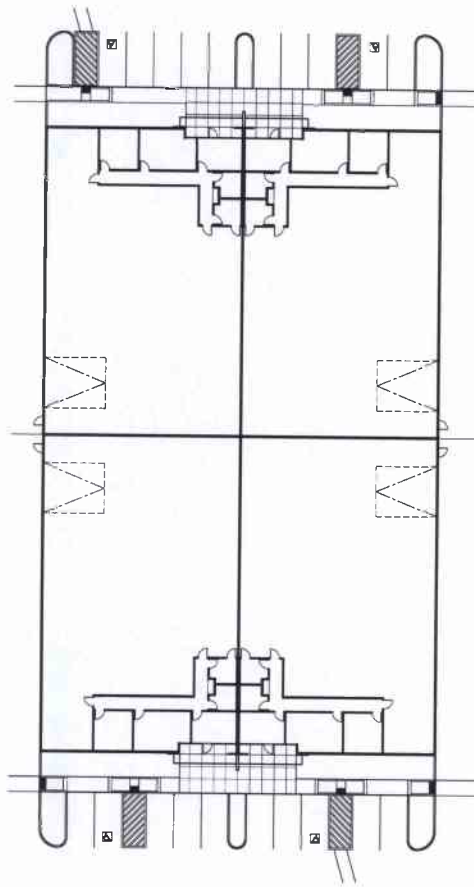
French Valley Airport Center

French Valley Airport Center, LLC

515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

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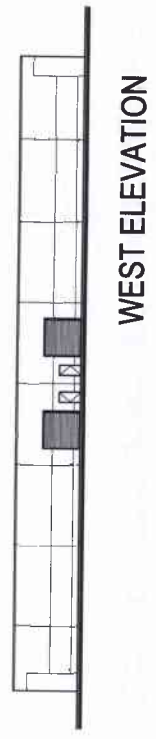
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92666 (714) 839-5860



FLOOR PLAN

COLOR AND MATERIALS

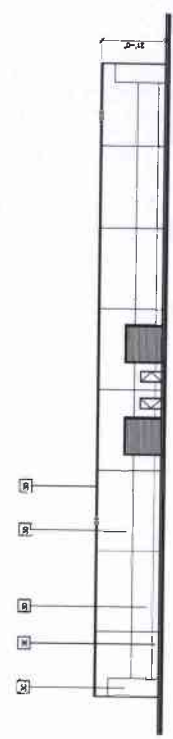
- 1 CONCRETE SLAB FLOOR - PAINT TO FINISH
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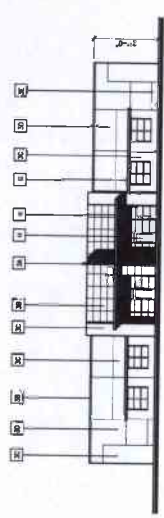
WEST ELEVATION



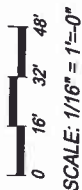
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

A5

07/10/2012



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French Valley Airport Center

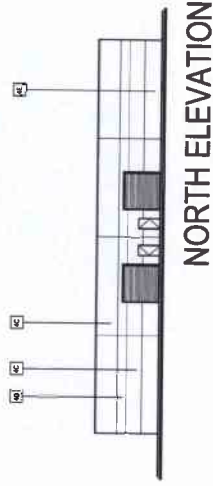
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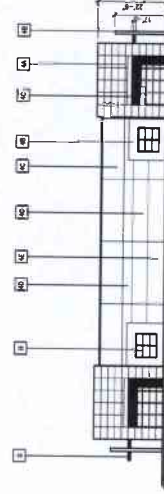
EAST ELEVATION



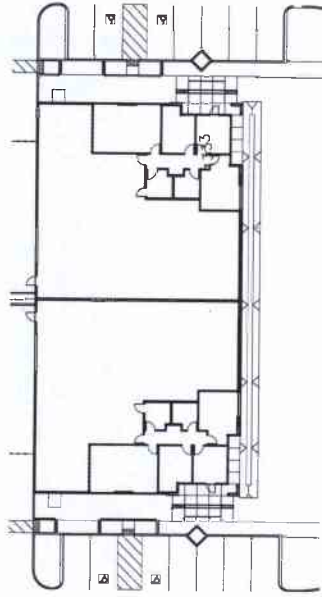
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



FLOOR PLAN

COLOR AND MATERIALS

1	CONCRETE SLIP PANEL - PAINT TO FINISH
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100	CONCRETE SLIP PANEL - PAINT TO FINISH

French Valley Airport Center

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 515 South Figueroa Street, Suite 1025B, Los Angeles, CA 90071

A6



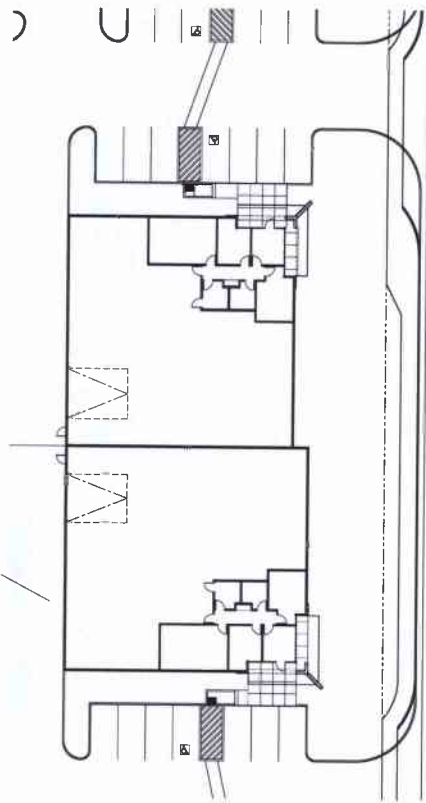
BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

2006-028 07/20/12



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 (714) 835-9868

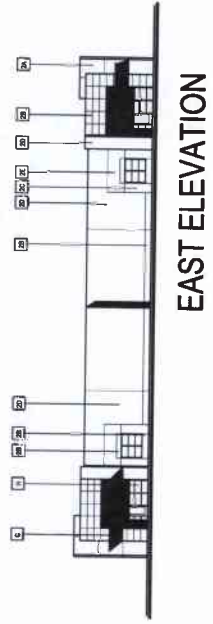
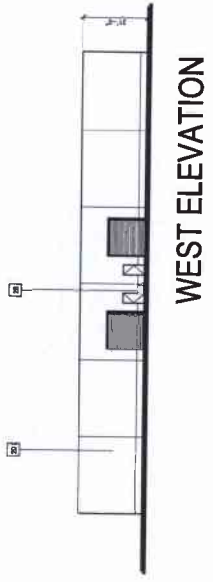
ARCHITECTS ORANGE
 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 835-9868



FLOOR PLAN

COLOR AND MATERIALS

A	CONCRETE SLUMP PANEL - PAINT CO 21441
B	CONCRETE SLUMP PANEL - PAINT CO 8073
C	CONCRETE SLUMP PANEL - PAINT CO 8047
D	CONCRETE SLUMP PANEL - PAINT CO 8030
E	CONCRETE SLUMP PANEL - PAINT CO 8119
F	NOT USED
G	ALUMINUM BRIMS
H	ALUMINUM STRUCTURE AND GLAZING PPG - ALUMINUM ANODIZED - CLEAR



A7

2006.038 07/00012



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BUILDING ELEVATIONS N SCALE: 1/16" = 1'-0"

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LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 1, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25183 AMENDED NO. 1 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 34.38 Acres – Zoning: Specific Plan (SP) **REQUEST: Proposes to develop up to 57 buildings with a combined gross floor area of 331,003 square feet. - APN: 963-080-002**

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on December 18, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Public Health, Fire, Building & Safety Plan-check, EPD, Geology, Landscaping, Archaeo.

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**, Contract 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.

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

DATE: October 16, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.-South West Station
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
ALUC

French Valley Airport
City Of Temecula Planning Dept.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

PLOT PLAN NO. 25183 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 82.74 Acres – Zoning: Specific Plan (SP) **REQUEST:** The project proposes to develop up to 59 buildings with a combined gross floor area of 331, 083 square feet. - APN: 963-080-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 2012**. All LDC/DRT 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.

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

DATE: October 16, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.-South West Station
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
ALUC

French Valley Airport
City Of Temecula Planning Dept.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon

PLOT PLAN NO. 25183 – EA42533 – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan– Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 82.74 Acres – Zoning: Specific Plan (SP) **REQUEST:** The project proposes to develop up to 59 buildings with a combined gross floor area of 331, 083 square feet. - APN: 963-080-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 8, 2012**. All LDC/DRT 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.



Board of Directors

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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**
Randy A. Record

Legal Counsel
Lemieux & O'Neill

March 4, 2015

Riverside County Planning Department
P.O. Box 1409
Riverside, Ca 92502-1409

Attention: Matt Straite

Gentlemen:

Subject: Plot Plan NO. 25183, Parcel Map No. 33961 (PM33961), Revised Map No. 1. Environmental Impact Report No. 539. A proposal to develop up to 59 commercial buildings ranging in size from 10,000 square feet to 100,000 square feet with a combined gross floor area of 331,083 square feet.

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points are further detailed in a separate document, known as EMWD's Plan of Service (POS), developed by the project proponent.

The subject project is an active project with EMWD's New Business Department, with a Work Order Number 11279.

Attached, please find a copy of the latest POS for the subject project, as approved by EMWD, on 06/23/2009.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

ME:pn

Attachment: Plan of Service Summary, 6/23/2009

PLAN OF SERVICE SUMMARY

***** NOTE TO APPLICANT: To fill out this form, please ensure that you are utilizing the latest design guidelines, noted below:
 - EMWD's "Water System Planning & Design" guidelines, Updated Feb 2006, and revised Sep 14, 2008
 - EMWD's "Sanitary Sewer System Planning & Design" guidelines, Updated Feb 1998, and revised Sep 1, 2008

Applicant to complete Gray sections. EMWD to complete Yellow/White sections

I. PROJECT INFORMATION

POS - Work Order: 11279
 Plan Check - Work Order: 11279
 Grid Partition: 14B
 ID (NWS): U28 / U25
 Thomas Guide:
 (e) include TTM, TR, PM, SP, APN or other applicable number or name
 Project Name: [PM 38991]
 Cross Streets: [SWC of Leon Rd. and Auld Rd]

II. WATER DEMAND AND SEWER FLOW ASSESSMENT

AREA DESCRIPTION	DOMESTIC LAND USE		AREA SIZE		WATER DEMAND ASSMT.		PEAK FACTOR		SEWER FLOW ASSMT.	
	AC	DU	(GAL/AC)	(GAL/EDU)	ADD	PKHR	MDD	PKHR	(GAL/AC)	(GAL/EDU)
Industrial/commercial	60		2000		120,000		1.5	3	-1700	
					0					0
					0					0
					0					0
					0					0
					120,000					102,000
					TOTAL (GPD)					TOTAL (GPD)
					TOTAL (GPM)	63				TOTAL (GPM)
										71
										PEAK FACTOR
										2.85

AREA DESCRIPTION	IRRIGATION ¹⁴ LAND USE		AREA SIZE		WATER DEMAND ASSMT.		PEAK FACTOR	
	AC	DU	(GAL/AC)	(GAL/EDU)	ADD	PKHR	MDD	PKHR
Landscape	11.6		4000		47,200		2	
					0			
					47,200			
					TOTAL (GAL)			
					TOTAL (GPM)	33		

(b) BOARD APPROVAL REQUIRED? Yes No

III. WATER SUPPLY

Source: Mostly imported, supplemented by local groundwater resources
 Capacity: Yes No
 MAP SUBMITTED TO RALPH PHRANER FOR REVIEW/COMMENT?

IV. WATER PRESSURE¹⁴

Pressure Zone: 1508
 Pressure Conditions: High Low
 Notes: Plan checker to verify static pressures
 (d) Include attachments (such as hydraulic calculations, maps, etc.) when necessary
 Plan checker, Please verify the pressure

PLAN OF SERVICE SUMMARY

V. WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Existing 24" water line in Auld Rd. Existing 30" in Leon Rd.

VI. WATER FACILITY REQUIREMENTS ^(a)

Onsite/Offsite	Dia (in)	Length (ft) ^(b) within project	Location	Limits	Size needed by Project
Onsite/Offsite	12		AE street		12
Onsite/Offsite	Size	Unit	Location		
Notes:					

Pipeline:
Pipeline:
Pipeline:

Booster Plant:
Storage Tank:
Implementing facility:

- (e) include attachments (such as hydraulic calculations, maps, etc.) when necessary
- (f) Approximate lengths for planning purposes only

VII. SEWER TREATMENT

Location:
Capacity:

Temecula Valley Regional Water Reclamation Facility

VIII. SEWER COLLECTION

Nearest Pipeline Facility w/Capacity: Existing 36" in Auld Road.

IX. SEWER FACILITY REQUIREMENTS ^(a)

Onsite/Offsite	Dia (in)	Length (ft) ^(b)	Location	Limits	Size needed by Project
Onsite/Offsite	8			within tract	8
Onsite/Offsite	18		Auld Road	From Briggs easterly to end of project boundary	18
Onsite/Offsite	Size (ipm)	Interim/Form	Location		
Lift Station: Implementing facility: Notes:					

15" stub out in Auld Rd. Lift station in Street "C". Force mains. Extension of 15" sewer pipeline in Auld Road easterly to project boundary.

Please check inverts for the connection point in Auld Road per AIE CASC plans. EMWD will pay for overabing from 10-inch to 18-inch. Please note this sewer line must be constructed per prevailing wage.

- (g) include attachments (such as hydraulic calculations, maps, etc.) when necessary
- (h) Approximate lengths for planning purposes only
- (i) If interim, describe method of abandonment

PLAN OF SERVICE SUMMARY

X. RECYCLED WATER TRANSMISSION

Nearest Pipeline Facility w/Capacity: Existing 24" line in Winchester Rd

XI. RECYCLED WATER FACILITY REQUIREMENTS

Onsite/Offsite	Dia (in)	Length (ft) ⁽¹⁾	Location	Limits	Size needed by Project
Pipeline:					
Pipeline:					
Booster Plant:					
Storage Tank:					
Implementing facility:					

Notes: (1) Site is being purchased for future recycled lines.

- (1) Include attachments (such as hydraulic calculations, maps, etc.) when necessary
- (2) Approximate lengths for planning purposes only

XII. FRONTAGE

Water/Borrow	Description/General Location	Type	Length (ft)	\$ Am/ft	Total
Sewer	North of CA in Auld Road from Briggs Road approximately 1050 feet easterly	Reimbursable	1050	\$22.50	\$23,625
Sewer	South of CA in Auld Road from Briggs Road approximately 950 feet easterly	Reimbursable	950	\$22.50	\$21,375
					\$0
					\$0

(1) Estimated for budgetary purposes only

XIII. Fire Flow Demand

Has applicant received a fire flow letter or fire flow test by EMWD:
 Did it meet the fire flow demand:
 Fire flow demand (GPM):
 Fire flow duration (HRS):
 Note: -Estimated for planning purposes (at a 20 psi residual pressure). Actual fire flow and duration will be established by the governing Fire Marshal.

Yes	Waiting for result	Need to request
Yes	No	(GPM)
		(HRS)

XIV. COMMUNITY FACILITIES DISTRICT (CFD)

Is this project developer funded: Yes No
 Is this project in a CFD: Yes No
 If yes, who is the lead agency: EMWD
 Other: _____

XV. FINANCIAL PARTICIPATION CHARGES

S.O. by New Business Representative? Yes No *If Yes, applicable fees will be calculated through service application process*

PROPOSED IS - SEWER

21050 LIF

AULD RD

48" CML&C

21560

30668

12" ACP

MH46192
RB-2337
MH43651

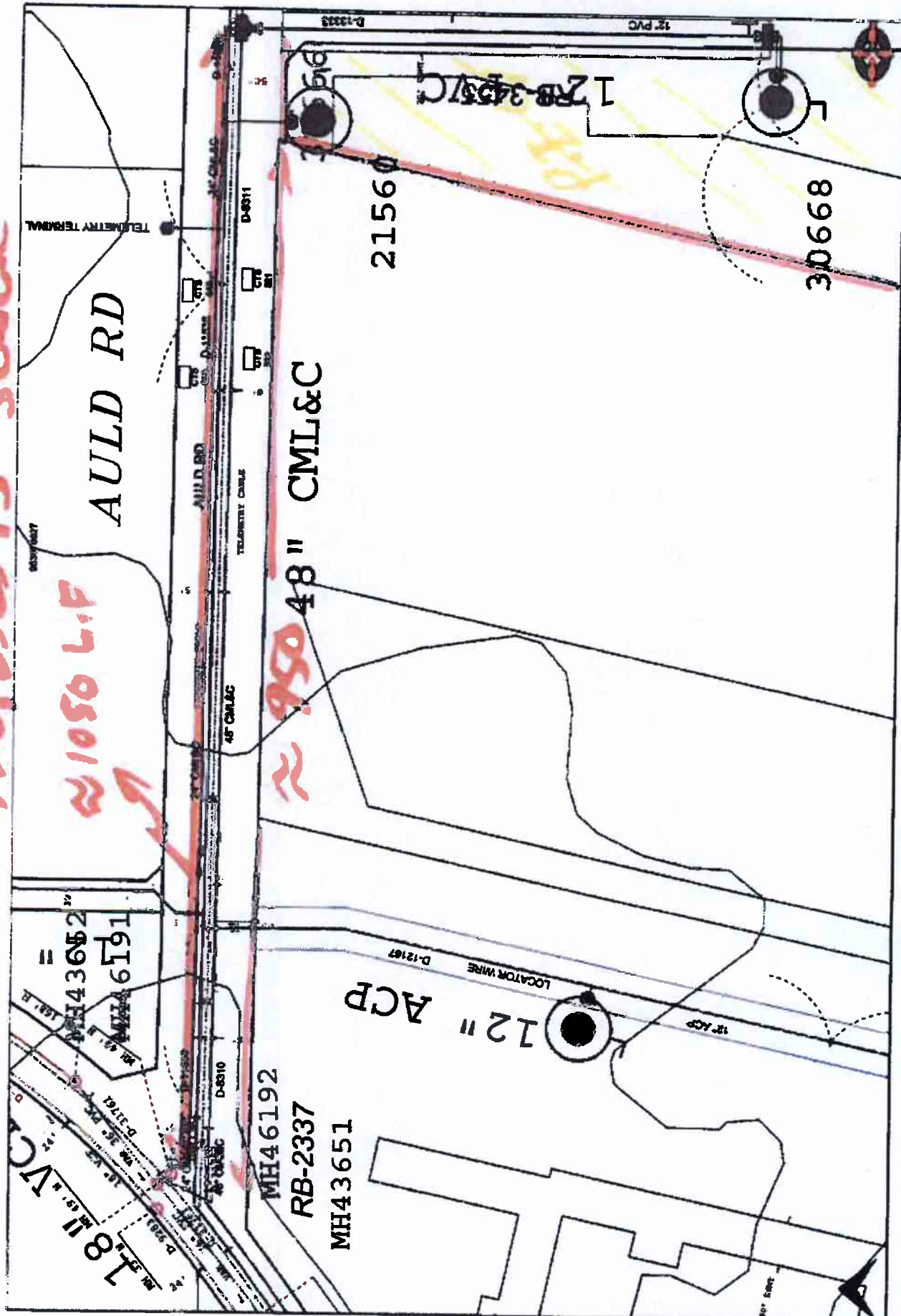
Time of plot: 06/23/09 14:01:09
Scale: 1:1441.13

DISCLAIMER
LOCATIONS SHOWN HEREOF ARE APPROXIMATE ONLY
ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION
EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY
DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE INFORMATION

plot_menu field 1

EASTERN MUNICIPAL WATER DISTRICT

plot_menu field 2



RECEIVED

APR 30 2014

EMWD MAIL ROOM

NOTICE OF SCOPING SESSION

A **SCOPING SESSION** has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is not a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: 539

PROJECT CASE NO(S). / TITLE: PLOT PLAN NO. 25183, PARCEL MAP NO. 33961, REVISED MAP NO. 1

PROJECT LOCATION: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue

PROJECT DESCRIPTION: **PLOT PLAN NO. 25183, PARCEL MAP NO. 33961, REVISED MAP NO. 1, ENVIRONMENTAL IMPACT REPORT NO. 539 – EA42533** – Applicant: Joe Poon, French Valley Airport Center, LLC – Third/Third Supervisorial District – Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue - **REQUEST:** Proposes to develop up to 59 commercial buildings ranging in size from 10,000 square feet to 100,000 square feet with a combined gross floor area of 331,083 square feet.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter.
DATE OF SCOPING SESSION: June 9, 2014
PLACE OF SCOPING SESSION: County Administrative Center
1st Floor Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631, or e-mail mstraite@rctlma.org.



November 7, 2012

Board of Directors

**President and
Treasurer**

Joseph J. Kuebler, CPA

Vice President

Philip E. Paule

Ronald W. Sullivan

Randy A. Record

David J. Slawson

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Director of The

Metropolitan Water

District of So. Calif.

Randy A. Record

Board Secretary and

Assistant to the

General Manager

Rosemarie V. Howard

Legal Counsel

Lemieux & O'Neill

Riverside County Planning Department
P.O.Box 1409
Riverside, CA 92502-1409

Re. Plot Plan No. 25183, EA42533
APN 963-080-002
Applicant: Joe Poon, French Valley Airport Center, LLC

Attn. Matt Straite, Project Planner

Dear Mr. Straite:

Thank you for the opportunity to review the Initial Case Transmittal for the above referenced project. The project consists of 82.74 acres, located in an area zoned for light industrial use. The project is located northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue. The project proposes to develop up to 59 buildings with a combined gross area of 331,083 square feet. Eastern Municipal Water District (EMWD) offers the following comments:

The subject project requires water and sewer services from EMWD. The details of said service connection points are currently being developed collaboratively with the project proponent, and will be further detailed in a separate document, known as EMWD's Plan of Service. To that end, EMWD is engaged in a continuous effort with the project proponent, to better define the alignment of public facilities serving the proposed 26 buildings, as identified within Parcels 4 and 5 (Sheet A.2), which are anticipated to be subdivided into individual ownerships.

Again, EMWD appreciates the opportunity to comment on this project. If you have questions concerning these comments, please feel free to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer,
New Business Development
(951) 928-3777 x4468
El-hagem@emwd.org

MEH

Cc: Fred Azimie



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 17, 2014

To: Matt Strait
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: *Steve Hinde*
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Plot Plan No. 25183, Parcel Map No. 33691R1, Environmental Impact Report No. 539

Reference Number: SR 32270

Applicant: Joe Poon
French Valley Airport Center, LLC.
515 South Figueroa Street, Ste. 1028
Los Angeles, CA 90071

Noise Consultant Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First Review

Information Provided: "French Valley Airport Center, Noise Impact Analysis, County of Riverside, California" dated June 25, 2014, Project No.08915-04

Noise Standards:

I. For Stationary Noise Sources:

A. Standards

Facility-related noise, **as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case noise levels.

- A) 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard)

B. Requirement For Determination of Community Noise Impact:

1. Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
2. Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
3. Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

- iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.
- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

II. For Traffic Noise Sources to Residential Structures:

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 20,700 assumed for Leon Road (the County General Plan classifies Leon Road as an "Secondary" roadways). ADT design capacity of 10,400 assumed for Industrial Way and Wealth Street (the County General Plan classifies Industrial Way and Wealth Street as an "Industrial Collector" roadways) quoted from the Southwest Area Plan Circulation, Volume 1, -Figure 7", dated 10/07/2003.

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary & Collector Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Leon Road, Industrial Way and Wealth Street to the nearest building face is estimated is at least 300 feet and 75 feet respectively. (see attached map)
5. Modeling for of Leon Road was done using a "soft site" assumption. Industrial Way and Wealth Street was done using a "hard Site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.
9. The project site is located within the 65 and 70 CNEL noise contour listed from the French Valley Airport Future CNEL Noise Contour Exhibit 8-A shown from the Riverside County Integrated Project and will have an impact on the project. (see attachment)

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) 10 minute Leq during the day and 45 dB (A) 10 minute Leq at night for sensitive receivers.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. All windows and glass door in the project shall use dual glazing at STC rating of 10 or higher

Construction –Related Mitigation Measures:

3. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.
4. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer’s specifications. The construction contractor shall place all stationary noise-generating construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
5. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.
6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

7. Prior to grading permit issuance, the City shall review and approve a Construction Haul Route Exhibit prepared by the Project Application that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land users. A requirement to comply with the Construction Haul Route Exhibit shall be noted on all grading and building plans and also shall be specified In bid documents issued to perspective construction contractors.

EXHIBIT 1-B: SITE PLAN

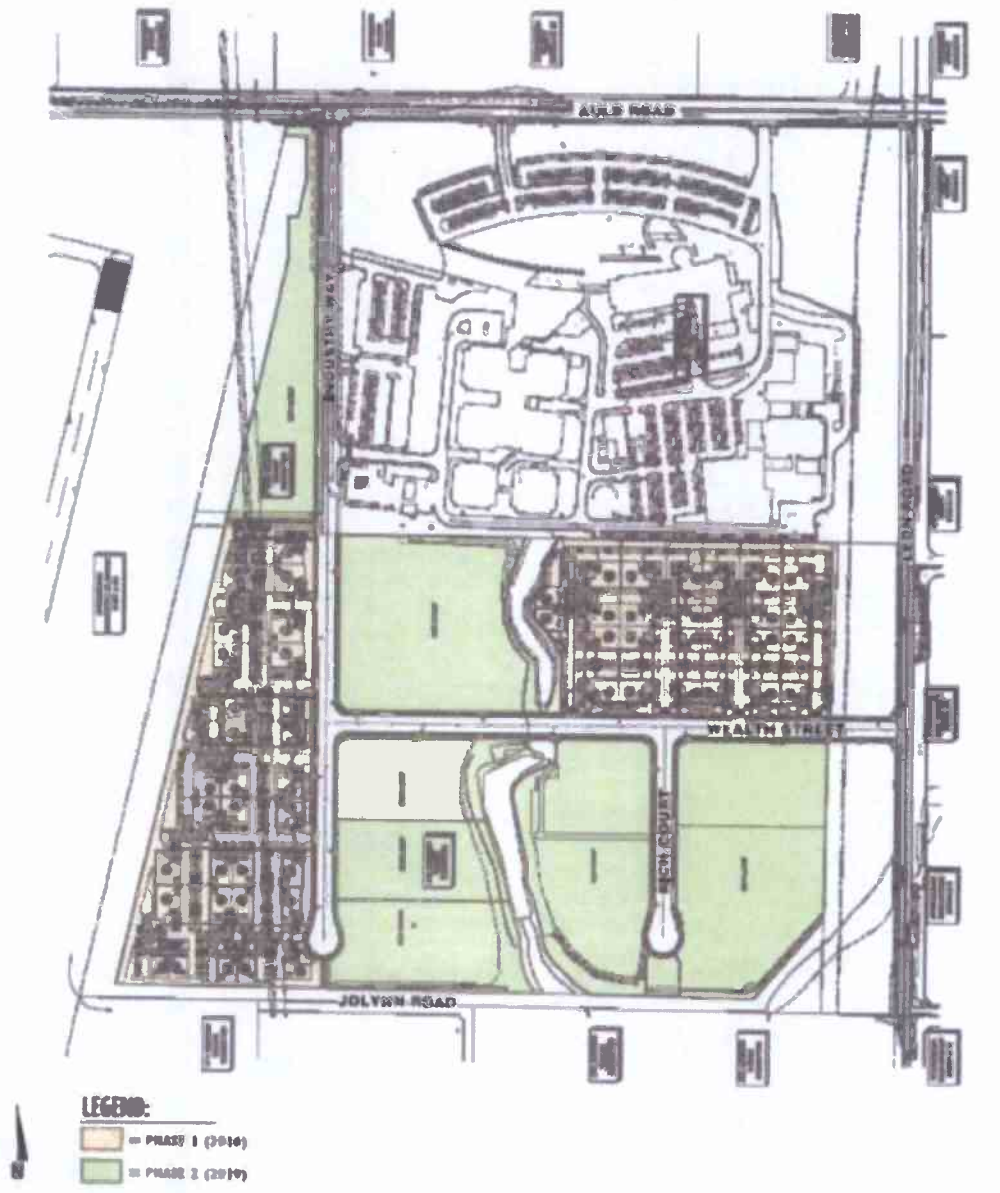
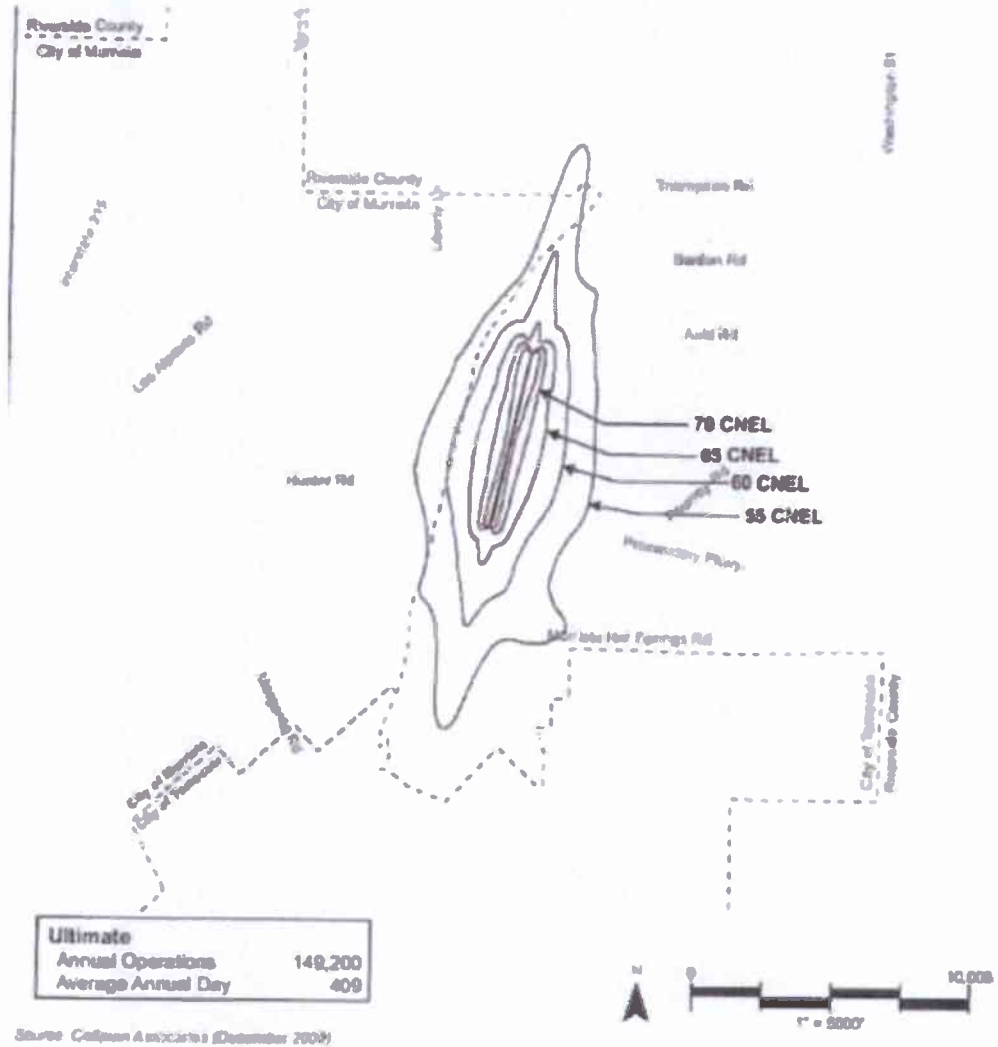


EXHIBIT 8-A: FRENCH VALLEY AIRPORT FUTURE NOISE IMPACTS



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for

PLOT PLAN NO. 25183 proposes the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles. Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles.

10. EVERY. 1 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

Records Act requests.

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

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

10. EVERY. 2 SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25183 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.25183, Exhibit A, dated 5/10/2012.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 265A1 shall include the following:

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

INEFFECT

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 4 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions (cont.) INEFFECT

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended
by Environmental Assessment No. 42617.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding or above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.)

INEFFECT

Records Act requests.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED

INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED

INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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10. GENERAL CONDITIONS

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

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

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

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

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

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

Plot Plan#25183 is proposing to receive Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the facility to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 1 SP265A1-EMWD WATER AND SEWER INEFFECT

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 INDUSTRIAL HYGIENE RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the Project, no acoustical study will be required. However, Plot Plan 25183 shall comply with the following:

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library,

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE (cont.)

RECOMMND

or nursing home", must not exceed the following worst-case noise levels; 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol

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10. GENERAL CONDITIONS

10.FIRE. 1 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code, 2013 Edition.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25183 is a proposal to construct a light industrial business park in the French Valley area. This project was previously conditioned as PP 21163 which has expired. PP 21163 proposed to develop parcels 4 through 8 while PP 25183 only proposes to develop parcels 2, 4 and 5. The site is located west side of Leon Road, approximately 1500 feet south of Auld Road. The Sheriff Station bounds the site to the north. Parcel Map 33691R1, which is a proposal to subdivide the 82-acre site into 11 parcels and is being processed concurrently.

Our review indicates the site is traversed by three watercourses. Two watercourses enter the site from the east. The southeastern watercourse has a tributary drainage area of approximately 80 acres and traverses the southeast corner of the site before exiting to the south. The other eastern watercourse, which has a tributary drainage area of approximately 150 acres, enters the site at the northeastern corner and traverses the middle of the site. This watercourse converges with the third watercourse, which bisects the site as it enters from the north and has tributary drainage area of approximately 30 acres. Both watercourses leave the site to the south. The southeastern watercourse merges with the two aforementioned watercourses just downstream of the site. The western portion of the site drains to the French Valley Airport.

The developer is proposing to leave the southeastern and northern-bisecting watercourses as natural, well-defined channels. The engineer has performed a HEC-RAS analysis to determine the existing 100-year floodplain limits for the natural watercourses in order to delineate the appropriate floodplain limits on the tentative map exhibit. The floodplain limits are to remain natural with the exception of one proposed road culvert for the interior Street 'B'. No alterations or improvements are proposed within the determined floodplain limits. All proposed grading for the development shall be outside the delineated floodplain

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

limits - this includes all manufactured fill slopes. A storm drain is proposed within the road right-of-way for the internal Street 'B' to collect the tributary offsite flows of the northeastern watercourse and convey them to the natural channel bisecting the site near the existing confluence point for the streams. The exhibit shows one common maintenance access point located at the downstream end of both facilities - the proposed culvert and storm drain within Street 'B'. The Riverside County Transportation Department has accepted the proposed culvert design as shown on the exhibit with maintenance access only to the downstream side of the culvert provided the height difference is less than 10 feet between the road surface and flowline for the culvert.

The proposed drainage plan for the development indicates that onsite stormwater runoff would be collected in interior streets and conveyed to the proposed storm drains, which convey the runoff to temporary sediment/desilting basins on the graded, unimproved parcels. Some of the basins are situated adjacent to the slopes of the natural channel for the bisecting watercourse. These basins shall be setback a minimum of 20 feet from the hinge point for the natural slopes. The side slopes for all basins shall be 4 to 1. The onsite drainage plan for the parcels that are to be improved with the proposed development (Plot Plan 25183) shows the onsite stormwater runoff is collected in Porous Landscaped Detention area (PLDs) for mitigation of the water quality impacts this development would cause. The developer's engineer has submitted calculations to support the design of the proposed PLD facilities along with the intended locations within the preliminary water quality management plan. The PLDs are for treatment of water quality impacts only. The proposed PLD locations are near the proposed buildings and embankments for the natural watercourse channel. While PLDs should not be located adjacent to building foundations or in areas where expansive soils are present, an underdrain and impermeable liner can ameliorate some of this concern. The engineer shall specifically address this with a geotechnical report to be included with the final WQMP or revise the site plan. From a previous meeting, the applicant and project engineer proposed to install Krystar filters in the street catch basins to mitigate the impacts to water quality for the proposed internal streets only. The District has agreed to this concept provided that a public agency agrees

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10. GENERAL CONDITIONS

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

to maintain the filters.

The engineer proposed to mitigate the incremental increased runoff this development would generate with underground detention facilities located in the proposed parking areas for the development after it is treated in the PLDs. The onsite flows are then released into the two natural watercourse channels with respect to the existing tributary drainage and without concentrating runoff onto the downstream property owner. Vehicular access to the flowline of all outlets is provided for all drainage facilities (i.e. culverts, storm drains, basins, etc.) A "drive-thru" type access is provided instead of the standard turnaround outside of the nuisance flow area. The District finds this drainage proposal acceptable.

It should be noted that this site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre or per lot for lots greater than one acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tocalota Creek traverses the site from the east to the southwest. The site is just outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tocalota Creek about 3000 linear feet

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

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

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

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

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 9 USE MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both

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10.FLOOD RI. 9 USE MAJOR FACILITIES (cont.) RECOMMND

inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

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

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

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

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

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

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

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10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the issuance of grading or building permits.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

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

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

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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10.FLOOD RI. 15

USE SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

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

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

10.FLOOD RI. 16

MAP GREENBELT CH DGN CRITERIA

RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following

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10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP GREENBELT CH DGN CRITERIA (cont.)

RECOMMND

criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow channel $n = 0.10$, for the rest of the channel $n = 0.025$. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 17

USE GREENBELT CH DGN CRITERIA

RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel $n = 0.10$, for non-mowed channel outside of low-flow section $n = 0.04$, for mowed non-irrigated channel outside of low-flow section $n = 0.030$. When determining the maximum velocity: for vegetated/habitat low flow

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 USE GREENBELT CH DGN CRITERIA (cont.) RECOMMND

channel $n = 0.10$, for the rest of the channel $n = 0.025$

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

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

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

* A cultural resources site is defined, for this condition,

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10.PLANNING. 1 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 1 SP - GEO02341 INEFFECT

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.
3. The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.
4. Seiches and tsunamis are considered negligible.
5. Areal subsidence in the site area is considered unlikely.
6. The slopes adjacent to the existing Tualota Creek channel are considered prone to surficial slope failures caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.
7. The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.
8. Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve

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10. GENERAL CONDITIONS

10. PLANNING. 1 SP - GEO02341 (cont.)

INEFFECT

proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9. Isolated "floaters" or corestones should be anticipated.

10. Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11. Care must be taken during grading near the existing water lines and gas pipeline.

12. Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1. All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2. Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3. Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4. Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

5. The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

6. The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

7. The civil engineer should consider the use of a load transfer slab (protective slab) to span the gas and water mains and support the overlying utility crossings.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.) (cont.)

INEFFECT

8. Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9. Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 3 SP - NO P.A. DENSITY TRANSFER NOTAPPLY

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 SP - COMPATIBILITY ZONES B1/C INEFFECT

Any implementing project of the Specific Plan within Compatibility Zones B1 and/or C that is ten acres or larger in area shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4,

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10.PLANNING. 4 SP - COMPATIBILITY ZONES B1/C (cont.) INEFFECT

or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 SP - DENSITY REQUIREMENTS NOTAPPLY

Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

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

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

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10.PLANNING. 13 USE- PHASES ALLOWED RECOMMND

Construction of this project may be done in (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this use permit.

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is

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10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 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. 26 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 29 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. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the

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10.PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 SP - PROJ PA STANDARDS RECOMMND

This implementing project is within Planning Area Two of the SPECIFIC PLAN. Accordingly, this project is subject to these development standards:

1. All lots must be at least 20,000 square feet.
2. Roadway landscaping is required.
3. Industrial buildings must conform substantially to the design guidelines of the SPECIFIC PLAN.

10.PLANNING. 37 SP - PROJ M/M PROGRAM (GENERA 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.

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10.PLANNING. 38 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 40 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 44 USE- MM 4.2-1 RECOMMND

The following measures shall be incorporated into Project plans and specifications as implementation of Rule 403:

"All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

"The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

"The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less

10.PLANNING. 45 USE- MM 4.2-2 RECOMMND

Plans, specifications and contract documents shall direct that a sign must be posted on-site stating that construction workers shall not idle diesel engines in excess of five minutes.

10.PLANNING. 46 USE- MM 4.2-3 RECOMMND

During grading activity, total horsepower-hours per day for all equipment shall not exceed 9,224 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed four acres per day.

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10.PLANNING. 47 USE- MM 4.2-4 RECOMMND

Only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.

10.PLANNING. 48 USE- MM 4.2-5 RECOMMND

To reduce energy consumption, the Project shall install Energy Star-rated appliances.

10.PLANNING. 49 USE- MM 4.2-7 RECOMMND

To reduce energy demand associated with potable water conveyance, the Project shall implement the following:

"U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.

10.PLANNING. 50 USE- MM 4.2-8 RECOMMND

In order to reduce vehicle reliance, the Project shall include a master-planned design that creates an urban center setting, enhancing walkability and connectivity as well as incorporating bicycle lanes and paths, and improving the on-site pedestrian network and connecting off-site.

10.PLANNING. 51 USE- MM 4.2-9 RECOMMND

The Project will reduce vehicle miles traveled and emissions associated with trucks and vehicles by implementing the following measures:

"Implement a trip reduction program, for which all employees shall be eligible to participate.

10.PLANNING. 52 USE- MM 4.4-2 RECOMMND

During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

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10. GENERAL CONDITIONS

10.PLANNING. 53 USE- MM 4.4-3 RECOMMND

The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction. A review of the project site and the location of nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

10.PLANNING. 54 USE- MM 4.4-5 RECOMMND

All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities.

10.PLANNING. 55 USE- MM 4.4-6 RECOMMND

Utilize construction methods or equipment that will provide the lowest level of noise impact, i.e., use newer equipment that will generate lower noise levels.

10.PLANNING. 56 USE- MM 4.4-7 RECOMMND

Maintain good relations with the local community where construction is scheduled, such as keeping people informed of the schedule, duration, and progress of the construction, to minimize the public objections of unavoidable noise. Communities should be notified in advance of the construction and the expected temporary and intermittent noise increases during the construction period.

10.PLANNING. 57 USE- MM 4.4-8 RECOMMND

To satisfy the Noise Level Reduction requirements all windows shall provide a minimum Sound Transmission Class (STC) rating of 31. The interior noise analysis shows that the French Valley Airport Center business park land use will satisfy the County of Riverside 45 dBA CNEL interior noise level standard with a minimum STC window rating of 31.

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10. GENERAL CONDITIONS

10.PLANNING. 58 USE- MM-WATER RECOMMND

Utilities and Service Systems . Water

1. Native and ornamental drought resistant plants shall be used in the

landscaping and no invasive plant species listed in Table 6-2 of the MSHCP

shall be planted within the landscaped areas.

2. The project landscape areas shall be plumbed with purple pipe. If and

when reclaimed water becomes available at the project site, the site

landscape shall be watered with reclaimed water.

3. Low water consuming plumbing fixtures (toilets, etc.) shall be installed in the project buildings.

10.PLANNING. 59 USE- MM-AESTHETICS RECOMMND

All lighting shall be hooded and directionally focused so it does not spill off the

property onto adjacent light sensitive uses. Maximum offsite light adjacent to

light sensitive uses from new lights shall not exceed 3 foot-candles.

10.PLANNING. 60 USE- MM-AGRICULTURE RECOMMND

Where any industrial or business operations are allowed within 300 feet of

existing agricultural operations, the developer or the property title shall notify all

initial and future purchasers of individual buildings and/or units that existing

agricultural uses are located within 300 feet of the project and this agricultural

property retains the right to farm.

10.PLANNING. 61 USE- WATER QUALITY IMPACTS RECOMMND

The developer has submitted a Preliminary Project Specific WQMP. To ensure

the long-term BMPs in the final approved WQMP will be maintained, the

Developer shall provide an acceptable financial mechanism to the Flood Control

District that will provide for maintenance of the long-term BMPs in perpetuity.

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10. GENERAL CONDITIONS

10.PLANNING. 62 USE- MM-FLOODPLAINS RECOMMND

The developer shall notify all potential future purchasers that the property purchased or leased is located within a potential dam inundation area. This will allow the future property owners or lessees to plan for emergency response in the event of a dam failure.

10.PLANNING. 63 USE- MM-NOISE RECOMMND

A notice shall be posted indicating that the property is located within the vicinity of an airport and businesses or employees may be subject to occasional annoyance noise.

10.PLANNING. 64 USE- MM-4.2-6 RECOMMND

To reduce energy consumption, the Project shall install Energy Star-rated appliances.

10.PLANNING. 65 USE- MM-4.2-10 RECOMMND

The Project will designate one parking space per building for a future EV charging station and provide an EV charging circuit conduit to this space.

10.PLANNING. 66 USE- MM-4.2-11 RECOMMND

The Project will provide natural gas lines in the interior public streets to facilitate installation of future natural gas fueling stations at individual buildings.

10.PLANNING. 67 USE- MM-4.2-12 RECOMMND

The developer will strengthen the roofs of all support installation of future solar panels by future building owners.

10.PLANNING. 68 USE- MM-4.5-1 RECOMMND

4.5-1 Prior to initiating roadway impacts, a construction traffic management plan must be developed, approved by the County or City and fully implemented by the construction contractor to minimize adverse effects on the flow of traffic during construction. At a minimum this plan shall

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10. GENERAL CONDITIONS

10.PLANNING. 68 USE- MM-4.5-1 (cont.)

RECOMMND

address, but is not limited to, such items as:

"How to minimize disruption of vehicle and alternative modes of traffic at all times, but particularly during periods of high traffic volumes.

"Provision of adequate access to meet safety and emergency vehicle access.

"Adequate signage and other controls, including flagpersons, to ensure that traffic can flow adequately during construction.

"The identification of alternative routes that can meet the traffic flow requirements of a specific area, including communication (signs, webpages, etc.) with drivers and neighborhoods where construction activities will occur.

"Time of construction activities (e.g., off-peak hours).

"Truck/Haul routes.

"Construction employee parking.

"Construction equipment staging.

"Potential lane closures.

"Work zone traffic control.

"Control of traffic at any location where short-term hazards cannot be avoided.

The construction traffic management plan is viewed as mitigation for short-term circulation system impacts and must be designed to minimize many of the anticipated impacts associated with the construction activities of the project.

10.PLANNING. 69 USE- MM-4.5-2

RECOMMND

The construction contractor will ensure that traffic safety hazards, such as uncovered or unfilled open trenches, will not be left in roadways during period of time when construction personnel are not present, such as nighttime and weekends.

10.PLANNING. 70 USE- MM-4.5-3

RECOMMND

The construction contractor will repair all roads adequately after construction to ensure that traffic can move in the same manner as before construction.

10.PLANNING. 71 USE- MM-4.5.1-1

RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)
"Construct a 3rd eastbound through lane.

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10.PLANNING. 71 USE- MM-4.5.1-1 (cont.) RECOMMND

"Remove the southbound (west leg) cross walk. Please note, removal of this crosswalk would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 72 USE- MM-4.5.2-1 RECOMMND

Winchester Road (SR-79) / Thompson Road (#13)
"Construct a 2nd northbound left turn lane.
"Modify the traffic signal and implement overlap phasing on the eastbound right turn lane.
"Construct a 2nd westbound left turn lane.

10.PLANNING. 73 USE- MM-4.5.3-1 RECOMMND

Winchester Road (SR-79) / Auld Road (#15)
"Modify the traffic signal and implement overlap phasing on the northbound right turn lane.
"Construct a 2nd westbound left turn lane and a right turn lane.

10.PLANNING. 74 USE- MM-4.5.4-1 RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)
"Modify the traffic signal and implement overlap phasing on the southbound right turn lane.
"Remove the southbound (west leg) cross walk. Please note, removal of this crosswalk would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 75 USE- MM-4.5.6-1 RECOMMND

Winchester Road (SR-79) / Margarita Road (#22)
"Stripe a dedicated southbound right turn lane and modify the traffic signal to implement overlap phasing on the southbound right turn lane.

10.PLANNING. 76 USE- MM-4.5.5-1 RECOMMND

Winchester Road (SR-79) / Nicolas Road (#21)
"Modify the traffic signal and implement overlap phasing on the northbound right turn lane.

10.PLANNING. 77 USE- MM-4.5.7-1 RECOMMND

Winchester Road (SR-79) / Ynez Road (#23)
"Modify the traffic signal and implement overlap phasing on

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10. GENERAL CONDITIONS

10.PLANNING. 77 USE- MM-4.5.7-1 (cont.) RECOMMND

the eastbound right turn lane.

10.PLANNING. 78 USE- MM-4.5.8-1 RECOMMND

Winchester Road (SR-79) / I-15 Northbound Ramps (#24)
"Construct a southbound free-right turn lane.

10.PLANNING. 79 USE- MM-4.5.9-1 RECOMMND

Briggs Road / Auld Road (#26)
"Install a traffic signal.
"Modify the northbound free-right turn lane as a dedicated northbound right turn lane.
"Construct a southbound left turn lane.
"The existing intersection is skewed, and as such, improvements to this intersection should also include improving its alignment.

10.PLANNING. 80 USE- MM-4.5.10-1 RECOMMND

Industry Way / Auld Road (#27)
"Install a traffic signal.

10.PLANNING. 81 USE- MM-4.5.11-1 RECOMMND

Pourroy Road-West / Auld Road (#30)
"Install a traffic signal.

10.PLANNING. 82 USE- MM-4.5.12-1 RECOMMND

Winchester Road (SR-79) / Benton Road (#14)
"Construct a northbound left turn lane, 3rd through lane and modify the traffic signal to implement overlap phasing on the right turn lane.
"Construct a 3rd southbound shared through-right turn lane.
"Construct an eastbound left turn lane, two through lanes and right turn lane.
"Construct 2 westbound through lanes and modify the traffic signal to implement overlap phasing on the right turn lane.

10.PLANNING. 83 USE- MM-4.5.1-2 RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)
"Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.1-1 would

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10.PLANNING. 83 USE- MM-4.5.1-2 (cont.) RECOMMND

have a significant adverse impact on pedestrian facilities.

10.PLANNING. 84 USE- MM-4.5.2-2 RECOMMND

Winchester Road (SR-79) / Thompson Road (#13)

"Construct a 2nd northbound left turn lane.

"Modify the traffic signal and implement overlap phasing on the eastbound right turn lane.

10.PLANNING. 85 USE- MM-4.5.3-2 RECOMMND

Winchester Road (SR-79) / Auld Road (#15)

"Mitigation Measure 4.5.3-1 shall apply. No additional mitigation is required.

10.PLANNING. 86 USE- MM-4.5.4-2 RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)

"Mitigation Measure 4.5.4-1 shall apply. No additional mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.4-1 would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 87 USE- MM-5.5.5-2 RECOMMND

Winchester Road (SR-79) / Nicolas Road (#21)

"Mitigation Measure 4.5.5-1 shall apply. No additional mitigation is required.

10.PLANNING. 88 USE- MM-4.5.6-2 RECOMMND

Winchester Road (SR-79) / Margarita Road (#22)

"Mitigation Measure 4.5.6-1 shall apply. No additional mitigation is required.

10.PLANNING. 89 USE- MM-4.5.7-2 RECOMMND

Winchester Road (SR-79) / Ynez Road (#23)

"Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.

10.PLANNING. 90 USE- MM-4.5.8-2 RECOMMND

Winchester Road (SR-79) / I-15 Northbound Ramps (#24)

"Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.

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10. GENERAL CONDITIONS

10.PLANNING. 91 USE- MM-4.5.9-2 RECOMMND

Briggs Road / Auld Road (#26)
"Mitigation Measure 4.5.9-1 shall apply.
"Modify the traffic signal and implement overlap phasing on
the northbound right turn lane.

10.PLANNING. 92 USE- MM-4.5.10-2 RECOMMND

Industry Way / Auld Road (#27)
"Mitigation Measure 4.5.10-1 shall apply. No additional
mitigation is required.

10.PLANNING. 93 USE- MM-4.5.11-2 RECOMMND

Pourroy Road-West / Auld Road (#30)
"Mitigation Measure 4.5.11-1 shall apply. No additional
mitigation is required.

10.PLANNING. 94 USE- MM-4.5.13-1 RECOMMND

4.5.13-1 Winchester Road (SR-79) / Willows Avenue (#20)
"Stripe a northbound right turn lane and modify the traffic
signal to implement overlap phasing on the northbound right
turn lane.

10.PLANNING. 95 USE- MM-4.5.14-1 RECOMMND

Pourroy Road-East / Auld Road (#31)
"Install a traffic signal.
"Construct an eastbound left turn lane.

10.PLANNING. 96 USE- MM-4.5.1-3 RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)
"Mitigation Measure 4.5.1-1 shall apply. No additional
mitigation is required. Please note, removal of the
crosswalk as required by mitigation measure 4.5.1-1 would
have a significant adverse impact on pedestrian facilities.

10.PLANNING. 97 USE- MM-4.5.2-3 RECOMMND

Winchester Road (SR-79) / Thompson Road (#13)
"Mitigation Measure 4.5.2-1 shall apply.
"Construct a 3rd southbound through lane.

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10. GENERAL CONDITIONS

10.PLANNING. 98 USE- MM-4.5.3-3 RECOMMND

Winchester Road (SR-79) / Auld Road (#15)
"Mitigation Measure 4.5.3-1 shall apply.
"Construct a 3rd northbound through lane.
"Construct a 2nd southbound left turn lane and 3rd shared
through-right turn lane.

10.PLANNING. 99 USE- MM-4.5.4-3 RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)
"Mitigation measure 4.5.4-1 shall apply. Please note,
removal of the crosswalk as required by mitigation measure
4.5.4-1 would have a significant adverse impact on
pedestrian facilities.
"Construct a 4th northbound through lane.
"Construct a 2nd southbound right turn lane and modify the
traffic signal to implement overlap phasing.

10.PLANNING.100 USE- MM-4.5.5-3 RECOMMND

Winchester Road (SR-79) / Nicolas Road (#21)
"Mitigation measure 4.5.5-1 shall apply.
"Construct a 2nd southbound right turn lane.

10.PLANNING.101 USE- MM-4.5.6-3 RECOMMND

Winchester Road (SR-79) / Margarita Road (#22)
"Mitigation Measure 4.5.6-1 shall apply.
"The PM peak hour intersection delay is anticipated to
exceed the City of Temecula's significance threshold of 2.0
seconds over pre-project conditions with the implementation
of Mitigation Measure 4.5.6-1. In order to achieve
acceptable peak hour intersection operations: Construct a
2nd westbound right turn lane with overlap phasing. This
improvement may not be feasible due to right-of-way
constraints.

10.PLANNING.102 USE- MM-4.5.7-3 RECOMMND

Winchester Road (SR-79) / Ynez Road (#23)
"Mitigation Measure 4.5.7-1 shall apply. No additional
mitigation is required.

10.PLANNING.103 USE- MM-4.5.8-3 RECOMMND

Winchester Road (SR-79) / I-15 Northbound Ramps (#24)
"Mitigation Measure 4.5.8-1 shall apply. No additional

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10. GENERAL CONDITIONS

10.PLANNING.103 USE- MM-4.5.8-3 (cont.) RECOMMND

mitigation is required.

10.PLANNING.104 USE- MM-4.5.9-3 RECOMMND

Briggs Road / Auld Road (#26)

"Mitigation measure 4.5.9-1 shall apply.

"Construct a 2nd northbound right turn lane and modify the traffic signal to implement overlap phasing on the northbound right turn lanes.

10.PLANNING.105 USE- MM-4.5.10-3 RECOMMND

Industry Way / Auld Road (#27)

"Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.

10.PLANNING.106 USE- MM-4.5.11-3 RECOMMND

Pourroy Road-West / Auld Road (#30)

"Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.

10.PLANNING.107 USE- MM-4.5.1-4 RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)

"Mitigation Measure 4.5.1-1 shall apply. No additional mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.1-1 would have a significant adverse impact on pedestrian facilities.

10.PLANNING.108 USE- MM-4.5.2-4 RECOMMND

Winchester Road (SR-79) / Thompson Road (#13)

"Mitigation Measure 4.5.2-1 shall apply. No additional mitigation is required.

10.PLANNING.109 USE- MM-4.5.3-4 RECOMMND

Winchester Road (SR-79) / Auld Road (#15)

"Mitigation Measure 4.5.3-3 shall apply. No additional mitigation is required.

10.PLANNING.110 USE- MM-4.5.4-4 RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)

"Mitigation Measure 4.5.4-3 shall apply. No additional

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10.PLANNING.110 USE- MM-4.5.4-4 (cont.) RECOMMND

mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.4-3 would have a significant adverse impact on pedestrian facilities.

10.PLANNING.111 USE- MM-4.5.5-4 RECOMMND

Winchester Road (SR-79) / Nicolas Road (#21)
"Mitigation Measure 4.5.5-3 shall apply. No additional mitigation is required.

10.PLANNING.112 USE- MM-4.5.6-4 RECOMMND

Winchester Road (SR-79) / Margarita Road (#22)
"Mitigation Measure 4.5.6-3 shall apply. No additional mitigation is required. Please note, a portion of the improvements required under Measure 4.5.6 3 to reduce impacts to a less than significant level may not be feasible due to right-of-way constraints.

10.PLANNING.113 USE- MM-4.5.7-4 RECOMMND

Winchester Road (SR-79) / Ynez Road (#23)
"Mitigation Measure 4.5.7-1 shall apply. No additional mitigation is required.

10.PLANNING.114 USE- MM-4.5.8-4 RECOMMND

Winchester Road (SR-79) / I-15 Northbound Ramps (#24)
"Mitigation Measure 4.5.8-1 shall apply. No additional mitigation is required.

10.PLANNING.115 USE- MM-4.5.9-4 RECOMMND

Briggs Road / Auld Road (#26)
"Mitigation Measure 4.5.9-3 shall apply. No additional mitigation is required.

10.PLANNING.116 USE- MM-4.5.10-4 RECOMMND

Industry Way / Auld Road (#27)
"Mitigation Measure 4.5.10-1 shall apply. No additional mitigation is required.

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10. GENERAL CONDITIONS

10.PLANNING.117 USE- MM-4.5.11-4 RECOMMND

Pourroy Road-West / Auld Road (#30)
"Mitigation Measure 4.5.11-1 shall apply. No additional mitigation is required.

10.PLANNING.118 USE- MM-4.5.12-2 RECOMMND

Winchester Road (SR-79) / Benton Road (#14)
"Mitigation Measure 4.5.12-1 shall apply. No additional mitigation is required.

10.PLANNING.119 USE- MM-4.5.13-2 RECOMMND

Winchester Road (SR-79) / Willows Avenue (#20)
"Mitigation Measure 4.5.13-1 shall apply. No additional mitigation is required.

10.PLANNING.120 USE- MM-4.5.14-2 RECOMMND

Pourroy Road-East / Auld Road (#31)
"Mitigation Measure 4.5.14-1 shall apply. No additional mitigation is required.

10.PLANNING.121 USE- ENV CLEANUP PROGRAM RECOMMND

Prior to the approval of any Planning Case project subject to SP 265 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval an original copy of an Environmental Site Assessment Phase 1 study (ESA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment Phase 2 study shall be submitted to ECP for review and approval if the information provided in the ESA Phase 1 study indicates the requirement. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

10.PLANNING.122 USE- INDUSTRIAL HYGIENE RECOMMND

Prior to the approval of any Planning Case project subject to SP 265, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval an original copy of a noise study.

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10. GENERAL CONDITIONS

10.PLANNING.122 USE- INDUSTRIAL HYGIENE (cont.) RECOMMND

Applicable review fees shall be required.

10.PLANNING.123 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."

10.PLANNING.124 USE- NON-IMPLEMENTING MAPS NOTAPPLY

"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.125 USE- DURATION OF SP VALIDITY RECOMMND

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, after which time the Board may elect to begin revocation hearings for the Specific Plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. This shall be defined as eighty percent (80%) of the maximum square footage of building space (or 2,000,000 square feet) thereby setting 1,600,000 square feet as the 80% milestone allowed by the SPECIFIC PLAN. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

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10. GENERAL CONDITIONS

10.PLANNING.126 USE- PROJECT LOCATION EXHIBIT RECOMMND

"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."

10.PLANNING.127 USE- ACOUSTICAL STUDY REQD RECOMMND

"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."

10.PLANNING.128 USE- AIR QUALITY STUDY REQD RECOMMND

"PRIOR TO PROJECT APPROVAL, an air quality study shall be 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."

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10. GENERAL CONDITIONS

10.PLANNING.129 USE- ARCHAEO STUDY REQD RECOMMND

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be 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."

10.PLANNING.130 USE- BIOLOGICAL STUDY REQD RECOMMND

"PRIOR TO PROJECT APPROVAL, a biological study shall be 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."

10.PLANNING.131 USE- ADDENDUM EIR NOTAPPLY

"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 informaiton (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.

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10. GENERAL CONDITIONS

10.PLANNING.131 USE- ADDENDUM EIR (cont.) NOTAPPLY

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

10.PLANNING.132 USE- EA REQUIRED NOTAPPLY

"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."

10.PLANNING.133 USE- SUPPLEMENT TO EIR NOTAPPLY

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

10.PLANNING.134 USE- SUBSEQUENT EIR RECOMMND

"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

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10. GENERAL CONDITIONS

10.PLANNING.134 USE- SUBSEQUENT EIR (cont.) RECOMMND

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."

10.PLANNING.135 USE- COMPLETE CASE APPROVALS NOTAPPLY

"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."

10.PLANNING.136 USE- AMENDMENT REQUIRED NOTAPPLY

"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.

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10.PLANNING.136 USE- AMENDMENT REQUIRED (cont.) NOTAPPLY

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.137 USE- GEO STUDY REQUIRED RECOMMND

"PRIOR TO PROJECT APPROVAL, a 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."

10.PLANNING.138 USE- 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.

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10.PLANNING.139 USE- ALUC REVIEW RECOMMND

1.Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.

TRANS DEPARTMENT

10.TRANS. 1 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. 1 GEN - 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 (or whatever the current water conservation Ordinance is most current) shall prevail.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3

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.

I-215 Southbound Ramps (NS) at:
Clinton Keith Road (EW)
Murrieta Hot Springs Road (EW)

I-215 Northbound Ramps (NS) at:
Clinton Keith Road (EW)
Murrieta Hot Springs Road (EW)

Margarita Road (NS) at:
Murrieta Hot Springs Road (EW)

Leon Road (NS) at:
Scott Road (EW)
Briggs Road (EW)
Clinton Keith Road (EW)
Auld Road (EW)
Wealth Street (EW) - future

Winchester Road (SR-79) (EW) at:
Scott Road (EW)
Abelia Street (EW)
Pourroy Road (EW)
Skyview Road (EW)
Thompson Road (EW)
Benton Road (EW)
Auld Road (EW)
Sparkman Way (EW)
Hunter Road (EW)
Technology Drive (EW)

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS (cont.)

RECOMMND

Murrieta Hot Springs Road (EW)
Willows Avenue (EW)
Nicolas Road (EW)
Margarita Road (EW)
Ynez Road (EW)

I-215 Southbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

I-215 Northbound Ramps (NS) at:
Winchester Road (SR-79) (EW)

Briggs Road (NS) at:
Auld Road (EW)

Industry Way (NS) at:
Auld Road (EW)

Pourroy Road - West (NS) at:
Auld Road (EW)

Pourroy Road - East (EW) at:
Auld Road (EW)

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

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

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

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

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10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

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

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

-Subscribe to a recycling service with their waste hauler.

-Provide recycling service to their tenants.

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

For more information, please visit:

www.rivcwm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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 - SUBMIT FINAL DOCS 90 DAYS MET

Within 90 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD 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:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCS 90 DAYS (cont.) MET

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP 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 approval of any Planning Case project subject to SP 265 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval an original copy of an Environmental Site Assessment Phase 1 study (ESA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment Phase 2 study shall be submitted to ECP for review and approval if the information provided in the ESA Phase 1 study indicates the requirement. Applicable review fees shall be required.

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM (cont.) MET

For further information, please contact ECP at (951)
955-8982.

30.E HEALTH. 2 INDUSTRIAL HYGIENE 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 Planning Case project subject to SP 265, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval an original copy of an noise study. Applicable review fees shall be required.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR 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 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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - PALEO PRIMP & MONITOR (cont.)

MET

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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) MET

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."

30.PLANNING. 2 SP - PALEO MONITORING 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 GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO MONITORING REPORT (cont.) MET

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."

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 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 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."

30.PLANNING. 5 SP - DURATION OF SP VALIDITY 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - DURATION OF SP VALIDITY (cont.)

MET

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, after which time the Board may elect to begin revocation hearings for the Specific Plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. This shall be defined as eighty percent (80%) of the maximum square footage of building space (or 2,000,000 square feet) thereby setting 1,600,000 square feet as the 80% milestone allowed by the SPECIFIC PLAN. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

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."

30.PLANNING. 8

SP - ACOUSTICAL STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1-17 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD (cont.) MET

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. 9 SP - AIR QUALITY STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-17 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 air quality study shall be 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. 10 SP - ARCHAEO STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-23 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, a archaeological study shall be submitted to the Planning Department for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - ARCHAEO STUDY REQD (cont.) MET

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. 11 SP - BIOLOGICAL STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-23 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, a biological study shall be 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. 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS (cont.) MET

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."

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."

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30. PRIOR TO ANY PROJECT APPROVAL

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 development application, all portions of this implementing project not currently within the boundaries of Valley Wide Parks and Recreation District and County Service Area No. 143, shall be annexed into Valley Wide Parks and Recreation District and County Service Area 143 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.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 143 is unwilling or unable to annex the property in question."

30.PLANNING. 19

SP - AG/DAIRY NOTIFICATION

MET

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

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30.PLANNING. 20

SP - PA PROCEDURES (cont.)

MET

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 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 these planning areas.
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."

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.

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30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) MET

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 shall include, but not be limited to, the following: Planning Areas 1 through 23."

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

Prior 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,

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22

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

MET

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, 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23

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

MET

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 '___', 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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."

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. 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 EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are

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

substantially complied with."

30.PLANNING. 27 SP - F&G CLEARANCE MET

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28 SP - ACOE CLEARANCE MET

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."