

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP*- SKR FEE CONDITION

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be [] acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 30

SP - ENTRY MONUMENTATION

MET

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

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

1. An entry monument shall be shown on the Exhibit S.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31

SP - POST GRADING REPORT

MET

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

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

30.PLANNING. 32

SP - SCHOOL MITIGATION

MET

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

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

30.PLANNING. 33

SP - GEO STUDY REQUIRED

MET

Prior to the approval of any implementing project within planning areas 1 through 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 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

MET

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

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

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

MET

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

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30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND (cont.) MET

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

30.PLANNING. 36 SP - ALUC REVIEW 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:

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.

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BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils,

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60. PRIOR TO GRADING PRMT ISSUANCE

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

compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 14 USE-COMPLY W/SECTION J109.4 RECOMMND

Prior to the issuance of a grading permit, the grading plan shall indicate how this site will comply with Section J109.4 of the California Building Code.

Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

EPD DEPARTMENT

60.EPD. 1 - CONSERVATION AREA CHECK RECOMMND

Prior to grading permit issuance, Building and Safety shall transmit an electronic copy of the grading plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA shall review the drainage discharge design to ensure that it will not negatively impact the conservation area east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.

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FIRE DEPARTMENT

60.FIRE. 1 USE-#24-FUEL MODIFICATION RECOMMND

The applicant or developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries of open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

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60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

Planning Division.

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

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

60.FLOOD RI. 8 USE MITCHARGE

RECOMMND

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

PP 25183 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 26.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall

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

RECOMMND

be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SPECIAL INTEREST MONITOR

RECOMMND

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

The SI Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate

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60.PLANNING. 1

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

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

4)The developer/permit holder shall not be required to further pursue any agreement for tribal monitoring if after 60 days the developer/permit holder, through demonstrable good faith effort, has been unable to secure said agreement from the tribe(s). A good faith effort shall consist of no less than 3 written attempts from the developer/permit holder to the tribe to secure the required tribal monitoring agreement and appropriate e-mail and telephone contact attempts.

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

60.PLANNING. 2

MAP - ARCHAEOLOGY MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - ARCHAEOLOGY MONITOR (cont.) RECOMMND

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

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 3

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

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60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 9 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Department of Environmental Health shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 17, 2014, summarized as follows: Noise Impact Analysis.

60.PLANNING. 10 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 82.07 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE - STABILITY REPORT SLOPES RECOMMND

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

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60.PLANNING. 13 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25183, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 14 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide 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, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 15 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide 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 area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 27 USE- MM 4.4-4 RECOMMND

Prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. 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.

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60. PLANNING. 28

USE- PALEO PRIMP & MONITOR

RECOMMND

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 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.

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60.PLANNING. 28 USE- PALEO PRIMP & MONITOR (cont.)

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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.

12.Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."

60.PLANNING. 29 USE- ARCHAEO M/M PROGRAM

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 USE- ARCHAEO M/M PROGRAM (cont.) RECOMMND

archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

60.PLANNING. 30 USE- GENERIC M/M PROGRAM RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in 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 substantially complied with."

60.PLANNING. 31 USE- F&G CLEARANCE RECOMMND

"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."

60.PLANNING. 32 USE- ACOE CLEARANCE RECOMMND

"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."

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 33

USE- SKR FEE CONDITION

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be [] acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

60.PLANNING. 34

USE- ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 34 USE- ARCHAEOLOGIST RETAINED (cont.) RECOMMND

with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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

60.TRANS. 2 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.7.

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

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

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

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

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - CREDIT/REIMBURSEMENT RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - CULT. RES. MON. REPORT RECOMMND

Prior to grading final, the developer/permit holder shall prompt the Cultural Resources Professional to submit one copy of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

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

70.PLANNING. 4 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Department of Environmental Health shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated November 17, 2014, summarized as follows: Noise Impact Analysis

70.PLANNING. 5 USE- PALEO MONITORING REPORT DRAFT

"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 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."

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80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP GREEN BLDG CODE WASTE RED

INEFFECT

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

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

that the grading was completed in conformance with the approved grading plan.

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain all required building permit(s) from the building department prior to any construction on the property. Building permits are required for but not limited to the following:

1. All shell building construction.
2. Occupancy (T.I.) permit for each tenant.
3. On site water and sewer.
4. Light standards.
5. Trash enclosures.
6. Kiosks.
7. Building signage.

All building department plan submittal and fee requirements shall apply.

The current exhibit does not specify the use or occupants intended for each building and/or suite. The determination of the allowance, occupancy classification and requirements will be determined at the building plan submittal and building plan review.

All buildings, structures, and equipment shall comply with all current adopted California Building Codes, and Riverside County Ordinances in effect at the time of the building plan submittal and fee payment to the building department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE* BUILD & SAFETY PLNCK (cont.) RECOMMND

All accessibility requirements for the exterior site conditions and interior of the buildings shall apply.

All mandatory measures within the California Green Building Code shall apply.

EPD DEPARTMENT

80.EPD. 1 MAP - CONSERVATION AREA CHECK RECOMMND

Prior to building permit issuance, building and safety shall transmit an electronic copy of the building plans to the Western Riverside County Regional Conservation Authority (RCA), and the Riverside County Planning Department, Environmental Programs Division (EPD) for review. The RCA shall review the drainage discharge design to ensure that it will not negatively impact the conservation area east of the project boundary. Once the RCA has confirmed that they are satisfied with the design, EPD shall clear this condition.

FIRE DEPARTMENT

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

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

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to

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80. PRIOR TO BLDG PRMT ISSUANCE

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

the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

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

PP 25183 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 26.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- ACOUSTICAL STUDY (cont.) RECOMMND

may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 13 USE- REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Specific Plan No. 265 A1 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 15 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Department of Environmental Health shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 17, 2014, summarized as follows: Noise Impact Analysis

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25183, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 27 USE- MM 4.2-5 RECOMMND

Prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the 2008 California Building Code Title 24 requirements (in the aggregate). Example of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

"Increase in insulation such that heat transfer and thermal bridging is minimized;

"Limit air leakage through the structure and/or within the heating and cooling distribution system;

"Use of energy-efficient space heating and cooling equipment;

"Installation of electrical hook-ups at loading dock areas;

"Installation of dual-paned or other energy efficient windows;

"Use of interior and exterior energy efficient lighting that exceeds the 2008 California Title 24 Energy Efficiency performance standards;

"Installation of automatic devices to turn off lights where they are not needed;

"Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 USE- MM 4.2-5 (cont.) RECOMMND

"Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; and "Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

80.PLANNING. 28 USE- MM 4.4-1 RECOMMND

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

80.PLANNING. 29 USE- ENTRY MONUMENTATION NOTAPPLY

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

1. An entry monument shall be shown on the Exhibit S. 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."

80.PLANNING. 30 USE- POST GRADING REPORT RECOMMND

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

80.PLANNING. 31 USE- SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32 USE- PARK PLANS REQ PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

80.PLANNING. 33 USE- PARK CONST PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

80.PLANNING. 34 USE- PARK PLANS REQ PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 34 USE- PARK PLANS REQ PA22(2) (cont.) NOTAPPLY

permanent maintenance mechanism for the park and its facilities.

80.PLANNING. 35 USE- PARK CONST PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

TRANS DEPARTMENT

80.TRANS. 1 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.13 and 90.TRANS.14 conditions of approval.
- (4) Street sweeping.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 3 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 4 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Leon Road, Wealth Street, Rich Court, Industry Way and Auld Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - UTILITY PLAN (cont.) RECOMMND

improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 6 USE - TS/DESIGN RECOMMND

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

Phase 1 (2016)

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at:

Auld Road (EW) (signal modification or cash-in-lieu of improvements)

Briggs Road (NS) at:

Auld Road (EW)

Industry Way (NS) at:

Auld Road (EW)

Pourroy Road - West (NS) at:

Auld Road (EW)

Phase 2 (2019)

Signals not eligible for fee credit:

Pourroy Road - East (NS) at:

Auld Road (EW) (cash-in-lieu of improvements)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 7 USE - TS/GEOMETRICS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - TS/GEOMETRICS (cont.)

RECOMMND

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

Southbound: one left-turn lane, two through lanes

Eastbound: one left-turn lane, one through lane

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

NOTE: The project proponent may pay cash-in-lieu of improvements.

The intersection of Briggs Road (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Industry Way (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: two left-turn lanes, one right-turn lane

Southbound: N/A

Eastbound: two through lanes

Westbound: one left-turn lane, two through lanes

The intersection of Pourroy Road - West (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, one through lane, one right-turn lane

Westbound: one left-turn lane, two through lanes

NOTE: The plans for this improvement have been prepared and signed. The plans have been filed under 958T-tc.

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

Northbound: one left-turn lane, three through lanes, one

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - TS/GEOMETRICS (cont.) (cont.)

RECOMMND

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

NOTE: The project proponent may pay cash-in-lieu of improvements.

The intersection of Pourroy Road - East (NS) at Auld Road (EW) shall be signalized and improved to provide the following geometrics:

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

NOTE: The project proponent may pay cash-in-lieu of improvements.

or as approved by the Transportation Department.

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

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

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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

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

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

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1

USE-#45-FIRE LANES

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition. Fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 USE FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

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

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this

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

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of (226) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

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

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

Fifty (50) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. All trash enclosures shall be covered.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE (cont.) RECOMMND

in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 22 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Department of Environmental Health shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated November 17, 2014, summarized as follows: Noise Impact Analysis

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 82.74 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

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90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25183 is calculated to be 13.57 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25183 has been calculated to be 13.57 net acres.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

90.PLANNING. 30 USE- TRASH ENCLOSURES RECOMMND

Fifty(50) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

TRANS DEPARTMENT

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

The street design and improvement concept of this project shall be coordinated with PM33691R1.

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

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90.TRANS. 4 USE - STREETLIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 5 USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6 USE - R & B B D

RECOMMND

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

NOTE: The project gross acreage is 82.07 acres.

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for

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90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located on 90.TRANS.13 and 90.TRANS.14 conditions of approval.
- (4) Street sweeping.

90.TRANS. 8 USE - IMP PLANS RECOMMND

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

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

90.TRANS. 9 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Leon Road, Wealth Street, Rich Court, Industry Way, and Auld Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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90.TRANS. 10 USE - CONSTRUCT RAMP RECOMMND

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

90.TRANS. 11 USE - LANDSCAPING RECOMMND

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

Landscaping will be improved within Leon Road, Wealth Street, Rich Court, Industry Way, and Auld Road.

90.TRANS. 12 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 13 USE - TS/INSTALLATION PH1 RECOMMND

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

Phase 1 (2016)

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at:

Auld Road (EW) (signal modification or cash-in-lieu of improvements)

Briggs Road (NS) at:

Auld Road (EW)

Industry Way (NS) at:

Auld Road (EW)

Pourroy Road - West (NS) at:

Auld Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and

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90.TRANS. 13 USE - TS/INSTALLATION PH1 (cont.) RECOMMND

enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 14 USE - TS/INSTALLATION PH2 RECOMMND

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

Phase 2 (2019)

The project proponent may pay cash-in-lieu of improvements if it can be demonstrated that the improvements are not necessary until a later date.

Signals not eligible for fee credit:

Pourroy Road - East (NS) at:

Auld Road (EW) (cash-in-lieu of improvements)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 15 USE - EXISTING MAINTAINED RECOMMND

Auld Road along project boundary is a paved County maintained road and is designated Secondary Highway and said road shall be improved with 6" concrete curb and gutter located 32 feet from the centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: A 5' sidewalk shall be constructed within the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - EXISTING MAINTAINED (cont.) RECOMMND
 18' parkway.

90.TRANS. 16 USE - DEDICATION RECOMMND

Industrial Way, Wealth Street, and Rich Court are designated Industrial Collector and said roads shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6" sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

Industrial Way from Auld Road southerly to the south property line of APN: 963-080-001 is designated Industrial Collector and said road shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

2. The landowner/developer shall install fence and electronic gate per Sheriff Department requirements and standards and as approved by the Transportation Department.

Leon Road along project boundary is designated Secondary Highway and said road shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

90.TRANS. 17 USE - OFF-SITE ACCESS RECOMMND

The landowner/developer/applicant shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 USE - OFF-SITE ACCESS (cont.) RECOMMND

County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department.

Should the landowner/developer/applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The landowner/developer/applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Leon Road to a paved County maintained Auld Road.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans req PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga

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100.PLANNING. 1 SP - Park Plans req PA22(1) (cont.) NOTAPPLY

Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONST PA22(1) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

100.PLANNING. 3 SP - PARK PLANS REQ PA22(2) NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

SP - PARK CONST PA22(2)

NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to:
TENTATIVE PARCEL MAP NO. 33691R1 proposes a Schedule E subdivision to divide 82.74 acres into 12 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1). The map is divided into two phases, phase 1 consists of parcels 2, 3, 5 and 6, phase two is parcels 1, 4, 7, 8, 9, 10, 11, and 12. NOTE: Phase 1 is proposed to be for condominium purposes, phase 2 is intended to be fee simple.

The project is located northerly of Jolyn Road, southerly of Auld Road, easterly of Sky Canyon Road, and westerly of Leon Avenue.

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 MAP - HOLD HARMLESS RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - 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 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33691R1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33691, Revised No.1, dated 05/29/15.

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

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 265A1 shall include the following:

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 MAP - 90 DAYS TO PROTEST

RECOMMND

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

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:

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

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

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 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 MAP - GENERAL INTRODUCTION RECOMMND

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP - 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 MAP - 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 MAP - 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.

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - 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

MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8

MAP - 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 MAP - 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 MAP - 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 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - 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 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 and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 21 MAP - 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

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10. GENERAL CONDITIONS

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

E HEALTH DEPARTMENT

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

Parcel Map#33691 R1 is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

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

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-COMMENTS RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the Project, no acoustical study will be required. However, Parcel Map 33691 R1 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, 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.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

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

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10. GENERAL CONDITIONS

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING (cont.) RECOMMND

any lot frontage more than 165 feet from a fire hydrant.

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.

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 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. Tualota 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 Tualota Creek about 3000 linear feet 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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

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 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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

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

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. 19 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 33691R1, amendment 1, is a revision to PM 33691 which includes minor offsite roadway improvements. PM 33691 is a proposal to subdivide 82 acres into 12 commercial parcels, 4 street improvement lots, and 6 open space lots in the French Valley area. The site is located near the southwest corner of Auld Road and Leon Road. The Southwest Justice Center complex bounds the site to the north and the French Valley Airport bounds the site to the west. Mass grading which included some temporary basins, has occurred under BGR 140084.

In accordance with conditions of approval for PM 33691, the District has reviewed and approved the District storm drain facilities and the WQMP which was developed for the mitigation of the proposed streets, only. Future development based upon individual plot plans will require a WQMP if triggered by the MS4 permit, current at the time of development. Current MS4 permit requirements include hydromodification mitigation and therefore, increased runoff mitigation is not required.

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.

A note shall be placed on the environmental constraint sheet stating, "A preliminary Water Quality Management Plan (WQMP) shall be submitted for review and approval prior to issuance of recommended conditions of approval for any use case on any lot within this project"

In addition, the area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type.

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10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Chainlink fencing shall not be allowed."

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.

For future developments, where no District maintained facilities, (either existing, proposed or required) are associated with this project, the Transportation Department will have the responsibility to process the review and approval of any hydrological/drainage studies including increased runoff criteria and a preliminary and final Water Quality Management Plan (WQMP)

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - INADVERTANT ARCHEAO 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.

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - INADVERTANT ARCHEAO FIND (cont.)

RECOMMND

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

** 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.

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10. GENERAL CONDITIONS

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

INEFFECT

5.Areal subsidence in the site area is considered unlikely.

6.The slopes adjacent to the existing Tocalota 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 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

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10. GENERAL CONDITIONS

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

INEFFECT

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.

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

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10. GENERAL CONDITIONS

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

Resources Cope 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 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 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 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 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - FEES FOR REVIEW (cont.) RECOMMND

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

10.PLANNING. 5 SP - DENSITY REQUIREMENTS INEFFECT

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. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 10 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE NOTAPPLY

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE (cont.) NOTAPPLY

County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) NOTAPPLY

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall

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10. GENERAL CONDITIONS

10.PLANNING. 15 STKP- OFF-HIGHWAY VEHICLE USE (cont.) RECOMMND

prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - 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. 19 MAP - 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. 20 MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - MM-AGRICULTURE (cont.) RECOMMND

property retains the right to farm.

10.PLANNING. 21 MAP - 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.

10.PLANNING. 22 MAP - 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. 23 MAP - 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. 24 MAP - MM-4.5.1-1 RECOMMND

The following measures shall be incorporated into Project plans and specifications for implementation:

"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.

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - MM-4.5.1-1 (cont.) RECOMMND

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. 25 MAP - 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. 26 MAP - 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.

10.PLANNING. 27 MAP - 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. 28 MAP - MM-4.2-6 RECOMMND

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

10.PLANNING. 29 MAP - 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. 30 MAP - MM-4.2-8 RECOMMND

In order to reduce vehicle reliance for short trips, 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 MAP - MM-4.4-3 (cont.) RECOMMND

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. 37 MAP - 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. 38 MAP - 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. 39 MAP - 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. 40 MAP - 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.

10.PLANNING. 41 MAP - 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

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10. GENERAL CONDITIONS

10.PLANNING. 41

MAP - MM-4.5-1 (cont.)

RECOMMND

contractor to minimize adverse effects on the flow of traffic during construction. At a minimum this plan shall 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. 42

MAP - 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. 43

MAP - 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.

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10. GENERAL CONDITIONS

10.PLANNING. 50 MAP - MM-4.5.7-1 RECOMMND

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

10.PLANNING. 51 MAP - MM-4.5.8-1 RECOMMND

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

10.PLANNING. 52 MAP - 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. 53 MAP - MM-4.5.10-1 RECOMMND

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

10.PLANNING. 54 MAP - MM-4.5.11-1 RECOMMND

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

10.PLANNING. 55 MAP - 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. 56 MAP - MM-4.5.1-2 RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)
"Mitigation Measure 4.5.1-1 shall apply. No additional

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10. GENERAL CONDITIONS

10.PLANNING. 56 MAP - MM-4.5.1-2 (cont.) RECOMMND

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. 57 MAP - 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. 58 MAP - 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. 59 MAP - 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. 60 MAP - MM-4.5.5-2 RECOMMND

Winchester Road (SR-79) / Nicolas Road (#21)
"Mitigation Measure 4.5.5-1 shall apply. No additional mitigation is required.

10.PLANNING. 61 MAP - 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. 62 MAP - 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.

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10. GENERAL CONDITIONS

10.PLANNING. 70 MAP - 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.

10.PLANNING. 71 MAP - 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. 72 MAP - 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. 73 MAP - 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. 74 MAP - 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.

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10. GENERAL CONDITIONS

10.PLANNING. 82 MAP - 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. 83 MAP - 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 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. 84 MAP - 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. 85 MAP - 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. 86 MAP - 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. 87 MAP - 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. 88 MAP - MM-4.5.9-4 RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 96 MAP - PALEO MONITORING REPORT (cont.) NOTAPPLY

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

10.PLANNING. 97 MAP - 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. 98 MAP - 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. 99 MAP - DURATION OF SP VALIDITY RECOMMND

*** No Text Exists For This Condition ***

10.PLANNING.100 MAP - PROJECT LOCATION EXHIBIT NOTAPPLY

"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.]

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10. GENERAL CONDITIONS

10.PLANNING.100 MAP - PROJECT LOCATION EXHIBIT (cont.) NOTAPPLY

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.101 MAP - ACOUSTICAL STUDY REQD NOTAPPLY

"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.102 MAP - AIR QUALITY STUDY REQD NOTAPPLY

"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."

10.PLANNING.103 MAP - ARCHAEO STUDY REQD NOTAPPLY

"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

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10. GENERAL CONDITIONS

10.PLANNING.103 MAP - ARCHAEO STUDY REQD (cont.) NOTAPPLY

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.104 MAP - BIOLOGICAL STUDY REQD NOTAPPLY

"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.105 MAP - 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 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."

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10. GENERAL CONDITIONS

10.PLANNING.106

MAP - 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.107

MAP - 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.108

MAP - 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 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

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10. GENERAL CONDITIONS

10.PLANNING.108 MAP - SUBSEQUENT EIR (cont.)

RECOMMND

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.109 MAP - COMPLETE CASE APPROVALS

RECOMMND

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

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

10.PLANNING.110 MAP - 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.

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

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10. GENERAL CONDITIONS

10.PLANNING.110 MAP - AMENDMENT REQUIRED (cont.) NOTAPPLY

plan amendment is determined to be unnecessary."

10.PLANNING.111 MAP - GEO STUDY REQUIRED NOTAPPLY

"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.112 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

10.PLANNING.113 MAP - 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.

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10. GENERAL CONDITIONS

10.PLANNING.114 MAP- ORIGINAL APPROVAL DATE RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on 03/25/2008. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

TRANS DEPARTMENT

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

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

10.TRANS. 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 MAP - COUNTY WEB SITE RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6

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

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10. GENERAL CONDITIONS

10.TRANS. 6

USE - TS/CONDITIONS (cont.)

RECOMMND

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)
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)

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - TS/CONDITIONS (cont.) (cont.) RECOMMND

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 MAP - 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 Protection and Oversight Division.

10.WASTE. 2 MAP - 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

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10. GENERAL CONDITIONS

10.WASTE. 2 MAP - AB 341 (cont.)

RECOMMND

recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial).

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

For more information, please visit:

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

10.WASTE. 3 MAP - 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.

10.WASTE. 4 MAP - SEE PP25183

RECOMMND

REFER TO PP25183 FOR CONDITIONS OF APPROVAL FROM THE RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES.

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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCS 90 DAYS

INEFFECT

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,

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.