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Riverside County LMS
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SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 353 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 353, Screencheck No.3.

CHANGE OF ZONE = Change of Zone No. 07365.

GPA = Comprehensive General Plan Amendment No. 815.

EIR = Environmental Impact Report No. 492.

10. EVERY. 3 SP - SP Document

RECOMMND

Specific Plan No. 353 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.

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

RECOMMND

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 492 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 SP - Ordinance Requirements

RECOMMND

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. 5 SP - Limits of SP DOCUMENT

RECOMMND

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 to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

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. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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

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

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. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - CONNECT TO LLWD SEWER RECOMMND

The Department of Environmental Health (DEH) has received and reviewed the SP 353 for the CD:LI development and have no objections.
LLWD(purveyor) water and sewer should be available for this development plan.
PRIOR to regular submittal to the Building and Safety Department will serve letters from the purveyor will be required.

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10.E HEALTH. 1 SP - CONNECT TO LLWD SEWER (cont.) RECOMMND

Food facilities will be required to Food Plan check their plans with the DEH PRIOR to Building permit issuance.

10.E HEALTH. 2 HAZMAT BUSINESS EMERGENCY PLAN RECOMMND

A business plan will be required for any facility that stores hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or stores any acutely hazardous materials or extremely hazardous substances.

10.E HEALTH. 3 ABANDON WELLS AND SEPTIC RECOMMND

Any existing wells and/or septic systems be properly abandoned under permit from the Department of Environmental Health (DEH) prior to the issuance of a grading permit.

EPD DEPARTMENT

10.EPD. 1 SP - UWIG REQUIREMENTS RECOMMND

General

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control

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10.EPD. 1

SP - UWIG REQUIREMENTS (cont.)

RECOMMND

systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia

Achillea millefolium-var. millefolium common yarrow

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SP - UWIG REQUIREMENTS (cont.) (cont.)

RECOMMND

Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax

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10.EPD. 1 SP - UWIG REQUIREMENTS (cont.) (cont.) (cont.RECOMMND

Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoporum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United

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10.EPD. 1 SP - UWIG REQUIREMENTS (cont.) (cont.) (cont.RECOMMND

States Department of Agriculture-Division
of Plant Health and Pest Prevention Services, California
Native Plant Society,
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;
Higher Plants of California,
and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area
shall incorporate barriers, where appropriate in individual
project designs to minimize unauthorized public access,
domestic animal predation, illegal trespass or dumping in
the MSHCP Conservation Area. Such barriers may include
native landscaping, rocks/boulders, fencing, walls, signage
and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site
development shall not extend into the MSHCP Conservation
Area.

FIRE DEPARTMENT

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

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 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire
flows shall be constructed in accordance with the
appropriate sections of Riverside County Ordinance 460
and/or No.787, subject to the approval by the Riverside
County Fire Department.

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10.FIRE. 3 SP-#95-HAZ FIRE AREA

RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96-ROOFING MATERIAL

RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6 SP-#47 SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 7 SP-#100-FIRE STATION

RECOMMND

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT

RECOMMND

Specific Plan No. 353 (Serrano Commerce Center) proposes to develop 489 acres for commercial, industrial and retail. The project is located in the ~~Temescal Canyon area~~ easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Temescal Wash and southerly of Clay Canyon Road. This project is being reviewed in conjunction with Parcel Map No. 32885, which encompasses the majority of the SP, and Environmental Impact Report No. 492.

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10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is subject to offsite runoff from three large watersheds. The northern and eastern sides of the site are within the 100 year FEMA floodplain of Temescal Wash as shown on Panel No. 06065C1390G, of the Flood Insurance Rate Maps (FIRM) dated August 8, 2008 issued in conjunction with the National Flood Insurance Program (NFIP) by the Federal Emergency management Agency (FEMA). Mayhew Canyon Wash impacts the southern end of the site while Coldwater Canyon Wash impacts the northwestern portion of the site. Offsite runoff from freeway culverts also impacts the site.

The applicant submitted a drainage plan, (See Conceptual Drainage and Phasing Plan Figure 2-7 in the SP) in which Coldwater Canyon and Mayhew Canyon Washes would be improved from the I-15 freeway bridge to Temescal Wash. The drainage plan also proposes a system of storm drains that would collect and convey onsite runoff to treatment control BMPs and then discharge into Temescal Wash, Cold Water Canyon Wash or Mayhew Canyon Wash as appropriate. Offsite runoff from freeway culvers would also be collected and discharged into the proposed storm drains/channels and/or directly into Temescal Wash. A study supporting the conceptual drainage plan was submitted to the District and found to be acceptable for this stage of development. It shall be noted that Coldwater Canyon Wash and Mayhew Canyon Wash would be constructed offsite. The project proponent has submitted a letter from the affected property owners indicating their willingness to allow the construction of Cold Water Canyon Wash Channel on their property. To date, a similar permission has not been submitted to the District for the construction of Mayhew Canyon Wash. The District would not issue recommended conditions of approval for development proposals within Planning Areas 10, 11 and 13 unless a letter from the property owner allowing the offsite improvements to Mayhew Canyon is submitted to the District.

The Specific Plan proposes water quality impact mitigation measures. These will be refined as individual development proposal come in and will have to be consistent with our MS4 permit requirements in effect at the time the individual cases are submitted.

According to the Specific Plan, treated runoff would be discharged into underground storage areas; dubbed Storm

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10.FLOOD RI. 1

SP- FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

Water Recovery and Storage System (SWRSS) over which will be constructed buildings. The underground storage areas would be created by filling in steep canyon areas with large rocks generated during grading. This stored water would be used for landscape irrigation. In concept, the District is supportive of the SWRSS as a water conservation element. However, the SWRSS would not be considered a flood control element or a water quality feature since its continuous maintenance and viability is unclear at this time.

Full implementation of the drainage plan will be subject to market conditions. Thus, the District will write specific recommended conditions of approval for the Parcel Map and/or any subsequent cases filed within the Specific plan boundary. Interim facilities may be proposed until full implementation of the drainage plan but would be subject to the approval of the Chief Engineer-General Manager of the Flood Control District.

PLANNING DEPARTMENT

10.PLANNING. 1

SP - GEO01759

RECOMMND

County Geologic Report (GEO) No. 1759, submitted for the following cases (PM32885 & SP00353), was prepared by Neblett & Associates, Inc. and is entitled: "Summary of Engineering Geologic Findings, Input to EIR for Preliminary Feasibility, MCP-Serrano Project, Temescal Canyon / Clay Canyon Roads, Corona Area, Riverside County, California", dated March 15, 2004. In addition, Neblett & Associates prepared the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated May 22, 2008 and

"Second Response to County of Riverside Review Comments, County Geologic Report No. 1759, Serrano Commerce Center, EIR 492, Specific Plan 353, Corona Area, Riverside County, California", dated September 30, 2008.

"Summary Statement - Potential for Active Faulting and Surface Rupture Potential, Serrano SP Project, County of Riverside EIR 492 / SP 353", dated October 15, 2008.

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10.PLANNING. 1 SP - GEO01759 (cont.)

RECOMMND

These documents are herein incorporated as a part of GEO No. 1759.

GEO No. 1759 concluded:

1.The site is located within a Mineral Resource Zone and contains local areas designated MRZ-2a and MRZ-2b. The mineral product is principally clay (both common and kaolinite). Much of onsite mineral resources have already been identified and/or mined.

2.The potential for active faulting onsite is considered to be low. The potential for surface rupture is also considered to be low. No structural setback will be required.

3.Liquefaction is considered to be a hazard within the alluvial units associated with the washes on the site. No commercial structures are proposed in the areas where liquefaction is a concern. Flood control channel improvements, a portion of the re-alignment of Temescal Canyon Road, and a culvert will transgress some portion of the wash areas where liquefaction is a concern.

4.Wedge failures due to the intersection of sets of joints may be consideration for cut slope stability within the heavily jointed bedrock areas.

5.The risks presented by seiches, tsunami, and ground lurching are considered remote.

GEO No. 1759 recommended:

1.Selective grading may potentially be performed to extract any economically important clay and or to utilize the material for onsite construction during grading.

2.An Engineering Geologist will monitor all grading operations to evaluate and map the conditions exposed by grading and confirm that no active faulting exists.

3.Liquefaction mitigation methods include removal of unsuitable soils and replacement with compacted fill, specialized foundations, and the utilization of geogrid reinforcement.

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10.PLANNING. 1 SP - GEO01759 (cont.) (cont.)

RECOMMND

4.Mitigation of possible wedge failures includes various methods such as stabilization fill prisms, rock bolting and rock mesh placement.

GEO No. 1759 satisfies the requirement for a Geologic Study for Planning /CEQA purposes for this specific plan and associated parcel map. GEO No. 1759 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for entitlement of any implementing project (tract map, plot plan, CUP, etc.) or for issuance of any grading permit. Additional studies and reporting will be required for all implementing projects. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2 SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10.PLANNING. 3

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

2. At the meeting, the significance of the discoveries shall be discussed and 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 Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 4

SP - MAINTAIN AREAS & PHASES

RECOMMND

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.

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10.PLANNING. 5

SP - NO P.A. DENSITY TRANSFER

RECOMMEND

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

In this commercial/industrial SPECIFIC PLAN, each Planning Area (PA) has a "Target" FAR count. Each PA also has a Land Use Designation FAR Range. The Target FAR count is an estimate used to create a total square foot maximum for the entire SPECIFIC PLAN. However, the target for each PA does not limit the total FAR in a PA. A PA is permitted to build over the Target density so long as the PA total unit count does not exceed the top of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total square footage (6,773,144) be exceeded. Per the SPECIFIC PLAN Trips may be transferred, see the SPECIFIC PLAN for details.

10.PLANNING. 6

SP - LANDSCAPING PLANS

RECOMMEND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

TRANS DEPARTMENT

10.TRANS. 1

SP - SP353/TS CONDITIONS

RECOMMEND

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

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

I-15 NB Ramps (NS) at:

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10.TRANS. 1

SP - SP353/TS CONDITIONS (cont.)

RECOMMND

Weirick Road (EW) (Intersection # 4 in the traffic study)

I-15 SB Ramps (NS) at:

Weirick Road (EW) (Intersection # 1 in the traffic study)

I-15 NB Ramps (NS) at:

Temescal Canyon Road (EW) (Intersection # 5 in the traffic study)

I-15 SB Ramps (NS) at:

Temescal Canyon Road (EW) (Intersection # 2 in the traffic study)

Temescal Canyon Road (NS) at:

Lawson Road (EW) (Intersection # 7 in the traffic study)

Temescal Canyon Road (NS) at:

Trilogy Parkway (EW) (Intersection # 8 in the traffic study)

Temescal Canyon Road (NS) at:

Weirick Road (EW) (Intersection # 9 in the traffic study)

Temescal Canyon Road (NS) at:

Temescal Canyon Road Loop North (EW) (Intersection # 10 in the traffic study)

Temescal Canyon Road (NS) at:

Temescal Canyon Road Loop South (EW) (Intersection # 15 in the traffic study)

Campbell Ranch Road (NS) at:

Temescal Canyon Road (EW) (Intersection # 17 in the traffic study)

Project North Access (NS) at:

Temescal Canyon Road (EW) (Intersection # 18 in the traffic study)

Project South Access (NS) at:

Temescal Canyon Road (EW) (Intersection # 14 in the traffic study)

Temescal Canyon Road (NS) at:

Project North West Driveway (EW) (Intersection # 19 in the

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10. GENERAL CONDITIONS

10. TRANS. 1 SP - SP353/TS CONDITIONS (cont.) (cont.) RECOMMEND

traffic study)

Temescal Canyon Road (NS) at:
Project North East Driveway (EW) (Intersection # 20 in the
traffic study)

Temescal Canyon Road (NS) at:
Street A/Street B (EW) (Intersection # 11 in the traffic
study)

Temescal Canyon Road (NS) at:
Project North Central West Driveway (EW) (Intersection # 21
in the traffic study)

Temescal Canyon Road (NS) at:
Project North Central East Driveway (EW) (Intersection # 22
in the traffic study)

Temescal Canyon Road (NS) at:
Street B/Street C (EW) (Intersection # 12 in the traffic
study)

Temescal Canyon Road (NS) at:
Project South Central West Driveway (EW) (Intersection # 23
in the traffic study)

Temescal Canyon Road (NS) at:
Project South Central East Driveway (EW) (Intersection # 24
in the traffic study)

Temescal Canyon Road (NS) at:
Street D/Street E (EW) (Intersection # 13 in the traffic
study)

Temescal Canyon Road (NS) at:
Project South West Driveway (EW) (Intersection # 25 in the
traffic study)

Temescal Canyon Road (NS) at:
Project South East Driveway (EW) (Intersection # 26 in the
traffic study)

A finding of overriding considerations will be needed at
the interchange of I-15 and Indian Truck Trail to allow for
temporary unsatisfactory Level of Service conditions. The
County of Riverside and Caltrans are cooperating to make

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10. GENERAL CONDITIONS

10. TRANS. 1 SP - SP353/TS CONDITIONS (cont.) (cont.) (conRECOMMND

improvements at this interchange, but the improvements may not be completed until after the initial phase of the Serrano SP generates a level of traffic that would trigger the need for improvements. The affected intersections are:

I-15 SB Ramps (NS) at:
Indian Truck Trail (EW) (Intersection # 3 in the traffic study)

I-15 NB Ramps (NS) at:
Indian Truck Trail (EW) (Intersection # 6 in the traffic study)

Temescal Canyon Road (NS) at:
Indian Truck Trail (EW) (Intersection # 16 in the traffic study)

After the completion of the County/Caltrans improvements at the interchange of I-15 and Indian Truck Trail, as development continues at the Serrano SP, further improvements in the interchange area may be necessary. Such further improvements to achieve satisfactory levels of service are not considered practical, necessitating a finding of overriding considerations for the following intersections in the interchange area:

I-15 SB Ramps (NS) at:
Indian Truck Trail (EW) (Intersection # 3 in the traffic study)

Temescal Canyon Road (NS) at:
Indian Truck Trail (EW) (Intersection # 6 in the traffic study)

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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.

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - EPD

RECOMMND

MSHCP REQUIREMENTS SHALL BE APPLIED TO ALL SUBSEQUENT PROJECTS ASSOCIATED WITH THE SPECIFIC PLAN.

30.EPD. 2 SP - CONSERVATION DEDICATION

RECOMMND

The following condition shall be added to all projects prior to project approval.

The area mapped as "P.A. 12, OPEN SPACE, 48.77 AC" on Figure 1-1 of SP00353, Screencheck #3, Dated 2/19/09 shall be offered, in its entirety, for dedication to Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit, or the recordation of a map. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FLOOD RI DEPARTMENT

30.FLOOD RI. 1 SP- SUBMIT WQMP

RECOMMND

A preliminary project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval prior to any project approval. The WQMP shall be prepared consistent with the County's MS4 permit requirement in effect at the time the project is submitted.

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30. PRIOR TO ANY PROJECT APPROVAL

30.FLOOD RI. 7

SP- LETTER OF ASSURANCE

RECOMMND

A letter of assurance consistent with Ordinance 460.3.2.J
allowing offsite improvement shall be provided.

PLANNING DEPARTMENT

30.PLANNING. 1

SP - ARCHAEO M/M PROGRAM

RECOMMND

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

Tribal monitoring shall be assigned to the Pechanga Band of
Luiseno Indians pursuant their request.

Remaining Requirements:

Prior to any clearing and grubbing and/or earth moving
activities, a qualified archaeologist, retained by the
project proponent and approved by the County, shall review
the approved development plan. The archaeologist shall
conduct any pre-construction work required and participate
in a pre-construction project meeting with development
staff and construction operators to ensure an understanding
of the mitigation measures required during construction.

Archaeological site P-33-000034 - The Petroglyph Site,
shall be avoided and preserved with a 50 meter buffer
surrounding the site.

Archaeological Site P-33-000108 - Temporary or Seasonal
Habitation Site - This site could not be relocated. Once
brushing/grubbing of the area where this site is recorded,
the area shall be resurveyed by the Project Archaeologist
and tribal monitor to search for any evidence of this
cultural resource. If site indicators are found, a Phase II
Significance Testing program shall be conducted in
consultation with the Pechanga Band of Luiseno Indians. If

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - ARCHAEO M/M PROGRAM (cont.)

RECOMMND

no subsurface remains are identified, site monitoring shall continue during all earth-moving activities.

Archaeological Site P-33-003832 - AT&SF Rail Line - This site is significant at a local level for its association with the economic development of the region and the study area. The railroad bed, culvert, and loading bin shall be documented through archival quality photography if they are to be impacted by the proposed project. Copies of the photographs shall be given to the Corona Library, the Eastern Information Center, the County Archaeologist, and the County of Riverside Parks Department.

Archaeological Site P-33-006441 - Third Serrano Adobe and the A. A. Lathrop House - During to any clearing or grubbing within the area of these two structures, a historic archaeologist shall survey and monitor during any grading the former locations and nearby vicinities of these buildings. Should remains of either house be identified, they shall be evaluated for significance, including subsurface testing methods if necessary. If the remains are determined to be significant, appropriate mitigation measures shall be implemented, and can include avoidance and preservation, or data recovery, followed by a report interpreting the findings for the public benefit. A Modified grading program that accommodates a slower, controlled removal of soil (four-inches or less at a time) in the vicinity of these two site areas is required.

Archaeological Site P-33-004111 and P-33-006438 Serrano Tanning Vats - The tanning vats are currently located on the shoulder of Old TemescalCanyon road, jsut east of the Interstate 15 north off-ramp. According to the California Office of Historic Preservation (OHP, the Vats can be removed and/or reocated as they are not in their original location. The Vats were relocated to their current location by members of the Billy Holcomb Chapter of E. Calmpus Vitus although the current property and the Vats are owned by MCP Industries. Two options have been identified for

The Vats:

Option A: Best efforts should be made to contact E. Clampus Vitus to inform them that the Tanning Vats will be impacted by the proposed development. They shall be provided the option of collecting the CA Landmark plaque, as they provided funding for it, or allowing the plaque to remain with the Vats. They should also be provided the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - ARCHAEO M/M PROGRAM (cont.) (cont.)

RECOMMND

option of relocating the Vats. In the event that E. Clampus Vitus cannot be contacted or is uninterested, relocation be performed by the Property Owner. If relocation is chosen, either by E. Clampus Vitus and/or by the Property Owner, a suitable location shall be selected near the original location and the official State-approved forms must be submitted to the OHP to reassess the CA landmark status. In the event that the Landmark status is approved, the Vats shall be relocated immediately and either the E. Clampus vitua or a new plaque provided by the Property Owner reinstated. In the event that the Landmark status is denied, the Property Owner shall otherwise provide appropriate mitigation for the planned impact to the Vats, such as relocating them to an area for their historic interpretation value to the public.

Option B: Removal with Relocation and Relinquishment of CA Landmark Status - Best efforts shall be made to contact E. Clampus Vitus to inform them that the Tanning Vats will be impacted by the proposed development. They shall be provided the option of collecting the CA Landmark plaque, as they provided the funding for it, or allowing the plaque to remain with the Vats. If the Vats are not to be relocated to a suitable area near to their original location, the location is unknown or the area is developed or planned for development, the following mitigation measure may be applied: (1) donation of the Vats to a local museum or historical society who would be willing to display the artifacts or, (2) if an appropriate museum or historical society is not located, the Vats may be suitably displayed within the proposed development. Presentation at a museum, historical society or at a secondary place within the property will relinquish the CA Landmark status of the artifacts. The current nomenclature of the Landmark would transfer from "the Actual Location of..." to "the Site of..." on all official forms. As a result. the Property Owner shall provide for a plaque to be prominently displayed at or near the location of the removed Vats indicating this is "The Site of CA Landmark #186" with an appropriate description of the Vats and their importance to the Community, and where they can be viewed.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - ARCHAEOLOGIST RETAINED

RECOMMND

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/permittee for archaeological monitoring and mitigation services for the proposed grading with respect to potential impacts to unique archaeological resources. Pre-grading meetings between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place for each grading permit issued. 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, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

30.PLANNING. 3

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 5

SP - GEOLOGIC STUDY

RECOMMND

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

"PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of deposit-based review fees (DBF) is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - GEOLOGIC STUDY (cont.)

RECOMMND

items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 6

SP - PALEO PRIMP & MONITOR

RECOMMND

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - PALEO PRIMP & MONITOR (cont.) (cont.)

RECOMMND

specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

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

30.PLANNING. 7

SP - PALEO MONITORING REPORT

RECOMMND

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

90 Series Condition for Monitoring Report Submittal

"PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7

SP - PALEO MONITORING REPORT (cont.)

RECOMMND

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

30.PLANNING. 8

SP - RCL00135

RECOMMND

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

60.PLANNING Condition:

"Prior to the issuance of any grading permit from an implementing map or use permit the following condition shall apply:

All mining activity shall cease, all required mining-related reclamation shall be completed, and all mine site closure approvals (County, OMR, etc.) shall be in place prior to issuance of grading permits for the project.

This condition shall be "MET" if issuance of a grading permit is part of the reclamation requirements stipulated above."

30.PLANNING. 9

SP - RCL00135 AMENDMENT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the amendment of RCL00135 shall include the design considerations of the new project, as appropriate, and the amendment shall have been approved prior to approving the new project.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 11 SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

30.PLANNING. 13 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

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

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

Building and Safety Department

1 copy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
City of Corona	1 copy
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 14 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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

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

30.PLANNING. 22 SP *- ADDENDUM EIR

RECOMMND

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP *- ADDENDUM EIR (cont.)

RECOMMND

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."

30.PLANNING. 23

SP *- SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 24

SP *- SUBSEQUENT EIR

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP *- SUBSEQUENT EIR (cont.)

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 implementing application.

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

30.PLANNING. 25 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 26 SP - AMENDMENT REQUIRED

RECOMMND

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

"If this implementing project meets any of the following

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30.PLANNING. 26

SP - AMENDMENT REQUIRED (cont.)

RECOMMND

criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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

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

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

30.PLANNING. 27

SP - CSA REQUIRED

RECOMMND

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 134, shall be annexed into the County Service Area 134 or a similar entity. Documentation of said annexation shall be provided to the Planning Department. Services shall include but not be limited to Street Landscaping, Street Lights, and Street Sweeping.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 134 is unwilling or unable to annex the property in question."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

SP *- PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 30

SP *- CC&R RES PUB COMMON AREA

RECOMMND

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

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

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30.PLANNING. 30

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

RECOMMND

Counsel approval:

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

The declaration of covenants, conditions and restrictions submitted for review shall:

- a) provide for a minimum term of 60 years,
- b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common,
- c) per EIR492 shall include:

-a provision that the permanent fence constructed between the Project's development areas and the MSHCP Conservation Area shall be properly maintained at all times to discourage human access between the development area and the Conservation Area,
-a provision that the CC&R's shall specifically prohibit the planting of invasive plant species listed in Section 6.1.4 of the MSHCP and in the "California Exotic Pest Plant Council, List of Most Invasive Wildland Pest Plants" by future owners and occupants of the Project,
-a provision that the CC&R's shall include limitations on the use of landscape fertilization overspray and runoff to avoid toxin impacts to the MSHCP Criteria Area,

- d) contain the following provisions verbatim:

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30. PLANNING. 30 SP *- CC&R RES PUB COMMON AREA (cont.) (cont. RECOMMEND

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

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

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

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

In the event of any conflict between this Declaration

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30.PLANNING. 30 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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

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

30.PLANNING. 32 SP - ARCHAEO M/M PROGRAM RECOMMND

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

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

"

30.PLANNING. 33 SP - PALEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - GENERIC M/M PROGRAM

RECOMMND

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

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

30.PLANNING. 37

SP - SKR FEE CONDITION

RECOMMND

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 489.28 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. 38

SP - POST GRADING REPORT

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - POST GRADING REPORT (cont.)

RECOMMND

on the implementing project:

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

30.PLANNING. 39 SP - SCHOOL MITIGATION

RECOMMND

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

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

30.PLANNING. 40 SP - ARCHAEOLOGIST RETAINED

RECOMMND

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

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30.PLANNING. 40

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

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. 41

SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

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

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto).

30.PLANNING. 42

SP *-ENTRY MONUMENTATION

RECOMMND

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

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

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN, as shown on pages IV-9 to IV-14.
3. Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 43

SP - MASTER TRAILS PLAN

RECOMMND

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

"PRIOR TO GRADING of any implementing project of the

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30.PLANNING. 43 SP - MASTER TRAILS PLAN (cont.)

RECOMMND

SPECIFIC PLAN, Conceptual Trail Plans for all trails required in Figure 2-6 of the SPECIFIC PLAN shall be submitted to and approved by the Planning Department, with input from the CSA, the County Regional Parks Department or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance", as deemed appropriate by the Planning Department. The Conceptual Trail Plans shall conform with the design criteria in the specific plan document and with the requirements of the CSA, the County Regional Parks Department or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance". The Conceptual Trail Plans need not be working drawings, but shall include, at a minimum, types and placement of lighting, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the trail and its facilities. This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 44 SP - REGIONAL TRAILS CONST

RECOMMND

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

"PRIOR TO FINAL INSPECTION of the first structure of any implementing project in the SPECIFIC PLAN, all regional trails required in Figure 2-6 within the SPECIFIC PLAN shall be constructed and fully operable."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP353/TS REQUIRED

RECOMMND

Before final inspection of the first building in SP000353, proponent of the Serrano SP shall construct a new two-lane (one lane in each direction) extension of Temescal Canyon Road from Temescal Canyon North Loop to Temescal Canyon South Loop, in its entirety. The SP proponent shall also grade the full ultimate 128-ft width of the right-of-way for the Temescal Canyon Road extension along its entire length between the north and south loops. The SP proponent shall also construct and open to traffic the intersections of Temescal Canyon Road at Temescal Canyon North Loop and

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP353/TS REQUIRED (cont.)

RECOMMND

Temescal Canyon Road at Temescal Canyon South Loop.

The SP proponent shall construct two lanes in each direction on the Temescal Canyon Road Extension by the end of Phase 1 and three lanes in each direction by the end of Phase 3. The actual timing of improvements to Temescal Canyon Road will depend on the findings of the traffic studies for each of the implementing projects.

The SP proponent shall dedicate sufficient right-of-way to provide three lanes in each direction on Temescal Canyon Road within the SP boundaries. The right-of-way dedication shall be sufficient for a six-lane cross section, and any slopes shall be outside the right-of-way limits. The roadway cross section and the right-of-way dedication limits shall be subject to approval by the Transportation Department.

Site-specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 353 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed in conjunction with each project.

Each implementing project shall make all necessary on-site and off-site improvements to achieve/maintain adequate LOS at all locations.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

If any improvements proposed by the applicants for individual projects are found to be infeasible, the applicants for individual projects will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

All intersection spacing for individual tracts, CUPs, or plot plans shall conform to the minimum County intersection spacing standards.

All turn pocket lengths shall conform at least to the minimum County turn pocket length standards.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP353/TS SIGNALS

RECOMMND

The project proponent shall be responsible for the design and installation of traffic signals, unless the signals are designed and installed by others, at the intersections of:

Temescal Canyon Road (NS) at:
Lawson Road (EW)

with fee credit eligibility

Temescal Canyon Road (NS) at:
Temescal Canyon North Loop (EW)

Temescal Canyon Road (NS) at:
Temescal Canyon South Loop (EW)

Temescal Canyon Road (NS) at:
Street A/Street B (EW)

Temescal Canyon Road (NS) at:
Street B/Street C (EW)

Temescal Canyon Road (NS) at:
Street D/Street E (EW)

with no credit given for Traffic Signal Mitigation Fees
or as approved by the Transportation Department.

All signals are to be installed and operational prior to the issuance of any building permit that would bring total development to more than 80% of the development in Phase 1 of the Serrano SP, or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation department.

The modification of traffic signals to accommodate the phased widening of the Temescal Canyon Road Extension shall be the responsibility of the SP proponent or the implementing projects.

30.TRANS. 3

SP - SP353/TS GEOMETRICS

RECOMMND

The SP proponent or the implementing projects shall be responsible for making intersection improvements, to the extent that these improvements are not provided by others. While the intersection improvements are listed by SP phases

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30.TRANS. 3

SP - SP353/TS GEOMETRICS (cont.)

RECOMMND

and they may be made as the need arises, all improvements shall be designed and constructed to be consistent with the ultimate configuration of the intersection. Improvements for each phase shall be in place prior to the issuance of any building permit that would bring total development to more than 80% of the development for that phase of the Serrano SP, or earlier if the need is indicated in project level traffic studies, or as approved by the Transportation Department.

PHASE 1 (2010)

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one right turn lane
Southbound: NA
Eastbound: One left turn lane, two through lanes
Westbound: Two through lanes, one free-flow right turn lane

The intersection of Temescal Canyon (N/S) and Lawson Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane
Southbound: One shared through/right turn lane
Eastbound: One shared left turn/right turn lane
Westbound: NA

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

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

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

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

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

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

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

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

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA
Southbound: One right turn lane - stop control
Eastbound: One through lane
Westbound: One shared through/right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane
Southbound: Two through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes
Southbound: One through lane, one shared through/right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane
Southbound: Two through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

PHASE 2 (2012)

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes
Southbound: One left turn lane, two through lanes, one free-flow right turn lane
Eastbound: One left turn lane, one shared left turn/through lane, one right turn lane with overlap
Westbound: NA

NOTE: Signal modification will be necessary to accommodate a second southbound through lane and implementation of right turn overlap phasing on the eastbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, one through lane, one shared through/right turn lane
Southbound: One left turn lane, one striped-out left turn lane (to mirror second northbound left turn lane), two through lanes, one right turn lane
Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap
Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a southbound left turn lane, a shared through/right turn lane and implementation of right turn overlap phasing on the eastbound approach of the intersection, and the addition of the westbound approach of the intersection (one shared left turn/through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one shared through/right turn lane
Southbound: One left turn lane, two through lanes, one

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shared through/right turn lane
Eastbound: One left turn lane, one shared through/right
turn lane
Westbound: One left turn lane, one shared through/right
turn lane

NOTE: Signal modification will be necessary to accommodate
a second southbound through lane.

The intersection of Temescal Canyon Road (N/S) and Street
A/Street B (E/W) shall provide the following geometrics:

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

NOTE: Signal modification will be necessary to accommodate
a second southbound left turn lane and a second westbound
left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street
D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one through lane, one
shared through/right turn lane
Southbound: One left turn lane, two through lanes, one
shared through/right turn lane
Eastbound: One left turn lane, one striped-out left turn
lane (to mirror second westbound left turn lane), one
shared through/right turn lane
Westbound: Two left turn lanes, one shared through/right
turn lane

NOTE: Signal modification will be necessary to accommodate
a second southbound through lane and a second westbound
left turn lane.

The intersection of Project North Access (N/S) and Temescal
Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control
Southbound: NA
Eastbound: Two through lanes, one shared through/right

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

turn lane

Westbound: Two through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project Access (E/W) (north of bridge) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: Two through lanes, one right-turn lane

Eastbound: one right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will

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be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

Southbound: Two through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes

Southbound: Two through lanes, one shared through/right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: One through lane, one shared through/right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

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SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

PHASE 3 (2014)

The intersection of I-15 Southbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, two right turn lanes

Eastbound: One through lane, one shared through/right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane.

The intersection of I-15 Northbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, two through lanes

Westbound: Two through lanes, two right turn lanes

NOTE: Signal modification will be necessary to accommodate a second northbound right turn lane, a second eastbound left turn lane, and a second westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

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Northbound: One left turn lane, two through lanes, one shared through/right turn lane
Southbound: One left turn lane, three through lanes, one right turn lane
Eastbound: Two left turn lanes, one shared through/right turn lane
Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second northbound through lane, a southbound right turn lane, and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane
Southbound: Two left turn lanes, three through lanes, one right turn lane
Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane, a third northbound through lane, a southbound right turn lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

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

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane and a third northbound through lane, a third southbound through lane, and the addition of the eastbound approach of the intersection (one left turn lane and one shared through/right turn lane).

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane
Southbound: One left turn lane, two through lanes, one shared through/right turn lane
Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane
Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound through lane.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes
Southbound: Two through lanes, one shared through/right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

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30. TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (continued)

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes

Southbound: Two through lanes, one shared through/right turn lane

Eastbound: One right turn lane - stop control

Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane

Southbound: Three through lanes

Eastbound: NA

Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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or as approved by the Transportation Department.

PHASE 4 (2016)

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Three left turn lanes, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane with overlap

Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third northbound left turn lane, a northbound right turn lane, and right turn overlap phasing on the southbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, two through lanes, one

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane

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

NOTE: Signal modification will be necessary to accommodate a right turn lane and right turn overlap phasing on the westbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, two through lanes, one shared through/right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: One left turn lane, one striped-out left turn lane (to mirror second eastbound left turn lane), one shared through/right turn lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate an eastbound right turn lane and right turn overlap phasing and a westbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Southbound: One left turn lane, one striped-out left turn lane (to mirror second northbound left turn lane), two through lanes, one shared through/right turn lane

Eastbound: One left turn lane, one striped-out left turn lane (to mirror second westbound left turn lane), one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate

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an eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes
Southbound: Two through lanes, one shared through/right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one shared through/right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

The intersection of I-15 Southbound Ramps (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA

Southbound: Two left turn lanes, one right turn lane

Eastbound: Two through lanes, one free-flow right turn lane

Westbound: One left turn lane, one through lane

NOTE: Signal modification will be necessary to accommodate a second eastbound through lane.

The intersection of I-15 Northbound Ramps (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two right turn lanes

Southbound: NA

Eastbound: Two left turn lanes, one through lane

Westbound: Two through lanes, one free-flow right turn lane

NOTE: Signal modification will be necessary to accommodate free-right turn phasing for the westbound right turn lane.

The intersection of Temescal Canyon Road (N/S) and Weirick Road (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes

Southbound: One left turn lane, two through lanes, one free-flow right turn lane

Eastbound: One left turn lane, one shared left turn/through lane, two right turn lanes with overlap

Westbound: NA

NOTE: Signal modification will be necessary to accommodate a second eastbound right turn lane and right turn overlap phasing.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon North Loop (E/W) shall provide the following geometrics:

Northbound: Three left turn lanes, two through lanes, one right turn lane

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Southbound: One left turn lane, three ~~through~~ lanes, one right turn lane with overlap
Eastbound: Three left turn lanes, one shared through/right turn lane, one right turn lane with overlap
Westbound: One shared left turn/through/right turn lane

NOTE: Signal modification will be necessary to accommodate a third southbound through lane.

The intersection of Temescal Canyon Road (N/S) and Temescal Canyon South Loop (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane
Southbound: One left turn lane, three through lanes, one right turn lane with overlap
Eastbound: Three left turn lanes, one through lane, one right turn lane with overlap
Westbound: One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate right turn overlap phasing on the southbound approach of the intersection, a third eastbound left turn lane, and a right turn lane with overlap phasing on the eastbound approach of the intersection.

The intersection of Temescal Canyon Road (N/S) and Street A/Street B (E/W) shall provide the following geometrics:

Northbound: One left turn lane, one striped-out left turn lane (to mirror second southbound left turn lane), two through lanes, one shared through/right turn lane
Southbound: Two left turn lanes, three through lanes, one right turn lane
Eastbound: Two left turn lanes, one shared through/right turn lane
Westbound: Two left turn lanes, one through lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a third southbound through lane and a second eastbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street

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B/Street C (E/W) shall provide the following geometrics:

Northbound: One left turn lane, three through lanes, one right turn lane

Southbound: One left turn lane, three through lanes, one right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

NOTE: Signal modification will be necessary to accommodate a northbound right turn lane, a southbound right turn lane, and a second westbound left turn lane.

The intersection of Temescal Canyon Road (N/S) and Street D/Street E (E/W) shall provide the following geometrics:

Northbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Southbound: Two left turn lanes, two through lanes, one shared through/right turn lane

Eastbound: Two left turn lanes, one shared through/right turn lane, one right turn lane with overlap

Westbound: Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a second northbound left turn lane, a second southbound left turn lane, and a second eastbound left turn lane.

The intersection of Project North Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: One right turn lane - stop control

Southbound: NA

Eastbound: Three through lanes, one right turn lane

Westbound: Three through lanes

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only. This driveway shall be subject to the approval by Caltrans.

The intersection of Temescal Canyon Road (N/S) and Project Access (E/W) (north of bridge) shall provide the following

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

geometrics:

Northbound: Three through lanes
Southbound: Three through lanes, one right-turn lane
Eastbound: one right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Project South Access (N/S) and Temescal Canyon Road (E/W) shall provide the following geometrics:

Northbound: NA
Southbound: One right turn lane - stop control
Eastbound: One through lane
Westbound: One through lane, one shared through/right turn lane

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes
Southbound: Three through lanes, one right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

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30.TRANS. 3 SP - SP353/TS GEOMETRICS (cont.) (cont.) (conRECOMMND

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project North Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes
Southbound: Three through lanes, one right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central West Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes
Southbound: Three through lanes, one right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South Central East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South West Driveway (E/W) shall provide the following geometrics:

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Northbound: Three through lanes
Southbound: Three through lanes, one right turn lane
Eastbound: One right turn lane - stop control
Westbound: NA

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

The intersection of Temescal Canyon Road (N/S) and Project South East Driveway (E/W) shall provide the following geometrics:

Northbound: Three through lanes, one right turn lane
Southbound: Three through lanes
Eastbound: NA
Westbound: One right turn lane - stop control

NOTE: A raised median and appropriate on-site design will be required on Temescal Canyon Road to restrict this driveway to right turns in and out only.

or as approved by the Transportation Department.

All improvements on or affecting Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

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.

The applicant will be required to provide an appropriate taper on Temescal Canyon Road north of the North Loop and south of the South Loop to join the existing lanes to both the north and south.

05/13/10
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5 SPECIFIC PLAN Case #: SP00353

Parcel: 283-200-008

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - CULTURAL RESOURCES REP

RECOMMND

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