

CEL MAP Parcel Map #: PM35212

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10. GENERAL CONDITIONS

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

RECOMMND

proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing. In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the District and shall be corrected at the improvement plan check. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing.

The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

The site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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

While, in general, the District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval:

- 1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The District mandates a minimum 18" diameter outlet pipe for all detention facilities.
- 2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the District's website to obtain a PDF file for preliminary enhanced vegetated swale details.
- 3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet.
- 4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. This will likely require additional mitigation features.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be

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10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

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

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

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

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and

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10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMEND

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

Low Loss rates will be determined using the following:

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

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

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

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

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

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10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

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

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 23

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is

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10.FLOOD RI. 23 MAP 10 YR CURB - 100 YR ROW (cont.) RECOMMND

exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 24 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 25 MAP- CONSTRUCT STORM DRAINS RECOMMND

A facility to collect offsite storm runoff shall be constructed along Sky Canyon Drive to Borel Road then west along Borel Road where it would connect with an existing storm drain at the corner of Winchester Road and Hunter Road. A second facility shall be constructed from Sparkman Way (Airport Road) then south along Winchester Road where it would connect to an existing storm drain located approximately 900 feet to the south of Sparkman Way.

PLANNING DEPARTMENT

10.PLANNING. 1 SP -SP 265 CONSISTS OF INEFFECT

The following conditions of approval are for SPECIFIC PLAN NO. 265 and consist of Conditions 1 through 26 inclusive.

Specific Plan No. 265 shall consist of the following:

- a. Exhibit "A": Specific Plan Text
- b. Exhibit "B": Specific Plan Conditions of Approval.
- c. Exhibit "C": Mitigation Reporting/Monitoring Program.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 2 SP -CONFORM TO ORD/STATE LAW INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan No. 265 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 3 SP -CHANGE, WAIVE OR MODIFY INEFFECT

No portion of the specific plan which purports and 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.

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10. PLANNING. 4 MAP - FEES FOR REVIEW

RECOMMND

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

10. PLANNING. 4 SP - PROP OWNERS ASSOC ESTAB

INEFFECT

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

10. PLANNING. 5 SP - ENVIRONMENT ASSESSMENT

INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10. PLANNING. 6 MAP - LANDSCAPE MAINTENANCE

RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10. PLANNING. 6 SP - CEQA REQUIREMENTS

INEFFECT

EXHIBIT C MITIGATION REPORTING/MONITORING PROGRAM

An amendment to the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented.

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10.PLANNING. 6 SP -CEQA REQUIREMENTS (cont.) INEFFECT

The Environmental Impact Report prepared for Specific Plan No. 265, imposes certain mitigation measures on the project. Certain conditions of approval for Specific Plan No. 265 constitute self contained reporting/monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting/monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

10.PLANNING. 7 SP -COMPLY W/RECYCLING PLAN INEFFECT

Each planning area shall comply with the Riverside County recycling program upon the plan's adoption.

10.PLANNING. 8 SP -PHASING OR FINANCING INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

10.PLANNING. 9 SP -PRECEDENCE INEFFECT

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

10.PLANNING. 10 SP -COMPLY W/AGENCIES INEFFECT

The project shall comply with the conditions set forth in the following agency letters, copies of which are attached, set forth by these agencies at the development stage:

- | | |
|--|----------|
| a. County Transportation Department: | 03/01/94 |
| b. County Health Department: | 12/20/90 |
| c. County Flood Control District: | 07/08/91 |
| d. County Fire Department: | 01/08/91 |
| e. Riverside County Airport Land Use Commission: | 07/24/91 |
| f. Riverside County Aviation Unit: | 07/22/91 |

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 11 SP -VALIDITY DATES NOTAPPLY

Specific Plan No. 265 shall remain valid for 15 years as indicated in the Phasing portion of the specific plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not been constructed within 15 years.

10.PLANNING. 12 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 12 SP -ENVIRONMENT ASSESSMENT INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10.PLANNING. 13 SP -COMMON AREA MAINTENANCE INEFFECT

Common areas identified in the specific plan shall be owned and maintained as follows:

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

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10.PLANNING. 13 SP -COMMON AREA MAINTENANCE (cont.) INEFFECT
areas.

- b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.)

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) RECOMMND

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

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10.PLANNING. 17 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 21 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 23 MAP - GEO02047 RECOMMND

County Geologic Report (GEO) No. 2047, submitted for this project (PM35212) was prepared by Geocon Incorporated and is entitled: "Geotechnical Investigation, Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Project No. 07178-42-01", dated August 15, 2007. Included as an appendix within the Geocon report was the following report prepared by Terra Geosciences entitled: "Seismic Refraction Survey, Fleming Property, City of Murrieta, California, Project No. 272232-1" dated July 20, 2007. In addition the following reports and letter were submitted for this project:

"Preliminary Geotechnical Investigation, Proposed Commercial Development, +/- 52.98 - Acres, APN Nos. 958-080-011 & 958-080-012, NEC of Simpson Road (sic) and State Highway No. 79, French Valley Area, Riverside County, California, Work Order No. 914501.00" prepared by T.H.E. Soils Co., Inc. and dated July 25, 2005.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Geotechnical Engineer of Record, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of

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10. PLANNING. 23 MAP - GEO02047 (cont.)

RECOMMND

Riverside Review Comments, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of Riverside Review Comments No. 2, Project No. 07871-42-01" dated October 13, 2008.

These appended and additional reports are now considered as part of GEO No. 2047.

GEO No 2047 concluded:

1. The nearest active fault to the site is the Elsinore Fault Zone, Temecula segment, located about 5.0 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with a peak ground acceleration of 0.38g at the site.

2. Based on site mapping, literature research and aerial photo review, the consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

3. The potential for liquefaction to affect this site is considered very low to remote due to the depth to groundwater, the dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

4. Although there is a low potential for this site to be affected by surface fault rupture, it lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the project. However, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced settlement, seismically induced flooding or landsliding and/or seismically induced ground lurching is considered low.

GEO No 2047 recommended:

1. The seismic shaking design parameters presented in the report, and based on the recently adopted California Building Code (CBC 2007), should be applied to the proposed

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10. PLANNING. 23 MAP - GEO02047 (cont.) (cont.)

RECOMMND

structures on the site.

2. Remedial grading removals should expose in-place native materials exhibiting an in-place relative density of at least 85% of the laboratory dry density as determined by ASTM D-1557. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

3. The on-site soils, if cleaned of organics or other deleterious materials, are considered acceptable for use as compacted fill soils. All fills should be placed in thin lifts, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

GEO No. 2047 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2047 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10. PLANNING. 24 MAP - Prohibited Uses

RECOMMND

The following uses are prohibited:

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

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

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10.PLANNING. 24

MAP - Prohibited Uses (cont.)

RECOMMND

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

e) "Children's schools" in Zone D, the portion of the site located adjacent to Winchester Road.

f) Above ground storage of flammable materials.

10.PLANNING. 25

MAP - ALUC PURCHASER NOTICE

RECOMMND

The following notice shall be given to each potential purchaser within the project: "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code 11010 12(A) "

10.PLANNING. 26

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

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10.PLANNING. 26

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 27

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 27 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND
mitigation measures.

10.PLANNING. 28 MAP - USES PROHIBTD - ALUC RECOMMND

1. The following uses shall be prohibited:

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

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

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

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

e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

10.PLANNING. 29 MAP - ALUC NOTICE RECOMMND

The permit holder shall provide a notice to all potential purchasers and tenants informing them that they are in the vicinity of an airport.

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - NOISE ALUC

RECOMMND

Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.

10.PLANNING. 31 MAP -STORMWATER RETENTION ALUC

RECOMMND

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

10.PLANNING. 32 MAP -ALUC BUILDING PERMITS

RECOMMND

No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with the first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director).

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/CONDITIONS

RECOMMND

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

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10. GENERAL CONDITIONS

10. TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

to traffic impacts.

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

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

SR-79/Winchester Road (NS) at:

Thompson Road (EW)

Benton road (EW)

Auld Road (EW)

Sparkman Way (EW)

Project Access (EW)

Borel Road (EW)

Technology Drive (EW)

Murrieta Hot Springs Road (EW)

Winchester Road (NS) at:

Nicolas Road (EW)

Murrieta Hot Springs Road (EW) at:

Alta Murrieta Drive (NS)

Whitewood Road (NS)

Margarita Road (NS)

Date Street (NS)

Sky Canyon Drive (NS)

General Kearney Road (NS) at:

Nicolas road

Sky Canyon Drive (NS) at:

Sparkman Way (EW)

Sky Canyon Drive (NS) at:

Project Access No. 1 North (EW)

Project Access No. 2 North Central (EW)

Project Access No. 3 South Central (EW)

Project Access No. 4 South (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - TS/CONDITIONS (cont.) (cont.) RECOMMND

service.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 6 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP -CC&R'S RECORDED W/FIN MAP DEFERRED

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP -CONDITIONS

MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

FIRE DEPARTMENT

30.FIRE. 1 SP -CONDITIONS

MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PARKS DEPARTMENT

30.PARKS. 1 SP -CONDITIONS

MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PLANNING DEPARTMENT

30.PLANNING. 1 SP -CONDITIONS

MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

30.PLANNING. 2 SP -LANDS AND IRRIGATION

NOTAPPLY

Development applications which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping and irrigation systems as specified in Ordinance 348, Section 18.12, and 19.300 through 19.304. Additionally, all proposed structures, and circulation components (vehicular, pedestrian and/or equestrian) shall be shown.

30.PLANNING. 3 SP -SPECIAL STUD/REPORT

NOTAPPLY

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study/Report

Planning Area

a. Hazardous Waste Investigation

All Planning Areas

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP -SPECIAL STUD/REPORT (cont.)

NOTAPPLY

Study

b. Slope Stability Plan

All Planning Areas
as required

c. Erosion and Sedimentation
Control Plan

All Planning Areas
as required

30.PLANNING. 4 SP -CA FISH AND GAME FEE

MET

In accordance with Section 711.4 of the Fish and Game Code, the applicant/subdivider is obligated to pay a filing fee to defray cost incurred by the Department of Fish and Game in managing and protecting fish and wildlife trust resources. The applicant/subdivider is also obligated to pay a documentary handling fee to defray costs incurred by the County of Riverside in implementing the Department of Fish and Game filing fee program. The filing fee is \$1,250.00 for a project for which a negative declaration has been prepared and the filing fee is \$850.00 for a project for which an environmental impact report has been prepared. The documentary handling fee is \$50.00 in all cases. These fees shall be paid to the County Clerk if the County of Riverside at the time of filing a notice of determination pursuant to Section 21152 of the Public Resources Code. If these fees are not paid, the project in question shall not be operative, vested, or final. Accordingly, until the fees are paid, no subsequent approval will be given, no subsequent permits will be issued and the property involved may not be used in the manner approved.

30.PLANNING. 5 SP -10 COPIES OF SP FOR DIST

NOTAPPLY

Prior to the submittal of any applications or the issuance of any permits 10 copies of the final specific plan document shall be submitted to the Planning Department for distribution. The documents shall include the final Board of Supervisors resolution, the final specific plan conditions of approval and zoning ordinance, and the Final EIR. A detailed list of required items and their order can be obtained from the Planning Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 6 SP - CONFORMANCE W/SP AND ZONE MET

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

Prior to recordation of any final maps or approval of any plot plan or use permit, Specific Plan No. 265, Comprehensive General Plan Amendment No. 240, Change of Zone No. 5615 shall be approved by the Board of Supervisors and shall be effective. Lots created by land divisions within Specific Plan No. 265 shall be in conformance with the development standards of the zone ultimately applied to the property.

30. PLANNING. 7 SP - PUBLIC MAST MAINT ORGANI DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval No. 12 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 subdivider shall submit the following documents to the Planning Department and the office of the County Counsel.

1. A declaration of covenants, conditions and restrictions; and
2. 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.

b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 7

SP -PUBLIC MAST MAINT ORGANI (cont.)

DEFERRED

owners of each individual lot or unit and (c) contain the following provisions verbatim:

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

1. 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 owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. 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.
2. 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 owners 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.
3. 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'.
4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP -PUBLIC-MAST MAINT ORGANI (cont.)-(cont.) DEFERRED

- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

30.PLANNING. 8 SP -PRIVATE MAST MAINT ORGANI DEFERRED

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

- a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:
1. A declaration of covenants, conditions and restrictions; and
 2. 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.
- b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP -PRIVATE MAST MAINT ORGANI (cont.) DEFERRED

2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
 3. 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'.
 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control."
- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

30.PLANNING. 9 SP -LEGAL DESCRIPTIONS DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION.

Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP -CONDITIONS

MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

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

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 8 MAP - ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 8 MAP - SP PA LEGAL DESCRIPTION RECOMMND

The land divider or their successors-in-interest shall submit to the County Planning Department a correct legal description for Planning Areas 11.1, 21.1, and 21.2 of Specific Plan No. 265.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP- SURVEYOR CHECK

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- D. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.
- E. The total number of commercial lots on the final map shall be 20.

50.PLANNING. 17 MAP - ECS - PROHIBITED USES

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"The following uses are prohibited:

- a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d) Any use which would generate electrical interference

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS - PROHIBITED USES (cont.) RECOMMND

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) Above ground storage of flammable materials shall be prohibited."

50.PLANNING. 18 MAP - AVIGATION EASEMENTS RECOMMND

Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport which shall be recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.

50.PLANNING. 19 MAP - ECS NOTE AIRPORT NOISE RECOMMND

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

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area.

For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code 11010 12(A)"

50.PLANNING. 20 MAP - ECS NOTE DAM INUNDATION RECOMMND

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

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by

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50.PLANNING. 20 MAP - ECS NOTE DAM INUNDATION (cont.) RECOMMND

Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 21 MAP - CC&RS RECRD W/FINAL MAP RECOMMND

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG RECOMMND

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a private organization, the developer shall comply with the following condition:

a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel: 1. A declaration of covenants, conditions and restrictions; and 2. 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. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: 1. The property owners' association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit '___' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director

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50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG (cont.)

RECOMMND

of the County of Riverside or the County successor-in-interest. 2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. 3. 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'. 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

50.PLANNING. 23 MAP - LEGAL DESCRIPTIONS

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION. Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map,

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50.PLANNING. 24

MAP - PUBLIC MAST MAIN ORGANI (cont.)

RECOMMND

or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 subdivider shall submit the following documents to the Planning Department and the office of the County Counsel. 1. A declaration of covenants, conditions and restrictions; and 2. 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. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: 1. 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 owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. 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. 2. 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 owners 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. 3. This Declaration shall not be terminated,

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50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI (cont.) (cont.)RECOMMND

'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'. 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

with no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.1.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Winchester Road (NS) and Sparkman Way (EW) shall be improved to 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: one left turn lane, one through lane, one right turn lane

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

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Winchester Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: three through lanes, one right turn lane

Southbound: three through lanes

Eastbound: N/A

Westbound: one right turn lane

NOTE: This right-turn only intersection of SR-79 (Winchester Road) at the Project Access has been approved to serve the demonstrated access needs of the proposed land uses presented in the Plot Map. If individual Plot Plans within the Plot Map propose land uses that differ substantially from those presented in the Plot Map, this access may be eliminated at the discretion of the Director of Transportation.

Only right turns will be allowed at this intersection. Left turns shall be prohibited. The design of the access driveway and acceleration/deceleration lanes on SR-79 (Winchester Road) shall be subject to the approval of Caltrans.

The intersection of Winchester Road (NS) at Borel Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes

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

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

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50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

turn lane
Westbound: one through lane

The intersection of Sky Canyon Drive (NS) at Sparkman Way (EW) shall be improved to provide the following geometrics:

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

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

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

Westbound: N/A

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Sky Canyon Drive (NS) at Project Access 1 North (EW) shall be improved to 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: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 2 North Central (EW) shall be improved to 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: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 3 South Central (EW) shall be improved to 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: N/A

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50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

The intersection of Sky Canyon Drive (NS) at Project Access 4 South (EW) shall be improved to 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: N/A

or as approved by the Transportation Department.

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

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

50.TRANS. 3 MAP - IMP PLANS RECOMMND

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

50.TRANS. 4 MAP - SOILS 2 RECOMMND

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

50.TRANS. 5 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated February 7, 2008.

50.TRANS. 6 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for

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50.TRANS. 6 MAP - CALTRANS 2 (cont.) RECOMMND

review and approval prior to recordation.

50.TRANS. 7 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 8 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Winchester Road (SR-79) and so noted on the final map, with the exception of one 50' access driveway between parcel 8 and parcel 11 as shown on Amended No. 2 exhibit dated 01/23/09.

50.TRANS. 9 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the southerly and northerly side of Sparkman Way between Winchester Road (SR-79) and Sky Canyon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 10 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP21750 and PM34669.

50.TRANS. 11 MAP - STRIPING PLAN RECOMMND

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

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50.TRANS. 11 MAP - STRIPING PLAN (cont.) RECOMMND

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 13 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 14 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

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

50.TRANS. 15 MAP - MAP.CORNER CUT-BACK I RECOMMND

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

50.TRANS. 16 MAP - STREET LIGHTS-L&LMD RECOMMND

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.

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50.TRANS. 16 MAP - STREET LIGHTS-L&LMD (cont.) RECOMMND

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 17 MAP - RIV. TRANSIT AUTHORITY RECOMMND

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

50.TRANS. 18 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 19 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

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50.TRANS. 21

MAP - R-O-W DEDICATED 1

RECOMMND

Sufficient public street right-of-way along Winchester Road (SR-79) from the intersection of Sparkman Way (curb return) to southerly 300' shall be dedicated for a public use to provide a 99' half width right-of-way.

Sufficient public street right-of-way along Winchester Road (SR-79) from 300' south of the intersection of Sparkman Way (curb return) to Borel Road shall be dedicated for a public use to provide a 92' half width right-of-way including required transition as approved by the Director of Transportation.

50.TRANS. 22

MAP - DEDICATION

RECOMMND

Sparkman Way along project boundary is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/ 78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line (on the project side) within the 11' parkway.

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

Sky Canyon Drive along project boundary shall be improved with 64 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk (on the project side) within the 88' full-width dedicated right-of-way (50' on the project side and 38' on the opposite side of the centerline) in accordance with County Standard No. 94. (64'/88')

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line on the project side within the 18' parkway.

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

Borel Road along project boundary is designated as a Secondary Highway and shall be improved with 44 foot half-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 106' full-width dedicated right-of-way (62' on the project side and 44' on the opposite side of

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50.TRANS. 22 MAP - DEDICATION (cont.)

RECOMMND

the centerline) in accordance with County Standard No. 94. Sheet (2 of 2) (44'/106') (Modified for reduced full-width right-of-way from 112' to 106'.).

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

50.TRANS. 23 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829 and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Section. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

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

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.

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50.TRANS. 23 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 24 MAP - LANDSCAPING/TRAILS RECOMMND

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

Landscaping shall be improved within Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.

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

NOTE: Any commercial project along State Highway (Winchester Road) must annex into L&LMD 89-1-C in addition to executing a Landscape Maintenance Agreement.

50.TRANS. 25 MAP - EXISTING MAINTAINED RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated as an Expressway and shall be improved with 8" concrete curb and gutter, AC pavement located 55' to 60 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92' to 99 foot half-width dedicated right-of-way in accordance with County Standard No. 83. (55' to 60' AC pavement/92' to 99' right-of-way) (Modified for increased improvements from 55' to 60' AC pavement for the required right-turn lane at the intersection of Winchester Road and Sparkman Way; and acceleration and deceleration lane at the proposed driveway.)

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50.TRANS. 25 MAP - EXISTING MAINTAINED (cont.) RECOMMND

NOTE: 1. An 8' sidewalk shall be constructed 15' from the curb line within the 37' parkway.

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

3. Bus turnout shall be constructed per County Standard No. 814 and as approved by the Riverside Transit Authority (RTA).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6

NO PRECISE GRDG PMT ALLOWED

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOMMND

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

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CEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.)

RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ

RECOMMND

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

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP - ADP FEES

RECOMMND

Parcel Map No. 35212 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

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CEL MAP Parcel Map #: PM35212

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 12

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.08 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 14 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 18 MAP- CULTURAL RESOURCES PROFE

RECOMMND

Due to the close proximity of a known archaeological site to the subject parcel, archaeological monitoring shall be required during any grading or trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

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CEL MAP Parcel Map #: PM35212

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

MAP- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

NOTE:

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

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

60.PLANNING. 19

MAP - SPECIAL INTEREST MONITOR

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SPECIAL INTEREST MONITOR (cont.) RECOMMND

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

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

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 MAP - ADP FEES

RECOMMND

Parcel Map No. 35212 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - TS/GEOMETRICS

RECOMMND

Prior to the issuance of any building permit in PM35212, the following improvements shall be provided:

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

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

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CEL MAP Parcel Map #: PM35212

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - TS/GEOMETRICS (cont.) RECOMMND

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

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

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

NOTE: Until the west leg of this intersection is
 constructed by others, the northbound left turn lane
 and the westbound through lane shall be constructed
 but not open to traffic.

80.TRANS. 2 MAP - TS/FEES AND CASH PAYMENT RECOMMND

Prior to the issuance of any building permit in PM35212,
the applicant shall pay:

All applicable TUMF fees

All applicable Development Impact Fees (DIF)

\$49,133 as the applicant's fair share for improvements in
the City of Murrieta

\$22,892 as the applicant's fair share for improvements in
the City of Temecula

80.TRANS. 3 USE - TUMF CREDIT AGREEMENT RECOMMND

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

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CEL MAP Parcel Map #: PM35212

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF format CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signal modifications at the following locations:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

Prior to the final building inspection of the first dwelling unit, the following traffic signals shall be modified and operational:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.)

RECOMMND

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

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

90.TRANS. 2 MAP - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road/Borel Road and the signal at Winchester Road/Sparkman Way.

or as approved by the Transportation Department.

90.TRANS. 3 MAP - WRCOG TUMF

RECOMMND

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

90.TRANS. 4 MAP STREETLIGHT AUTHORIZATION

RECOMMND

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

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

90.TRANS. 5 MAP - E STREET LIGHTS INSTALL

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

(IID's) pole standard.

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

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

90.TRANS. 6 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 7 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 9 MAP - R & B B D RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - R & B B D (cont.)

RECOMMND

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

90.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 6, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
PD Trails – J. Jolliffe
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
Commissioner Petty
Supervisor Stone
EDA – County Airports

ALUC – J. Guerin
County Sheriff's Dept.
County Waste Management
Riverside Transit Agency
French Valley Airports
City of Temecula
Temecula Valley Unified School Dist.
Eastern Municipal Water Dist.
Southern CA Edison
Southern CA Gas
Caltrans Div. of Aeronautics – Phil Crimmins
EIC
Pechanga Band of Indians

TENTATIVE PARCEL MAP NO. 35212 – EA41093 – Applicant: Pacific Pointe Partners – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office and Commercial Retail (CD:CO, CD:CR) – Location: Easterly of State Highway 79/Winchester Road, northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive. – 57 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center) - **REQUEST:** Schedule E subdivision of two lots into 23 commercial/retail lots with a minimum lot size of 1.4 acres. – APNs: 963-030-002, -003.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 30, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kenya Huezo**, Project Planner, at **(951) 955-9075** or email at khuezo@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
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Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

June 15, 2010

Kinika Hesterly, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, Ninth Floor
Riverside CA 92501
(HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1004FV06

Related File: PM35212 (Commercial/Industrial Parcel Map)

APN #: 963-030-002 and 963-030-003

Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced parcel map consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), subject to the following conditions.

CONDITIONS:

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and landfills.

Airport Land Use Commission

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

- SO 2. Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport, which shall be recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
- 3. The attached notice shall be provided to all potential purchasers and tenants.
 - 4. Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.
 - 5. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans shall be transmitted to the Riverside County Economic Development Agency – Aviation Division for review and comment.
 - 6. Stormwater retention areas shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 - 7. No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with the first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director.)

Airport Land Use Commission

This letter supersedes the Riverside County Airport Land Use Commission letter regarding this project dated June 5, 2007, which is of no further force or effect.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

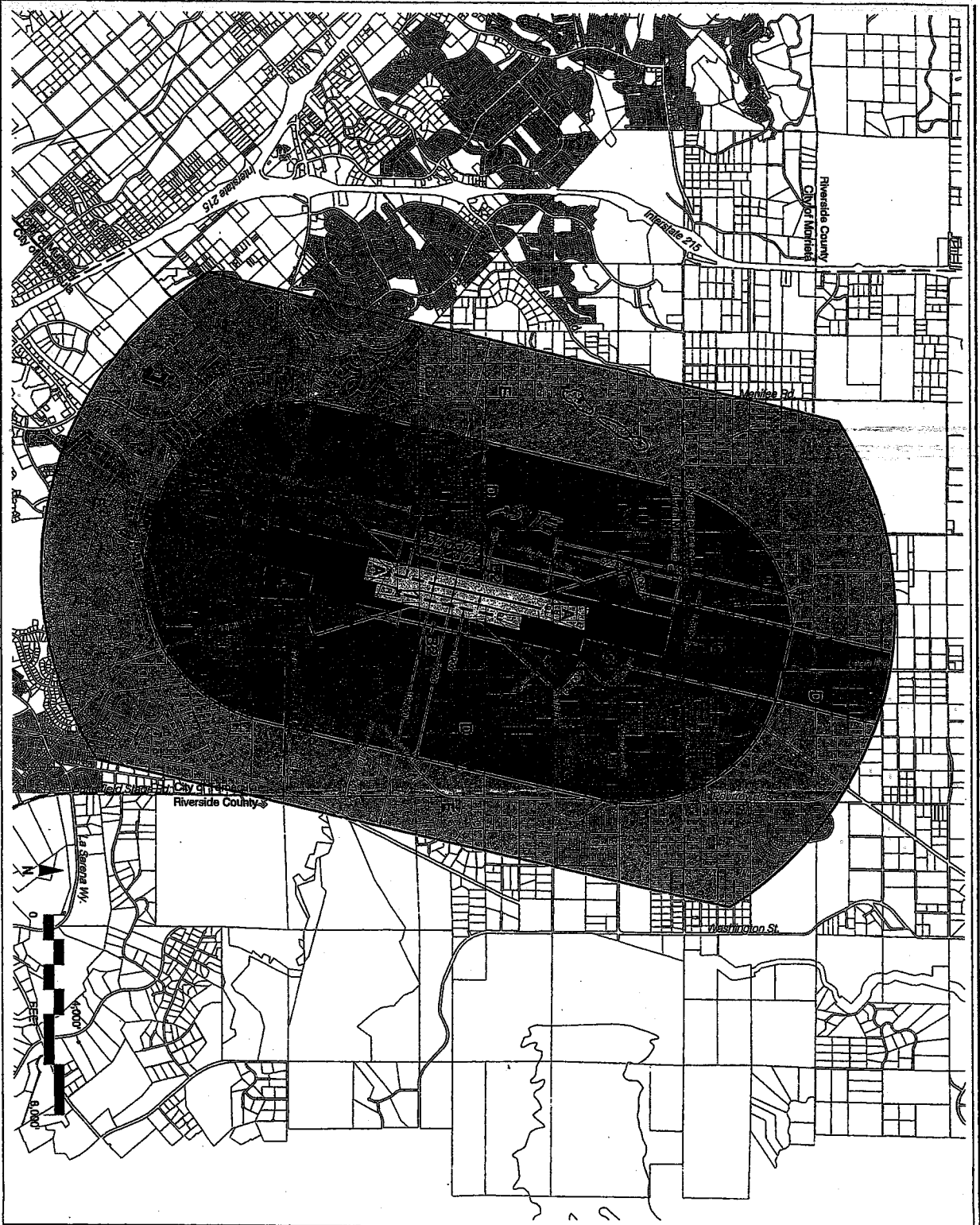
Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV062010Consistentltr.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

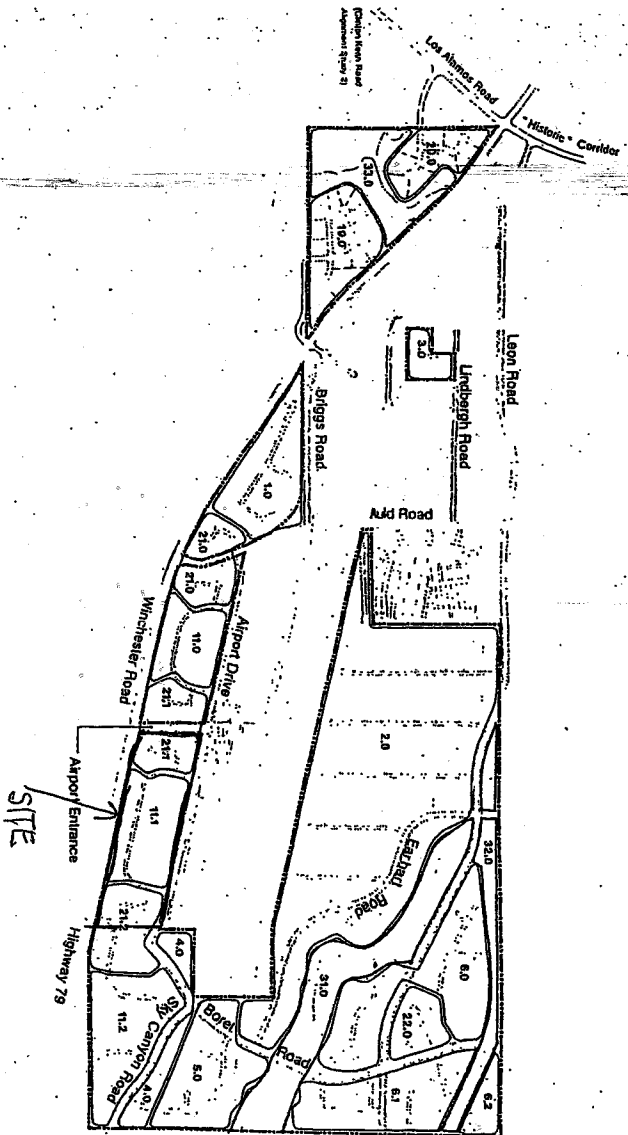
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document
(Adopted October 2007)

Map FV-1

Compatibility Map
French Valley Airport

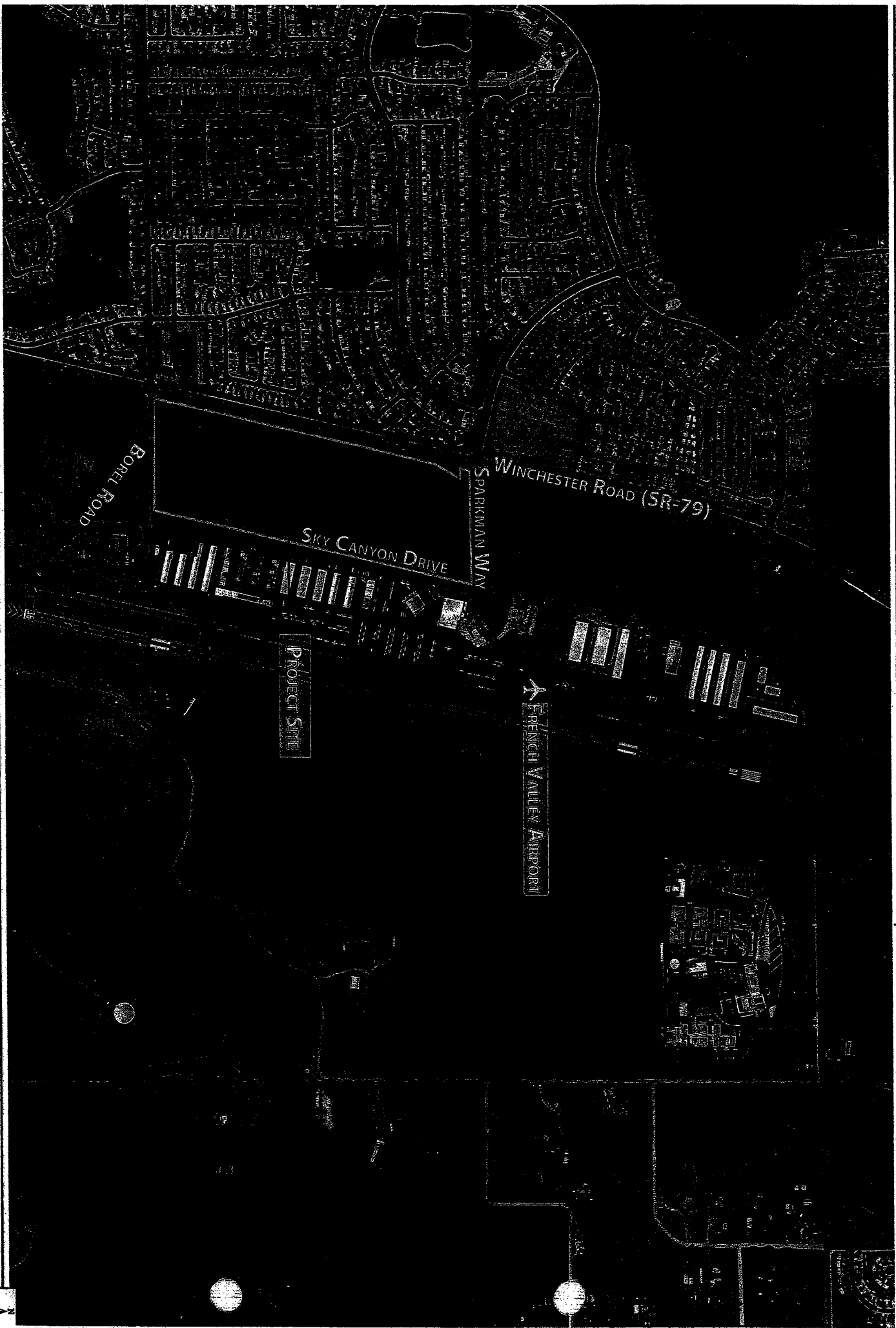
BOREL — AIRPARK
CENTRE

[illegible]

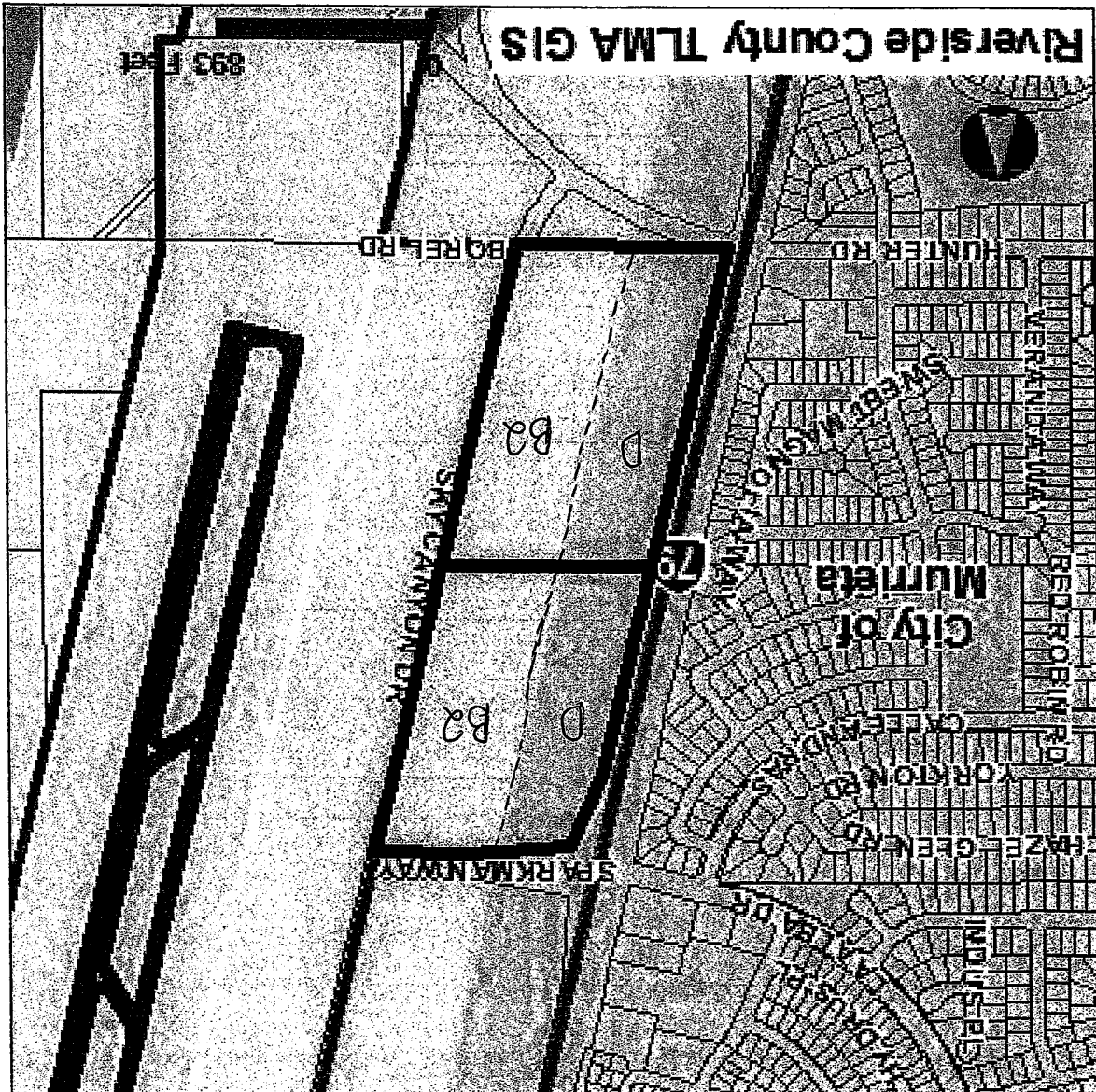
TEC
TECHNICAL
ELECTRONICS
CORPORATION

LARRY M. ARONSON • CIVIL ENGINEERING • UNIVERSITY OF CALIFORNIA

Exhibit No.: 4



RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

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

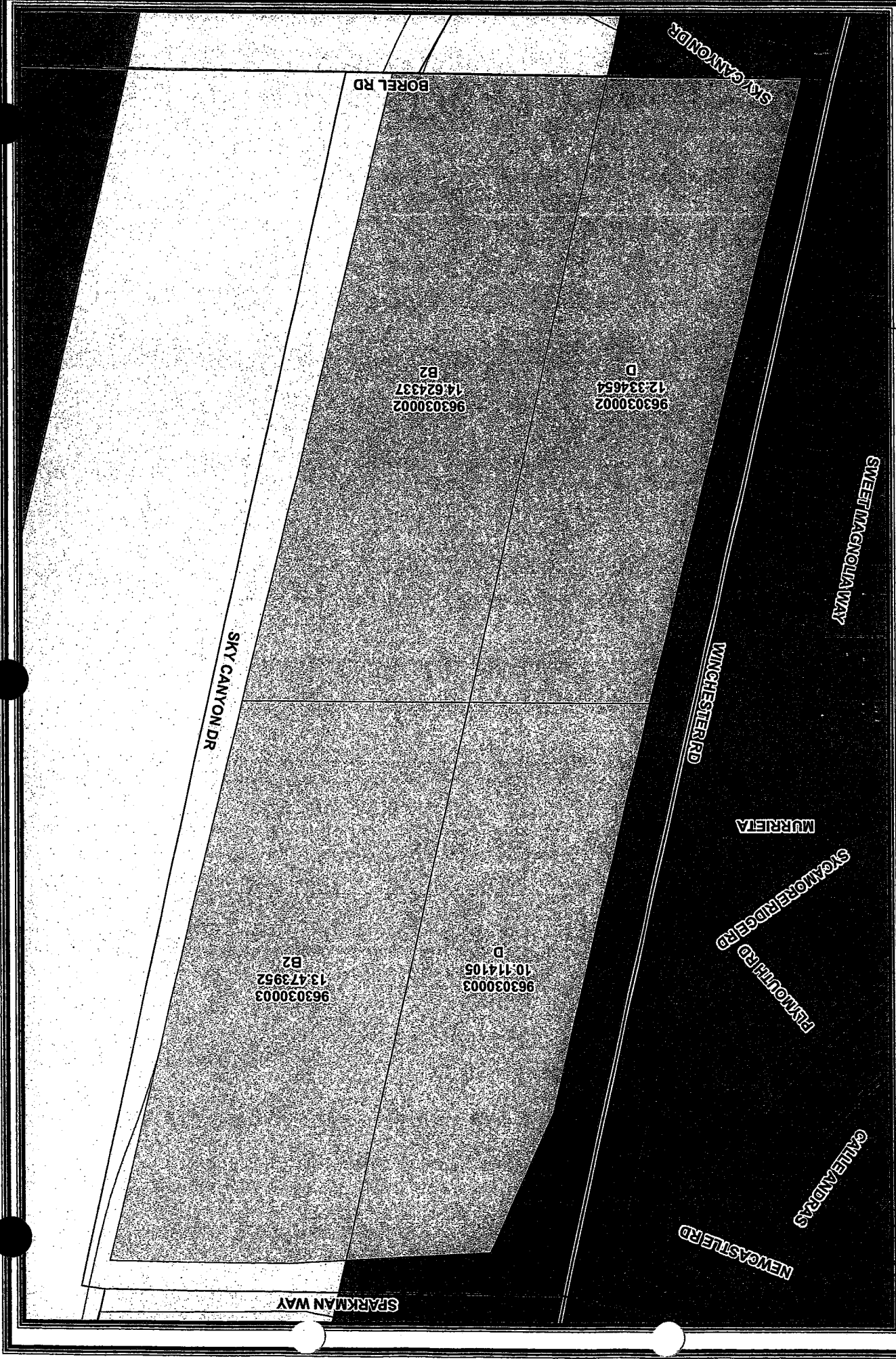
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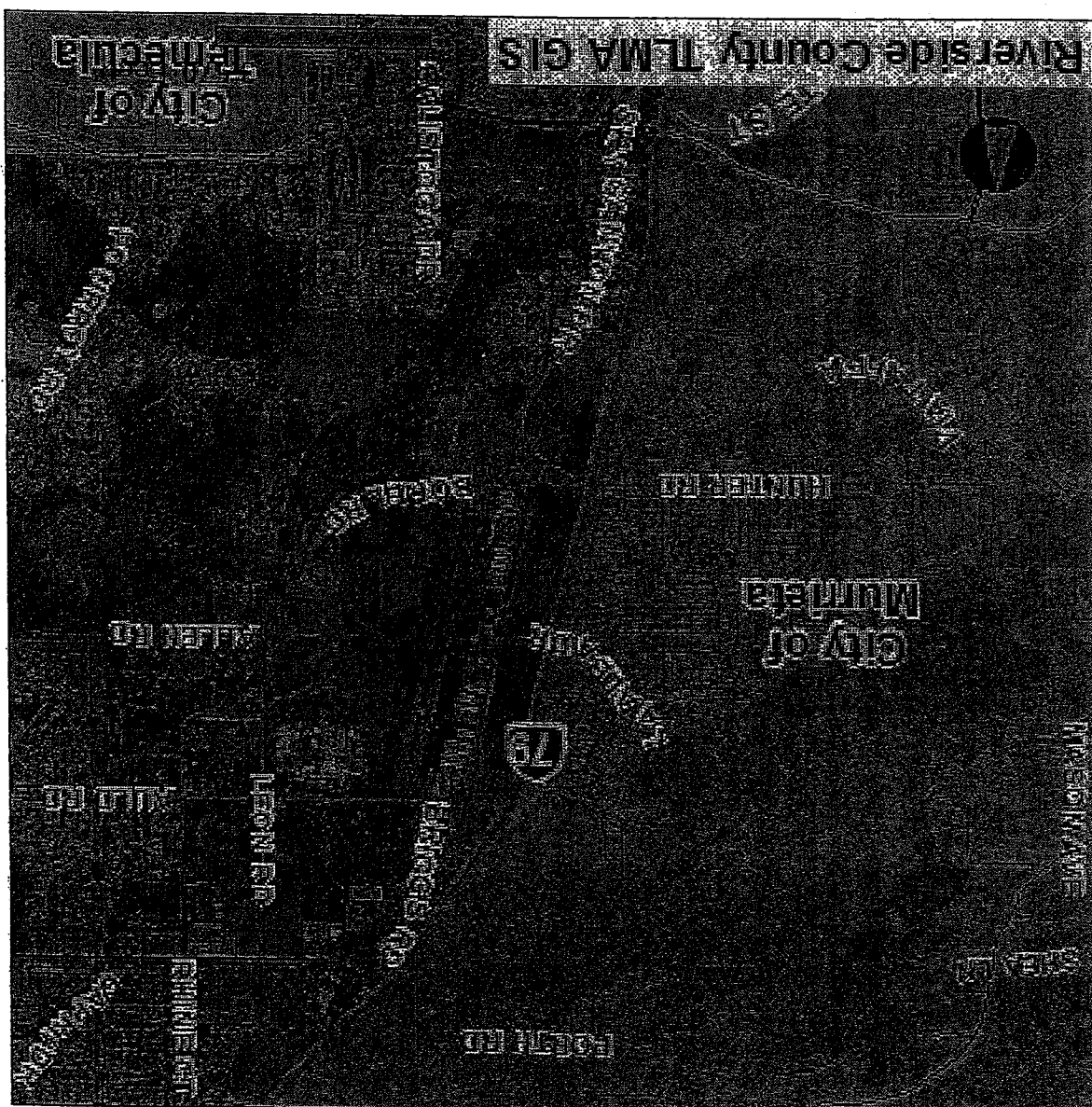
French Valley
Land Use

1 inch = 200 feet

- For Internal Review
Purpose Only
- ROADS
- CLASS
- Highways
- Expressway
- Expressway Ramp
- Major Road
- Arterial Street
- Collector Street
- Residential Street
- Runways
- Runway Status
- EXISTING
- PROPOSED
- Parcel
- TLMA AIRPORT COMPATIBILITY
- ZONES
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- AIRPORTS

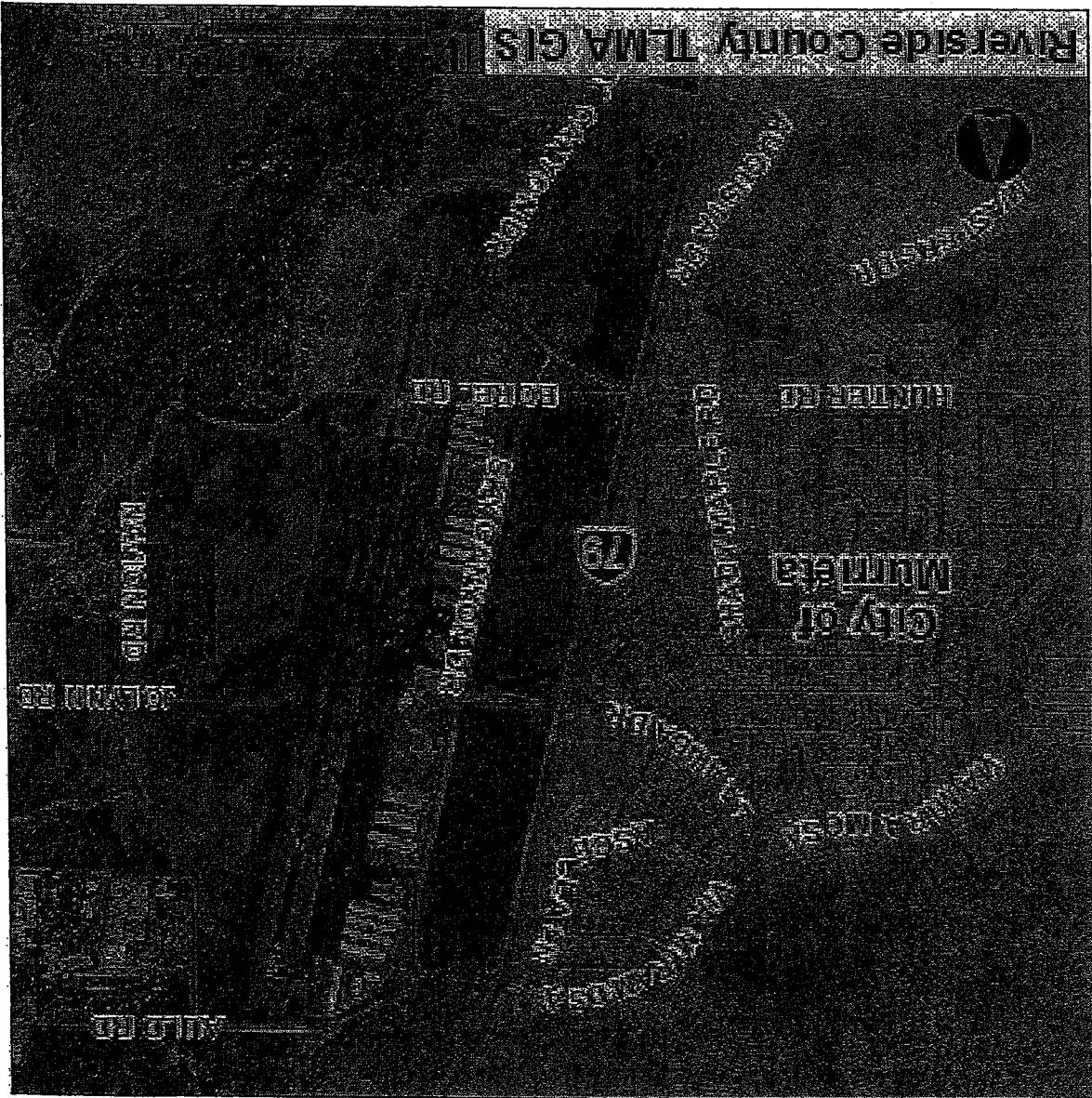


Selected parcel(s): 963-030-002 963-030-003



RIVERSIDE COUNTY GIS

RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

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RIVERSIDE COUNTY GIS



Selected parcel(s):

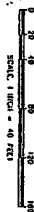
963-030-002 963-030-003

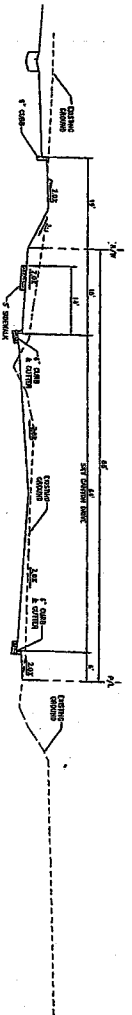
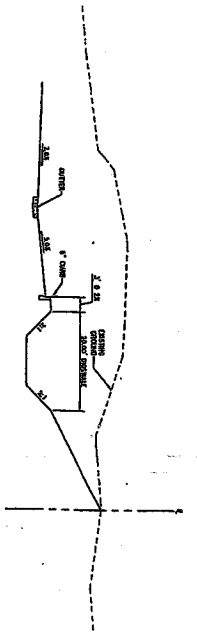
IMPORTANT

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

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BOREL ROAD
(UNIMPROVED)

[illegible]



SECTION

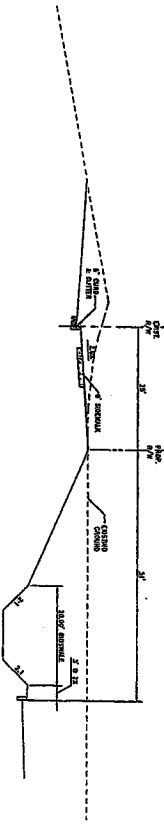
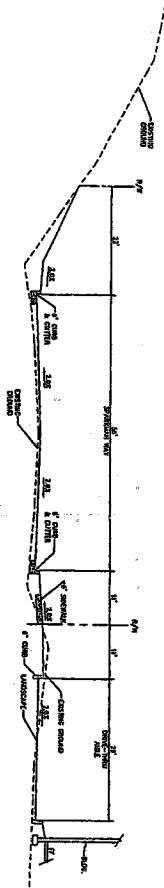
SCALE 1"=10'

A

SECTION

SCALE 1"=10'

B



SECTION

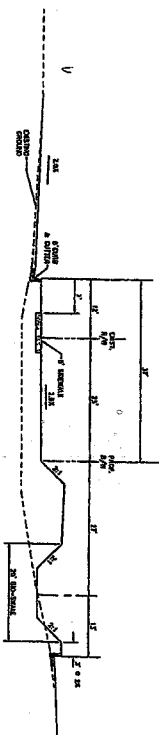
SCALE 1"=10'

C

SECTION

SCALE 1"=10'

D



SECTION

SCALE 1"=10'

E

<p>XCT CONSULTANTS, INC. Civil Engineers - Surveyors - Planners 1000 North 10th Street Suite 100 Fort Lauderdale, FL 33304 Phone: (305) 555-1000 Fax: (305) 555-1001 Website: www.xctinc.com</p>		<p>TENTATIVE PARCEL MAP 86212 CONCEPTUAL GRADING PLAN FOR LUMBERHILL APARTMENTS ONLY Parcel 1 of 10, 10/10/15</p>
<p>Project No. 86212</p>	<p>Scale: 1"=10'</p>	<p>Sheet No. 1 of 1</p>
<p>Drawn by: J. Smith</p>	<p>Checked by: J. Smith</p>	<p>Date: 10/10/15</p>
<p>Project No. 86212</p>	<p>Scale: 1"=10'</p>	<p>Sheet No. 1 of 1</p>
<p>Drawn by: J. Smith</p>	<p>Checked by: J. Smith</p>	<p>Date: 10/10/15</p>



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

June 14, 2010

Kinika Hesterly, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, Ninth Floor
Riverside CA 92501
(HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1035FV09
Related File: CZ07690 (Change of Zone/Ordinance Amendment) and SP00265S1
(Specific Plan No. 265, Substantial Conformance No. 1)
APN #: 963-030-002 and 963-030-003

Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced amendment to the Specific Plan **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP).

The associated parcel map was considered as a separate ALUC case. A separate letter will be prepared regarding that project.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JG:bks

Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1035FV09.LTR.doc

● NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

PM35212
SUBSTANTIAL CONFORMANCE REVIEW
Borel Airpark Center Specific Plan No. 265

PROJECT INFORMATION

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the CO zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.



Compatibility Zones

Zone A

-
- Zone C**

-
- Zone E**

- 1001**

- 11

_____ Air

- ## Note

Airport

See Chapter 2, Table 2A for compatibility criteria associated with this map.

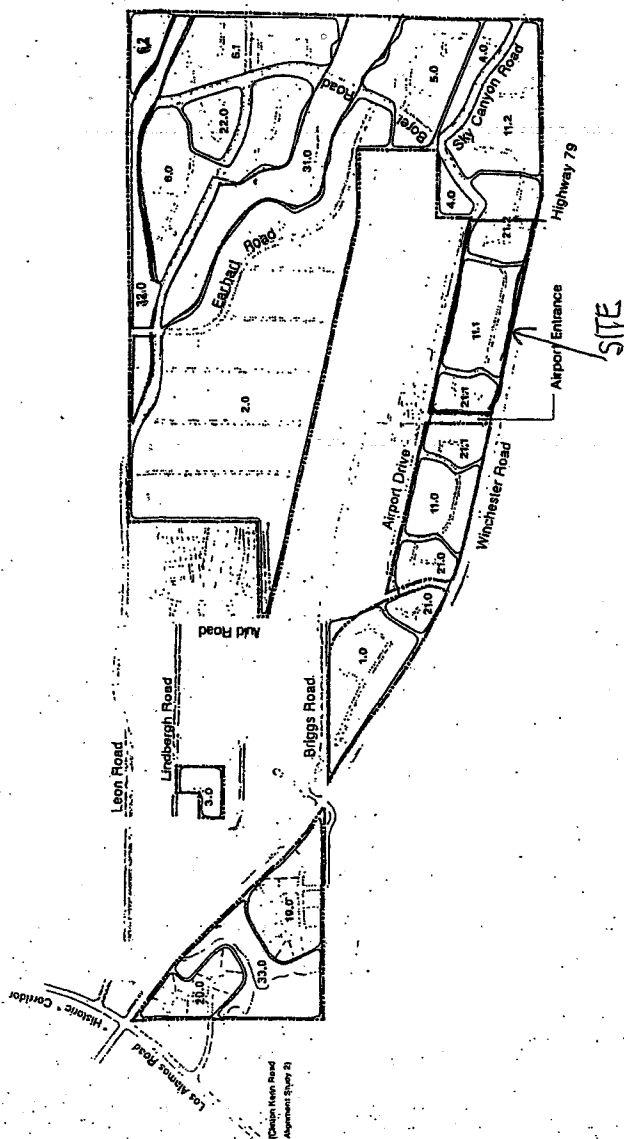
**Riverside County
Airport Land Use Commission
Riverside County
Airport Land Use Compatibility Plan
Policy Document**

Map FV-1

Compatibility Map

French Valley Airport

Specific Land Use Plan

[illegible]

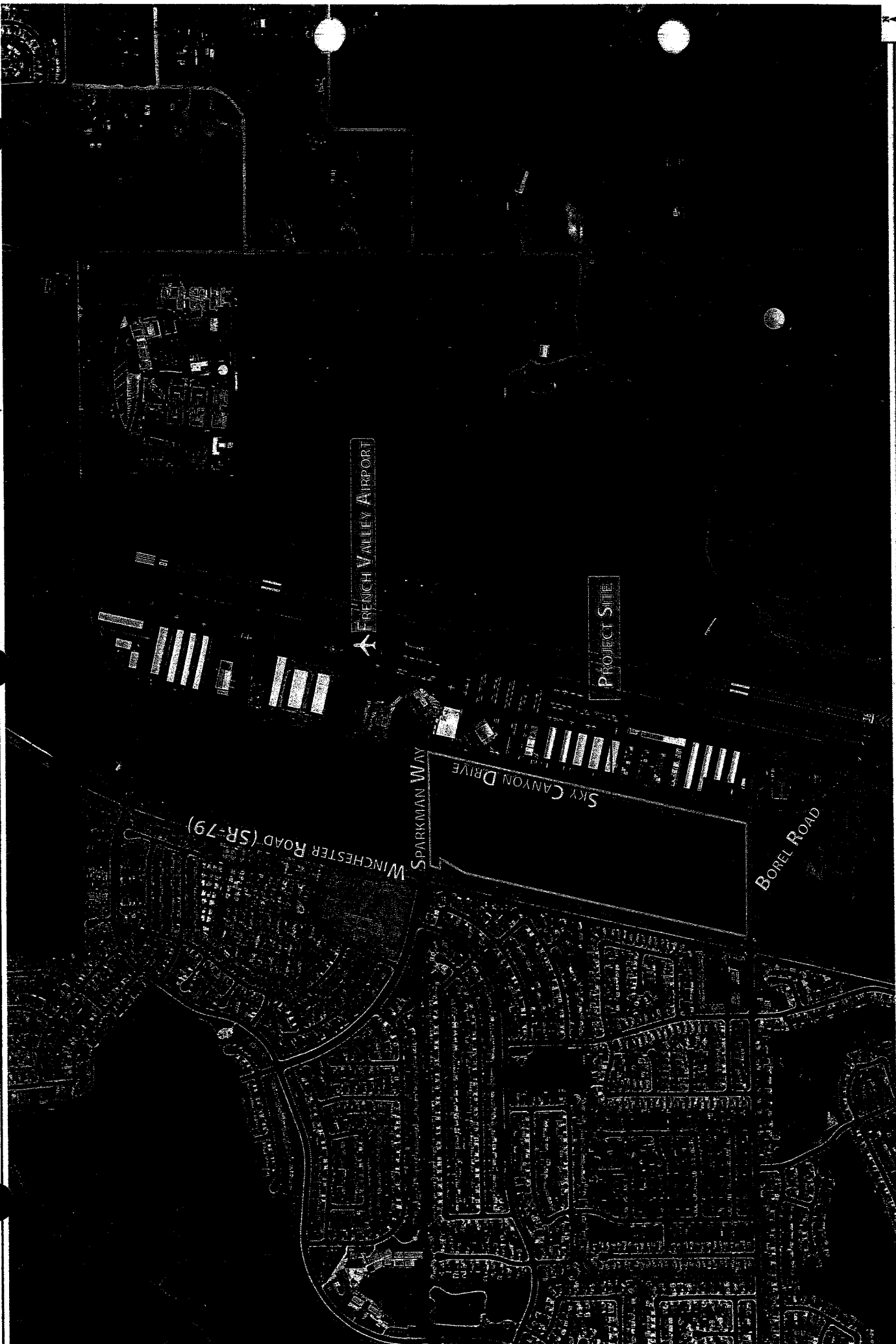
**The Planning Associates
P.H.A. Inc.**

TEC
TEMECUCA
ENGLISH
CO. TULSA

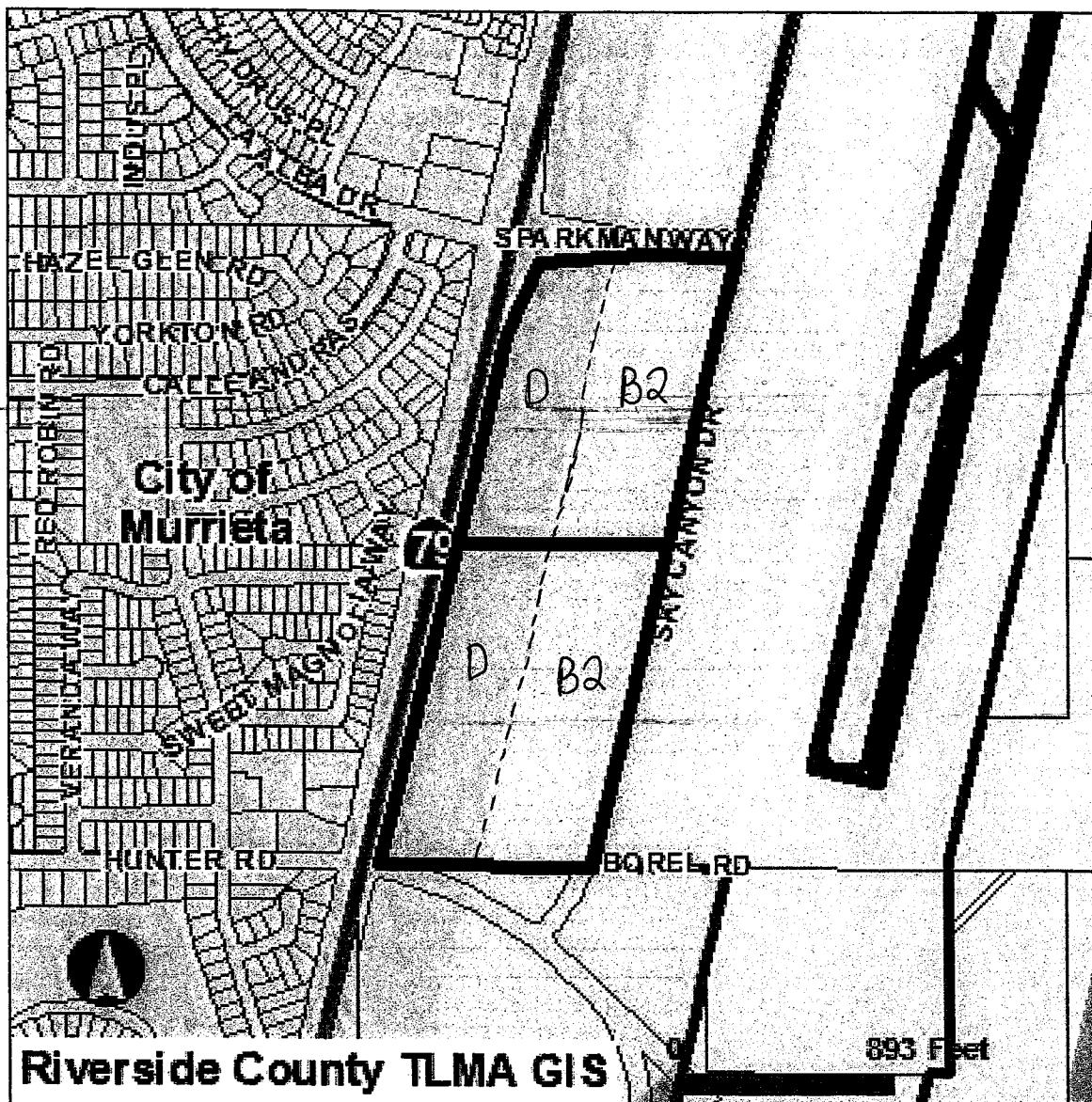
Exhibit No.: 4



PM35212
2007



RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

IMPORTANT

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French Valley
Land Use

SPARKMAN WAY

NEWCASTLE RD

CAILE ANDRAS

PLYMOUTH RD

SYCAMORE RIDGE RD

MURRIETA

WINCHESTER RD

SWEET MAGNOLIA WAY

SKY CANYON DR

963030003
10:114105
D

963030003
13:473952
B2

963030002
12:334654
D

963030002
14:624337
B2

BOREL RD

SKY CANYON DR

ROADS

CLASS

- Highways
- Highway Ramp
- Expressway
- Expressway Ramp
- Major Road
- Arterial Street
- Collector Street
- Residential Street

Runways

Runway Status

- EXISTING
- PROPOSED
- French Valley Parcels 121709
- Parcels

TLMA AIRPORT COMPATIBILITY

ZONES

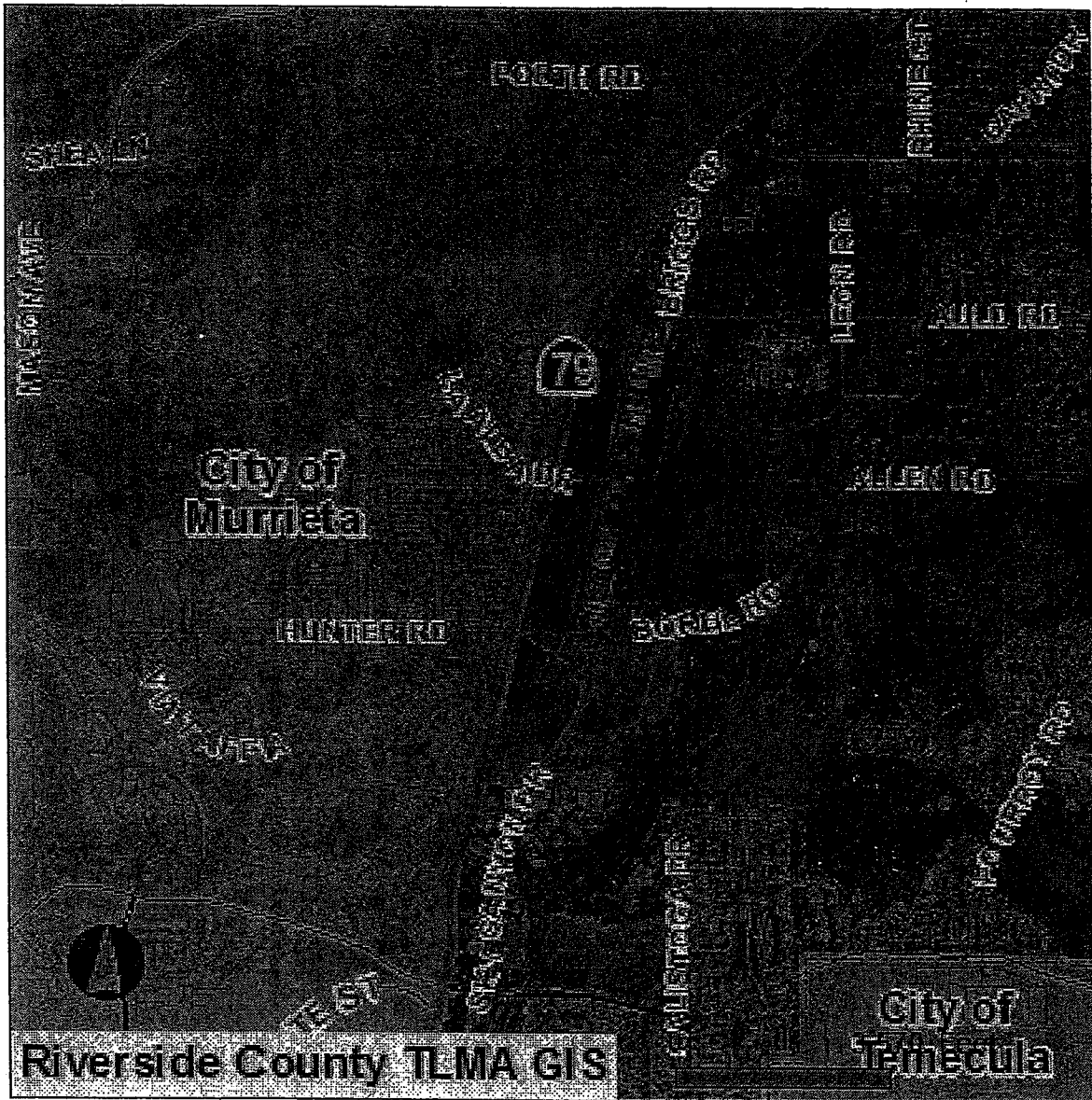
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- AIRPORTS

For Internal Review
Purposes Only

0 25 50 100 150 200
Feet
1 inch = 280 feet



RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

IMPORTANT

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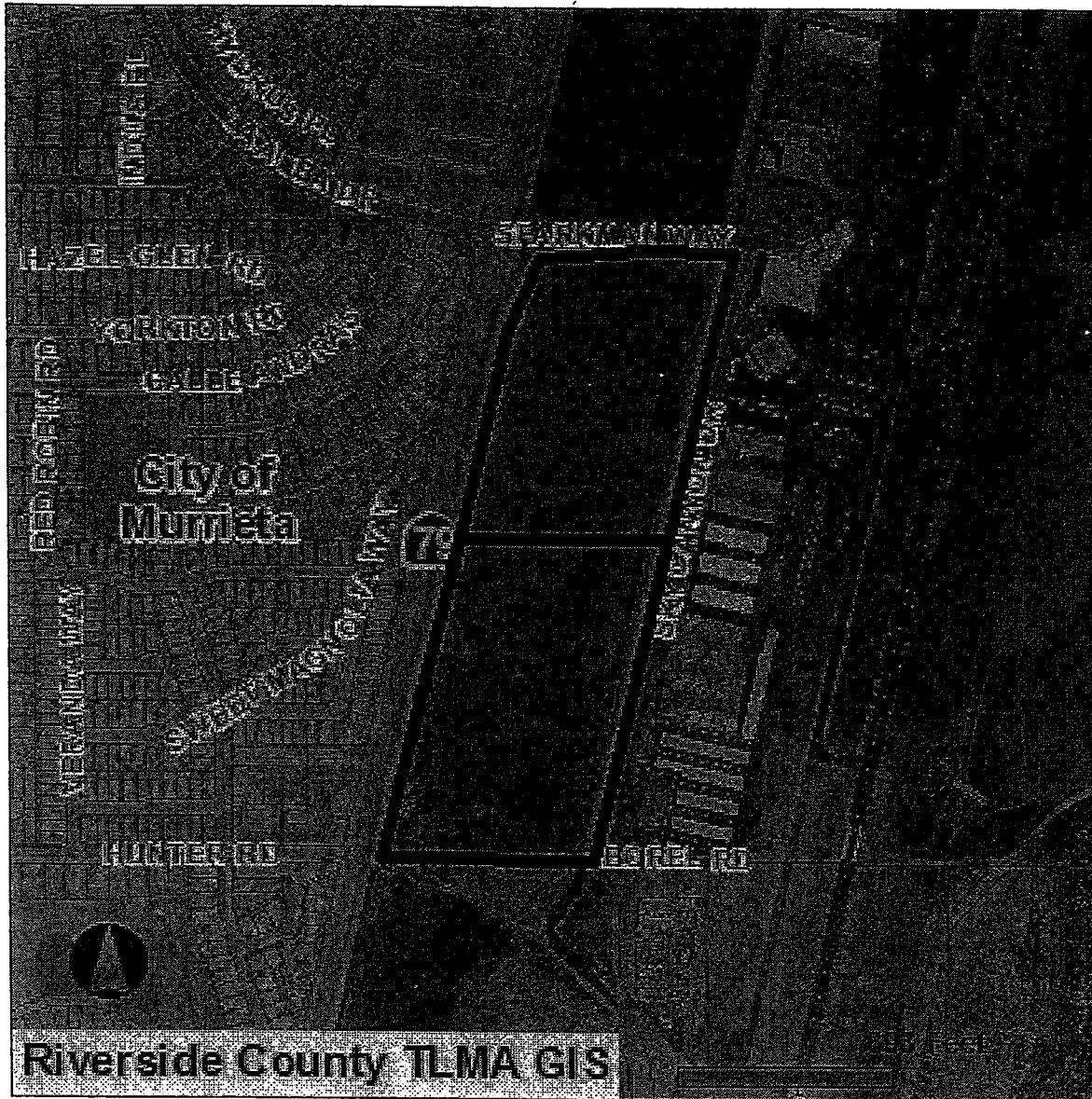
REPORT PRINTED ON...Wed Dec 23 16:26:36 2009

Riverside County TLMA GIS

IMPORTANT

REPORT PRINTED ON...Wed Dec 23 16:26:10 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

IMPORTANT

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REPORT PRINTED ON...Wed Dec 23 16:25:27 2009



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 5, 2007

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Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Interim
Executive Director
Ed Cooper

John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Deborah Saulina
KCT Consultants, Inc.
4344 Latham Street, Suite 200
Riverside CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1004FV06
Related File: Parcel Map No. 35212 (Commercial/Industrial)
APN #: 963-030-002 and 963-030-003

Dear Ms. Saulina:

This Commission will take no action on your application at this time because of the ruling of the Riverside Superior Court in *Silverhawk Land and Acquisitions, LLC v. Riverside County Airport Land Use Commission*. That ruling suspends any and all land use review activity under the 2004 French Valley Airport Land Use Compatibility Plan until the ALUC has taken necessary action to bring its approval of the 2004 Airport Land Use Compatibility Plan into compliance with the California Environmental Quality Act. Therefore, the above project is reported back to the County of Riverside for appropriate action.

We are attaching for your use a "Notice of Airport in Vicinity" that may be of assistance in meeting the State requirement for disclosure in real estate transactions that the property is located in an Airport Influence Area.

If you have any questions, please contact Mr. John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Interim Executive Director

JJGG:bks

Airport Land Use Commission

Page 2

cc: ALUC Staff

Alisa Krizel, Riverside County Planning Department

French Valley Development PRT, LLC

Fleming Family Limited Partnership, c/o Fred Fleming

Fred Fleming

o Kenneth Friedman, Karno, Schwartz and Friedman

B. T. Miller, ALUC Counsel

Mark Dillon, Gatzke Dillon & Ballance LLP

Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV06TakeNoActionLtr

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**REQUEST FOR DETERMINATION OF SUBSTANTIAL
CONFORMANCE WITH A SPECIFIC PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0020581

DATE SUBMITTED: 05.29.09

APPLICATION INFORMATION

Applicant's Name: Allen Jones, H. G. Fenton Company

E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200

San Diego

Street
CA 92108

City

State

ZIP

Daytime Phone No: (619) 400-0134

Fax No: (619) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc.

E-Mail: kctinc@kctconsultants.co

Mailing Address: 4344 Latham Street, Suite 200

Riverside

Street
CA 92501

City

State

ZIP

Daytime Phone No: (951) 341-8940

Fax No: (951) 341-8945

Property Owner's Name: Fred Fleming

E-Mail: _____

Mailing Address: 3701 Wilshire Boulevard, Suite 410

Los Angeles

Street
CA 90010

City

State

ZIP

Daytime Phone No: (213) 381-1321

Fax No: ()

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

Riverside Office: 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-1058 (02/27/08)

Desert Office: 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office: 39493 Los Alamos Road.
Murrieta, California 92563
· Fax (951) 600-6145

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Allen M. Jones

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Authorization for H. G. Fenton to act on behalf of the property owner is on-file with the County.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

See Attachment "A".

ATTACHMENT A

PROJECT INFORMATION

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the C-S-P zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.

Alisa
Krizel

Discreet Applicant

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☐ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☒ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07690 DATE SUBMITTED: 10-31-08

APPLICATION INFORMATION

Applicant's Name: H.G. Fenton Company E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200
San Diego Street 92108
City California State ZIP

Daytime Phone No: (619) 400-0120 Fax No: (619) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc. E-Mail: kctinc@kctconsultants.com

Mailing Address: 4344 Latham Street, Suite 200
Riverside Street 92501
City California State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: Fred Fleming Family Trust E-Mail: _____

Mailing Address: 3701 Wilshire Boulevard, Suite 410
Los Angeles Street 90010
City California State ZIP

Daytime Phone No: (213) 381-1321 Fax No: () _____

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

CFG 04490 Ea 41093 GEO 02047
Riverside Office • 4080 Lemon Street, 9th Floor
Desert Office • 38686 El Cerrito Road

Pm 35212

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Allen Jones

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Authorization for H.G. Fenton to act on behalf of the property owner is on-file with County.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-002, 003

Section: 7 Township: T7S Range: R2W

Approximate Gross Acreage: 55.08 acres

General location (nearby or cross streets): North of Borel Road, South of La Alba Drive, East of Winchester Road, West of Sky Canyon Drive

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Zone Change from A-1-1 to C-1/C-P, permitting land uses identified in SP 265 – Borel Airpark Center Specific Plan. This area is within Planning Area 11.1 of SP 265.

Related cases filed in conjunction with this request:

PM35212

FRED J. FLEMING

3701 WILSHIRE BOULEVARD, SUITE 410

LOS ANGELES, CALIFORNIA 90010

Phone: (213) 381-1321

Fax: (213) 380-3637

June 7, 2007

Planning Department
Attn: Alisa Krizek
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Re: File # PM35212 - APN# 963-030-002 and 963-030-003; PAR00889
Change in Applicant

Dear Ms. Krizek:

The subject property is owned by Fred J. Fleming, Nancy L. Oren and Genevieve Fleming, Trustee of the Benjamin Fleming Exemption Trust B. As the owners of said property, we are requesting a change in the application currently in process with the County.

Please replace the current applicant- Pacific Pointe Partners, Inc. - with the new applicant - H.G. Fenton Development Company, LLC. As owner of the property, we give H.G. Fenton Development Company, LLC authorization to process Parcel Map 35212 and associated actions that pertain to APN #963-030-002 and APN #963-030-002.

If you need anything further, please contact our attorney Norton S. Karno with Karno, Schwartz & Friedman at (818) 981-3400, ext 180. Thank you.

By: Fred J. Fleming
Fred J. Fleming

Date 6/14/07

By: Nancy L. Oren
Nancy L. Oren

Date 6/12/07

By: Genevieve Fleming
Genevieve Fleming, Trustee of the
Benjamin Fleming Exemption Trust B

Date 6-15-07