

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP GREENBELT CH DGN CRITERIA (cont.)

RECOMMND

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

10.FLOOD RI. 17

USE GREENBELT CH DGN CRITERIA

RECOMMND

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

RECOMMND

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

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

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

10. PLANNING. 1 SP - GEO02341 INEFFECT

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

GEO02341 concluded:

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

INEFFECT

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

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

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

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

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

GEO02341 recommended:

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

INEFFECT

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

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

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

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

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

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

10.PLANNING. 5 SP - DENSITY REQUIREMENTS NOTAPPLY

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

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

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

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.PLANNING. 13 USE- PHASES ALLOWED RECOMMND

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

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

NOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

project development.

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

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

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

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 SP - PROJ PA STANDARDS RECOMMND

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

PROJECT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - LANDSCAPE SPECIES RECOMMND

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

10.PLANNING. 40 USE - VIABLE LANDSCAPING RECOMMND

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.PLANNING. 58 USE- MM-WATER

RECOMMND

Utilities and Service Systems . Water

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

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

shall be planted within the landscaped areas.

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

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

landscape shall be watered with reclaimed water.

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

project buildings.

10.PLANNING. 59 USE- MM-AESTHETICS

RECOMMND

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

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

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

10.PLANNING. 60 USE- MM-AGRICULTURE

RECOMMND

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

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

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

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

property retains the right to farm.

10.PLANNING. 61 USE- WATER QUALITY IMPACTS

RECOMMND

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

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

Developer shall provide an acceptable financial mechanism to the Flood Control

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

PROJECT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10. PLANNING. 62 USE- MM-FLOODPLAINS RECOMMND

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

10. PLANNING. 63 USE- MM-NOISE RECOMMND

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

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

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

"Truck/Haul routes.

"Construction employee parking.

"Construction equipment staging.

"Potential lane closures.

"Work zone traffic control.

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

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

Margarita Road / Murrieta Hot Springs Road (#5)

"Construct a 3rd eastbound through lane.

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

the eastbound right turn lane.

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

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

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

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

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

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

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

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

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

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

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

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

NOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

have a significant adverse impact on pedestrian facilities.

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

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

"Construct a 2nd northbound left turn lane.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

DOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

mitigation is required.

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

Briggs Road / Auld Road (#26)

"Mitigation measure 4.5.9-1 shall apply.

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

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

Industry Way / Auld Road (#27)

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

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

Pourroy Road-West / Auld Road (#30)

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

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

Margarita Road / Murrieta Hot Springs Road (#5)

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

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

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

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

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

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

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

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

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

"Mitigation Measure 4.5.4-3 shall apply. No additional

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

DOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

10.PLANNING.121 USE- ENV CLEANUP PROGRAM RECOMMND

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

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

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

10.PLANNING.122 USE- INDUSTRIAL HYGIENE RECOMMND

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

DOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

Applicable review fees shall be required.

10.PLANNING.123 USE- M/M PROGRAM (GENERAL) RECOMMND

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

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

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

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

10.PLANNING.125 USE- DURATION OF SP VALIDITY RECOMMND

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.PLANNING.126 USE- PROJECT LOCATION EXHIBIT

RECOMMND

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

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

10.PLANNING.127 USE- ACOUSTICAL STUDY REQD

RECOMMND

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

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

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

10.PLANNING.128 USE- AIR QUALITY STUDY REQD

RECOMMND

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10. PLANNING.129

USE- ARCHAEO STUDY REQD

RECOMMND

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

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

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

10. PLANNING.130

USE- BIOLOGICAL STUDY REQD

RECOMMND

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

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

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

10. PLANNING.131

USE- ADDENDUM EIR

NOTAPPLY

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 48

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

NOTAPPLY

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

10.PLANNING.132 USE- EA REQUIRED

NOTAPPLY

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

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

10.PLANNING.133 USE- SUPPLEMENT TO EIR

NOTAPPLY

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

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

10.PLANNING.134 USE- SUBSEQUENT EIR

RECOMMND

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

T PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

10.PLANNING.135 USE- COMPLETE CASE APPROVALS NOTAPPLY

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

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

10.PLANNING.136 USE- AMENDMENT REQUIRED NOTAPPLY

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

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

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

10.PLANNING.137 USE- GEO STUDY REQUIRED RECOMMND

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

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

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

10.PLANNING.138 USE- IF HUMAN REMAINS FOUND RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

DOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.PLANNING.139 USE- ALUC REVIEW

RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461)

RECOMMND

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

10.TRANS. 1 GEN - SP LANDSCAPING PLANS

INEFFECT

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

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 52

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS

RECOMMND

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.TRANS. 3

USE - TS/CONDITIONS (cont.)

RECOMMND

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

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

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

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

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

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

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

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

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

WASTE DEPARTMENT

10.WASTE. 1

USE - HAZARDOUS MATERIALS

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 54

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

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

Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

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

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

-Subscribe to a recycling service with their waste hauler.

-Provide recycling service to their tenants.

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

For more information, please visit:
www.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

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

Within 90 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

20. PRIOR TO A CERTAIN DATE

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

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30. E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM MET

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 57

LOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

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

30.E HEALTH. 2 INDUSTRIAL HYGIENE MET

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

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

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR MET

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

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 58

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

issuance of a Grading Permit.

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

DT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

12. Procedures for reporting of findings.

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

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

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

30. PLANNING. 2 SP - PALEO MONITORING REPORT MET

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

"PRIOR TO GRADING FINAL:

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 60

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

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

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

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

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS MET

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

DT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 5 SP - DURATION OF SP VALIDITY (cont.)

MET

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

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

30. PLANNING. 7 SP - PROJECT LOCATION EXHIBIT

MET

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

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

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

30. PLANNING. 8 SP - ACOUSTICAL STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 62

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

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

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

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) The following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

30.PLANNING. 10 SP - ARCHAEO STUDY REQD

MET

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 63

DT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

30. PLANNING. 11 SP - BIOLOGICAL STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

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

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

30. PLANNING. 12 SP - ADDENDUM EIR MET

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 64

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30. PLANNING. 13 SP - EA REQUIRED

MET

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

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

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

30. PLANNING. 14 SP - SUPPLEMENT TO EIR

MET

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 65

NOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 15 SP - SUBSEQUENT EIR MET

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

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

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS MET

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

"Prior to the approval of any implementing project (tract

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 66

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED

MET

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 67

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 18 SP - PARK AGENCY REQUIRED

MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other development application, all portions of this implementing project not currently within the boundaries of Valley Wide Parks and Recreation District and County Service Area No. 143, shall be annexed into Valley Wide Parks and Recreation District and County Service Area 143 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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

30. PLANNING. 19 SP - AG/DAIRY NOTIFICATION

MET

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

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

30. PLANNING. 20 SP - PA PROCEDURES

MET

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 68

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - PA PROCEDURES (cont.)

MET

division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE

MET

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 69

DT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 1 through 23."

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

MET

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 70

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' attached hereto.

Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 71

PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

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

MET

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 72

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 23

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

MET

purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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

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

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

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

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

T PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

maintenance of the 'common area' established pursuant to this Declaration.

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

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

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

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

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

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

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 74

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

substantially complied with."

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

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

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

30.PLANNING. 28 SP - ACOE CLEARANCE MET

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

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

DT. PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 29

SP*- SKR FEE CONDITION

MET

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

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

30. PLANNING. 30

SP - ENTRY MONUMENTATION

MET

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 76

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT

MET

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

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

30.PLANNING. 32 SP - SCHOOL MITIGATION

MET

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

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

30.PLANNING. 33 SP - GEO STUDY REQUIRED

MET

Prior to the approval of any implementing project within planning areas 1 through 23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

MET

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

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

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

MET

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 78

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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

30.PLANNING. 36 SP - ALUC REVIEW

MET

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 79

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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

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

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 81

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

EPD DEPARTMENT

60.EPD. 1 - CONSERVATION AREA CHECK

RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

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

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 83

T PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Planning Division.

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

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

60.FLOOD RI. 8 USE MITCHARGE

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - SPECIAL INTEREST MONITOR

RECOMMND

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

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

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

NOTE:

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1

MAP - SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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

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

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

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

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

60. PLANNING. 2

MAP - ARCHAEOLOGY MONITOR

RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 86

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 87

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 3

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 88

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 9 USE- AGENCY CLEARANCE RECOMMND

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

60.PLANNING. 10 USE- SKR FEE CONDITION RECOMMND

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

60.PLANNING. 11 USE - STABILITY REPORT SLOPES RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 13 USE- FEE STATUS

RECOMMND

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

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

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60. PLANNING. 15 USE - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60. PLANNING. 27 USE- MM 4.4-4

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 90

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 28 USE- PALEO PRIMP & MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

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

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 92

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

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

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

60.PLANNING. 32 USE- ACOE CLEARANCE RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 93

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 33

USE- SKR FEE CONDITION

RECOMMND

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

60. PLANNING. 34

USE- ARCHAEOLOGIST RETAINED

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 94

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

TRANS DEPARTMENT

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

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

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

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

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

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 95

PROJECT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

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

4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - CREDIT/REIMBURSEMENT RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

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

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

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 96

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

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

70.PLANNING. 4 USE- AGENCY CLEARANCE

RECOMMND

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

70.PLANNING. 5 USE- PALEO MONITORING REPORT

DRAFT

"PRIOR TO GRADING FINAL:

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 97

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1

BP GREEN BLDG CODE WASTE RED

INEFFECT

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

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 2. Determines if materials will be sorted on site or mixed.
 3. Identifies diversion facilities where material collected will be taken.
 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2

USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 98

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

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

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

BS PLNCK DEPARTMENT

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

RECOMM

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

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

All building department plan submittal and fee requirements shall apply.

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 99

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

EPD DEPARTMENT

80.EPD. 1 MAP - CONSERVATION AREA CHECK

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 100

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 101

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

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

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

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 102

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

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

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

80.PLANNING. 15 USE- AGENCY CLEARANCE RECOMMND

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 103

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

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

80. PLANNING. 19 USE- FEE STATUS

RECOMMND

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

80. PLANNING. 27 USE- MM 4.2-5

RECOMMND

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

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

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

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 104

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

80.PLANNING. 28 USE- MM 4.4-1

RECOMMND

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

80.PLANNING. 29 USE- ENTRY MONUMENTATION

NOTAPPLY

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

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

80.PLANNING. 30 USE- POST GRADING REPORT

RECOMMND

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

80.PLANNING. 31 USE- SCHOOL MITIGATION

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 105

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

NOTAPPLY

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

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

NOTAPPLY

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

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

NOTAPPLY

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 106

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

permanent maintenance mechanism for the park and its facilities.

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

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

TRANS DEPARTMENT

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

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

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

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

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

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

NOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.TRANS. 3 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 4 USE - LANDSCAPING RECOMMND

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

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

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

80.TRANS. 6 USE - TS/DESIGN

RECOMMND

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

Phase 1 (2016)

Signals not eligible for fee credit:

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

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

Briggs Road (NS) at:

Auld Road (EW)

Industry Way (NS) at:

Auld Road (EW)

Pourroy Road - West (NS) at:

Auld Road (EW)

Phase 2 (2019)

Signals not eligible for fee credit:

Pourroy Road - East (NS) at:

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

or as approved by the Transportation Department.

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

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

80.TRANS. 7 USE - TS/GEOMETRICS

RECOMMND

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - TS/GEOMETRICS (cont.)

RECOMMND

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

Southbound: one left-turn lane, two through lanes

Eastbound: one left-turn lane, one through lane

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

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

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

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

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

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

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

Southbound: N/A

Eastbound: two through lanes

Westbound: one left-turn lane, two through lanes

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

Northbound: one left-turn lane, one through lane

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

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

Westbound: one left-turn lane, two through lanes

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 110

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

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

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

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

or as approved by the Transportation Department.

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

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

WASTE DEPARTMENT

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

RECOMMND

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

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 113

PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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

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

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

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1

USE-#45-FIRE LANES

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 114

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

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

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

LOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

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

PLANNING DEPARTMENT

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

RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 116

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

condition of approval.

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

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

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

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

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

PROJECT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

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

90.PLANNING. 15 USE- TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE

RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 118

PLOT PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 22 USE- AGENCY CLEARANCE RECOMMND

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

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

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

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

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 119

Plot PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

RECOMMND

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

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

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

10/22/15
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 120

PLOT PLAN:TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

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

ordinance shall be required.

90.PLANNING. 30 USE- TRASH ENCLOSURES RECOMMND

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

TRANS DEPARTMENT

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

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

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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