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12:06

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLAN: TRANSMITTED Case #: PP25183

Parcel: 963-080-002

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - STREETLIGHTS INSTALL

RECOMMND

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

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

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

90.TRANS. 5 USE - UTILITY INSTALL

RECOMMND

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

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

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

RECOMMND

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

NOTE: The project gross acreage is 82.07 acres.

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.TRANS. 8 USE - IMP PLANS

RECOMMND

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

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

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - CONSTRUCT RAMP

RECOMMND

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

90.TRANS. 11 USE - LANDSCAPING

RECOMMND

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

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

90.TRANS. 12 USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 13 USE - TS/INSTALLATION PH1

RECOMMND

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

Phase 1 (2016)

Signals not eligible for fee credit:

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

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

Briggs Road (NS) at:

Auld Road (EW)

Industry Way (NS) at:

Auld Road (EW)

Pourroy Road - West (NS) at:

Auld Road (EW)

or as approved by the Transportation Department.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

90.TRANS. 14 USE - TS/INSTALLATION PH2

RECOMMND

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

Phase 2 (2019)

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

Signals not eligible for fee credit:

Pourroy Road - East (NS) at:

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

or as approved by the Transportation Department.

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

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

90.TRANS. 15 USE - EXISTING MAINTAINED

RECOMMND

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

NOTE: A 5' sidewalk shall be constructed within the

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90. PRIOR TO BLDG FINAL INSPECTION

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

90.TRANS. 16 USE - DEDICATION RECOMMND

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

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

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

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.
2. The landowner/developer shall install fence and electronic gate per Sheriff Department requirements and standards and as approved by the Transportation Department.

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

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

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

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

NOTAPPLY

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

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

NOTAPPLY

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

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

NOTAPPLY

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

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - PARK CONST PA22(2)

NOTAPPLY

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



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PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

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

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

10. EVERY. 1 SPA - Amendment Description

INEFFECT

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

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

Records Act requests.

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

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

10. EVERY. 2 SPA - Replace all previous

INEFFECT

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

10. EVERY. 3 MAP- DEFINITIONS

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 265A1 shall include the following:

a. Specific Plan Document, which shall include:

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

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

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

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

PARCEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions

INEFFECT

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

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

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

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

10. EVERY. 5 SP - Ordinance Requirements

INEFFECT

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

10. EVERY. 6 SP - Limits of SP DOCUMENT

INEFFECT

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

10. EVERY. 7 SP - HOLD HARMLESS

INEFFECT

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

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

(b) any claim, action or proceeding against the COUNTY to

CEL MAP Parcel Map #: PM33691R1

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10. GENERAL CONDITIONS

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

INEFFECT

attack, set aside, void or annul any other decision made by the COUNTY concerning the SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

INEFFECT

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

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

INEFFECT

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

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

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

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

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

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

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

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

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

10.BS GRADE. 7

MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8

MAP - DUST CONTROL

RECOMMND

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

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

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

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

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

10.BS GRADE. 12                    MAP - DRNAGE & TERRACING                    RECOMMND

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

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

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

10.BS GRADE. 18                    MAP - RETAINING WALLS                    RECOMMND

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

10.BS GRADE. 21                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater



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

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

E HEALTH DEPARTMENT

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

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

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

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

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

10.E HEALTH. 2                    INDUSTRIAL HYGIENE-COMMENTS                    RECOMMND

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

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels; 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

10.FIRE. 2                      MAP-#15-POTENTIAL FIRE FLOW                      RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      SP FLOOD HAZARD REPORT                      INEFFECT

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

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

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

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

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

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

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

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10. GENERAL CONDITIONS

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

would supersede land use assumptions made in the document.

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

10.FLOOD RI. 19                    MAP FLOOD HAZARD REPORT                    RECOMMND

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

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

The proposed drainage plan for the development indicates that onsite stormwater runoff would be collected in interior streets and conveyed to the proposed storm drains, which convey the runoff to temporary sediment/desilting basins on the graded, unimproved parcels.

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Chainlink fencing shall not be allowed."

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

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

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - INADVERTANT ARCHEAO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - INADVERTANT ARCHEAO FIND (cont.)

RECOMMND

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

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

\* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to 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.

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10. GENERAL CONDITIONS

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

INEFFECT

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

6.The slopes adjacent to the existing Tocalota Creek channel are considered prone to surficial slope failures caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.

7.The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

8.Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

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

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

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

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

GEO02341 recommended:

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

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

3.Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in



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10. GENERAL CONDITIONS

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

INEFFECT

accordance with CAL-OSHA standards.

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

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

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

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

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

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

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

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public

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10. GENERAL CONDITIONS

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

Resources Cope Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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

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

10.PLANNING. 3                    MAP- MAP ACT COMPLIANCE                    RECOMMND

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

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

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

10.PLANNING. 4                    MAP - FEES FOR REVIEW                    RECOMMND

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

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10. GENERAL CONDITIONS

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

indicating which condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 5                    SP - DENSITY REQUIREMENTS                    INEFFECT

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

10.PLANNING. 9                    MAP - OFFSITE SIGNS ORD 679.4                    RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 10                    MAP - FINAL MAP PREPARER                    RECOMMND

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

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

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

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

NOTAPPLY

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

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

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

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

NOTAPPLY

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

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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

prevent all off-highway vehicles from using the property.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 18 MAP - MM-WATER RECOMMND

Utilities and Service Systems . Water

1. Native and ornamental drought resistant plants shall be used in the landscaping and no invasive plant species listed in Table 6-2 of the MSHCP

shall be planted within the landscaped areas.

2. The project landscape areas shall be plumbed with purple pipe. If and when reclaimed water becomes available at the project site, the site landscape shall be watered with reclaimed water.

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

10.PLANNING. 19 MAP - MM-AESTHETICS RECOMMND

All lighting shall be hooded and directionally focused so it does not spill off the property onto adjacent light sensitive uses. Maximum offsite light adjacent to light sensitive uses from new lights shall not exceed 3 foot-candles.

10.PLANNING. 20 MAP - MM-AGRICULTURE RECOMMND

Where any industrial or business operations are allowed within 300 feet of existing agricultural operations, the developer or the property title shall notify all initial and future purchasers of individual buildings and/or units that existing agricultural uses are located within 300 feet of the project and this agricultural

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10. GENERAL CONDITIONS

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

property retains the right to farm.

10.PLANNING. 21            MAP - WATER QUALITY IMPACTS            RECOMMND

The developer has submitted a Preliminary Project Specific WQMP. To ensure the long-term BMPs in the final approved WQMP will be maintained, the Developer shall provide an acceptable financial mechanism to the Flood Control District that will provide for maintenance of the long-term BMPs in perpetuity.

10.PLANNING. 22            MAP - MM-FLOODPLAINS            RECOMMND

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

10.PLANNING. 23            MAP - MM-NOISE            RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 25                    MAP - MM-4.2-2                    RECOMMND

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

10.PLANNING. 26                    MAP - MM-4.2-3                    RECOMMND

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

10.PLANNING. 27                    MAP - MM-4.2-4                    RECOMMND

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

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

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

10.PLANNING. 29                    MAP - MM-4.2-7                    RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 30 MAP - MM-4.2-8 (cont.) RECOMMND

connecting off-site.

10.PLANNING. 31 MAP - MM-4.2-9 RECOMMND

The Project will reduce vehicle miles traveled and emissions associated with trucks and vehicles under the developers control by implementing the following measure: Implement a trip reduction program, for which all employees shall be eligible to participate. The site developer will inform future owners/lessees of available trip reduction programs and encourage future owners/lessees to implement such a program.

10.PLANNING. 32 MAP - 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. 33 MAP - 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. 34 MAP - 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. 35 MAP - 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.

10.PLANNING. 36 MAP - 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



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

receptors nearest the Project site during all project construction. A review of the project site and the location of nearby noise sensitive receptors indicate that construction equipment staging shall be concentrated in the southeastern corner of the site, or along the southern property boundary in the eastern portion of the site.

10.PLANNING. 37                    MAP - MM-4.4-5                    RECOMMND

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

10.PLANNING. 38                    MAP - MM-4.4-6                    RECOMMND

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

10.PLANNING. 39                    MAP - MM-4.4-7                    RECOMMND

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

10.PLANNING. 40                    MAP - MM-4.4-8                    RECOMMND

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

10.PLANNING. 41                    MAP - MM-4.5-1                    RECOMMND

4.5-1 Prior to initiating roadway impacts, a construction traffic management plan must be developed, approved by the County or City and fully implemented by the construction

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10.PLANNING. 41 MAP - MM-4.5-1 (cont.)

RECOMMND

contractor to minimize adverse effects on the flow of traffic during construction. At a minimum this plan shall address, but is not limited to, such items as:

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

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

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

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

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

"Truck/Haul routes.

"Construction employee parking.

"Construction equipment staging.

"Potential lane closures.

"Work zone traffic control.

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

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

10.PLANNING. 42 MAP - MM-4.5-2

RECOMMND

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

10.PLANNING. 43 MAP - MM-4.5-3

RECOMMND

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

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10.PLANNING. 44                   MAP - MM-4.5.1-1                   RECOMMND

4.5.1-1Margarita Road / Murrieta Hot Springs Road (#5)  
"Construct a 3rd eastbound through 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. 45                   MAP - 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. 46                   MAP - 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. 47                   MAP - 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. 48                   MAP - 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. 49                   MAP - 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.

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

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

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

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

10.PLANNING. 52            MAP - MM-4.5.9-1            RECOMMND

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

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

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

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

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

10.PLANNING. 55            MAP - MM-4.5.12-1            RECOMMND

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

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

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

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

mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.1-1 would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 57                   MAP - MM-4.5.2-2                   RECOMMND

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

10.PLANNING. 58                   MAP - MM-4.5.3-2                   RECOMMND

Winchester Road (SR-79) / Auld Road (#15)  
"Mitigation Measure 4.5.3-1 shall apply. No additional mitigation is required.

10.PLANNING. 59                   MAP - MM-4.5.4-2                   RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)  
"Mitigation Measure 4.5.4-1 shall apply. No additional mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.4-1 would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 60                   MAP - MM-4.5.5-2                   RECOMMND

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

10.PLANNING. 61                   MAP - MM-4.5.6-2                   RECOMMND

Winchester Road (SR-79) / Margarita Road (#22)  
"Mitigation Measure 4.5.6-1 shall apply. No additional mitigation is required.

10.PLANNING. 62                   MAP - MM-4.5.7-2                   RECOMMND

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

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10.PLANNING. 63                   MAP - 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.PLANNING. 64                   MAP - 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. 65                   MAP - 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. 66                   MAP - 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. 67                   MAP - MM-4.5.13-1                   RECOMMND

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. 68                   MAP - MM-4.5.14-1                   RECOMMND

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

10.PLANNING. 69                   MAP - 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.

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10.PLANNING. 70                   MAP - MM-4.5.2-3                   RECOMMND

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

10.PLANNING. 71                   MAP - MM-4.5.3-3                   RECOMMND

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

10.PLANNING. 72                   MAP - MM-4.5.4-3                   RECOMMND

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

10.PLANNING. 73                   MAP - MM-4.5.5-3                   RECOMMND

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

10.PLANNING. 74                   MAP - MM-4.5.6-3                   RECOMMND

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

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10.PLANNING. 75                   MAP - 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. 76                   MAP - 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 mitigation is required.

10.PLANNING. 77                   MAP - 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. 78                   MAP - 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. 79                   MAP - 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. 80                   MAP - 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. 81                   MAP - 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.



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10.PLANNING. 82                   MAP - MM-4.5.3-4                   RECOMMND

Winchester Road (SR-79) / Auld Road (#15)  
"Mitigation Measure 4.5.3-3 shall apply. No additional mitigation is required.

10.PLANNING. 83                   MAP - MM-4.5.4-4                   RECOMMND

Winchester Road (SR-79) / Murrieta Hot Springs Road (#19)  
"Mitigation Measure 4.5.4-3 shall apply. No additional mitigation is required. Please note, removal of the crosswalk as required by mitigation measure 4.5.4-3 would have a significant adverse impact on pedestrian facilities.

10.PLANNING. 84                   MAP - MM-4.5.5-4                   RECOMMND

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

10.PLANNING. 85                   MAP - MM-4.5.6-4                   RECOMMND

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

10.PLANNING. 86                   MAP - MM-4.5.7-4                   RECOMMND

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

10.PLANNING. 87                   MAP - MM-4.5.8-4                   RECOMMND

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

10.PLANNING. 88                   MAP - MM-4.5.9-4                   RECOMMND

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

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10.PLANNING. 89                   MAP - 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.PLANNING. 90                   MAP - 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. 91                   MAP - 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. 92                   MAP - 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. 93                   MAP - 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. 94                   MAP -ENV CLEANUP PROGRAM           RECOMMND

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

10.PLANNING. 95                   MAP - INDUSTRIAL HYGIENE           RECOMMND

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

10.PLANNING. 96                   MAP - PALEO MONITORING REPORT      NOTAPPLY

"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

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

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

10.PLANNING. 97                   MAP - M/M PROGRAM (GENERAL)                   RECOMMND

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

10.PLANNING. 98                   MAP - NON-IMPLEMENTING MAPS                   NOTAPPLY

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

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

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

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

10.PLANNING.100                   MAP - PROJECT LOCATION EXHIBIT                   NOTAPPLY

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

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

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

10.PLANNING.101            MAP - ACOUSTICAL STUDY REQD            NOTAPPLY

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

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

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

10.PLANNING.102            MAP - AIR QUALITY STUDY REQD            NOTAPPLY

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

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

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

10.PLANNING.103            MAP - ARCHAEO STUDY REQD            NOTAPPLY

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This

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

condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

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

10.PLANNING.104                   MAP - BIOLOGICAL STUDY REQD                   NOTAPPLY

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

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

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

10.PLANNING.105                   MAP - ADDENDUM EIR                   NOTAPPLY

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

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

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10.PLANNING.106 MAP - EA REQUIRED

NOTAPPLY

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

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

10.PLANNING.107 MAP - SUPPLEMENT TO EIR

NOTAPPLY

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

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

10.PLANNING.108 MAP - SUBSEQUENT EIR

RECOMMND

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

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

RECOMMND

implementing application.

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

10.PLANNING.109 MAP - COMPLETE CASE APPROVALS

RECOMMND

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

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

10.PLANNING.110 MAP - AMENDMENT REQUIRED

NOTAPPLY

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

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

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

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific

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

plan amendment is determined to be unnecessary."

10.PLANNING.111            MAP - GEO STUDY REQUIRED            NOTAPPLY

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

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

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

10.PLANNING.112            MAP - IF HUMAN REMAINS FOUND            RECOMM

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

10.PLANNING.113            MAP - ALUC REVIEW            RECOMMND

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



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10. GENERAL CONDITIONS

10.PLANNING.114 MAP- ORIGINAL APPROVAL DATE

RECOMMND

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

TRANS DEPARTMENT

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

RECOMMND

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

10.TRANS. 1 GEN - SP LANDSCAPING PLANS

INEFFECT

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

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6 USE - TS/CONDITIONS

RECOMMND

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

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

The study indicates that it is possible to achieve adequate

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10. GENERAL CONDITIONS

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

RECOMMND

levels of service for the following intersections based on the traffic study assumptions.

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

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

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

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

Winchester Road (SR-79) (EW) at:  
Scott Road (EW)  
Abelia Street (EW)  
Pourroy Road (EW)  
Skyview Road (EW)  
Thompson Road (EW)  
Benton Road (EW)  
Auld Road (EW)  
Sparkman Way (EW)  
Hunter Road (EW)  
Technology Drive (EW)  
Murrieta Hot Springs Road (EW)  
Willows Avenue (EW)  
Nicolas Road (EW)  
Margarita Road (EW)  
Ynez Road (EW)

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

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

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

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

10.WASTE. 2 MAP - AB 341

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial).

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

For more information, please visit:

[www.rivcownm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

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

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

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

10.WASTE. 4 MAP - SEE PP25183

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

SP - SUBMIT FINAL DOCS 90 DAYS

INEFFECT

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

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

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

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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.

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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 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.



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30. PRIOR TO ANY PROJECT APPROVAL

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

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.

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."

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30. PRIOR TO ANY PROJECT APPROVAL

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4                    SP - NON-IMPLEMENTING MAPS (cont.)                    MET

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:

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.) MET

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

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

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

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD MET

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9                    SP - AIR QUALITY STUDY REQD (cont.)                    MET

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.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - BIOLOGICAL STUDY REQD (cont.) MET

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13            SP - EA REQUIRED (cont.)            MET

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15            SP - SUBSEQUENT EIR (cont.)            MET

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 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



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30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

MET

commercially designated area); or

3. as determined by the Planning Director.

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

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

30.PLANNING. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION (cont.) MET

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 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:

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

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,

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

County of Riverside.

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

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

In the event of any conflict between this Declaration 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

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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 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.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM (cont.) MET

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 substantially complied with."

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

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

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

30.PLANNING. 28 SP - ACOE CLEARANCE MET

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ACOE CLEARANCE (cont.)

MET

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."

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."

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30. PRIOR TO ANY PROJECT APPROVAL

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."

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33            SP - GEO STUDY REQUIRED (cont.)            MET

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."

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34                    SP - ARCHAEOLOGIST RETAINED (cont.)                    MET

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:

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

30.PLANNING. 36                    SP - ALUC REVIEW                    MET

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

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

MET

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 2 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - RCA DISCHARGE AGREEMENT

RECOMMND

Prior to Map Recordation, the applicant shall work with the Western Riverside County Regional Conservation Authority (RCA) to address any concerns regarding water discharge in to the conservation area west of the project footprint. The map shall not record until the RCA has confirmed that they are satisfied with the form and function of drainage discharge structures which outlet into the conservation area.

50.EPD. 2 MAP - RCA DEDICATION REVIEW

RECOMMND

Prior to Map Recordation, an electronic copy of the map shall be transmitted 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 conservation dedication area to ensure that it is consistent with the Donation Agreement executed July 22nd 2015. The RCA shall also confirm that the conservation dedication area does not include any easement, manufactured slopes or other liabilities which would impact the RCA's ability to manage the lands for the purpose of Habitat Conservation or prevent the RCA from ultimately accepting the dedication. Once the RCA has confirmed that they are satisfied with the final map, EPD shall clear this condition and the map may record.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#53-ECS-WTR PRIOR/COMBUS (cont.)                      RECOMMND

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT PLANS                      RECOMMND

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

50.FLOOD RI. 8                      MAP ADP FEES                      RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

50.FLOOD RI. 10                      MAP SHOW FLOODPLAIN ECS                      RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10                    MAP SHOW FLOODPLAIN ECS (cont.)                    RECOMMND

accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 11                    MAP WQMP REQUIRED                    RECOMMND

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

PLANNING DEPARTMENT

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

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 9                    MAP - FINAL MAP PREPARER                    RECOMMND

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

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

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP- AGENCY CLEARANCE

NOTAPPLY

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, generally summarized as follows: Noise Impact Analysis

50.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

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

RECOMMND

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

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

50.PLANNING. 16 MAP- SURVEYOR CHECK

RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

D. The common open space areas shall be shown as a lettered lots on the FINAL MAP.

E. The total number of [residential/commercial/industrial]

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50.PLANNING. 16 MAP- SURVEYOR CHECK (cont.)

RECOMMND

lots on the final map shall be 12, with open space, recreation/utility lots.

50.PLANNING. 18 MAP- PUBLIC MAST MAINT ORGANI

RECOMMND

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

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the office of the County Counsel.

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

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

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

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

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

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50.PLANNING. 18

MAP- PUBLIC MAST MAINT ORGANI (cont.)

RECOMMND

decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

50.PLANNING. 19

MAP- PRIVATE MAST MAINT ORGANI

RECOMMND

a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:

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50.PLANNING. 19

MAP- PRIVATE MAST MAINT ORGANI (cont.)

RECOMMND

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

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

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

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

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

2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property

of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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50.PLANNING. 19 MAP- PRIVATE MAST MAINT ORGANI (cont.) (cont.RECOMMND

maintenance of the 'common area'.

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

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

50.PLANNING. 21 MAP- PARK AGENCY REQUIRED

NOTAPPLY

"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."

50.PLANNING. 22 MAP- AG/DAIRY NOTIFICATION

NOTAPPLY

"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."

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50. PLANNING. 23

MAP- PA PROCEDURES

NOTAPPLY

"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."

50. PLANNING. 24

MAP- COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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

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50. PLANNING. 25

MAP- CC&R RES PUB COMMON AREA

RECOMMND

"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,
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

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50.PLANNING. 25

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

RECOMMND

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

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

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

In the event of any conflict between this Declaration 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."



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50.PLANNING. 26

MAP- CC&R RES PRI COMMON AREA

RECOMMND

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review 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.

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50.PLANNING. 26                    MAP- CC&R RES PRI COMMON AREA (cont.)                    RECOMMND

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 the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

TRANS DEPARTMENT

50.TRANS. 1                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 2                    MAP - EASEMENT/SUR                    RECOMMND

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

50.TRANS. 3                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Leon Road and so noted on the final map.

50.TRANS. 4                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with PP25183.

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50.TRANS. 5                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 6                      MAP - STREETLIGHT PLAN                      RECOMMND

A separate streetlight plan is required for this project.

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

50.TRANS. 7                      MAP - CORNER CUT-BACK I                      RECOMMND

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

50.TRANS. 8                      MAP - ASSESSMENT DIST 1                      RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 9                      MAP - UTILITY PLAN                      RECOMMND

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

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50.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.7 AND 90.TRANS.8 conditions of approval.
- (4) Street sweeping.

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

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

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

50.TRANS. 11

MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Leon Road, Wealth

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50.TRANS. 11                      MAP - LANDSCAPING (cont.)                      RECOMMND

Street, Rich Court, Industry Way and Auld Road.

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

50.TRANS. 12                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

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

50.TRANS. 13                      MAP - IMP PLANS                      RECOMMND

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

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

50.TRANS. 14                      MAP - CONSTRUCT RAMP                      RECOMMND

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

50.TRANS. 15                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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

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50.TRANS. 16

MAP - EXISTING MAINTAINED

RECOMMND

Auld Road along project boundary is a paved County maintained road and designated Secondary Highway. Said road (Auld Road) shall be improved with 6" concrete curb and gutter located 32 feet from the centerline and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within a 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed within the 18' parkway.

50.TRANS. 17

MAP - DEDICATION

RECOMMND

Industrial Way, Wealth Street, and Rich Court are designated Industrial Collector and said streets shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461. (56'/78")

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

Industrial Way from Auld Road southerly to the south property line of APN: 963-080-001 is designated Industrial Collector and shall be improved with 56' full-width AC pavement, 6" concrete curb and gutter, and 6" sidewalk adjacent to the curb line within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461. (56'/78')

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

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

Leon Road along project boundary is designated Secondary Highway and said road shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 50' half-width dedicated right-of-way in

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50.TRANS. 17 MAP - DEDICATION (cont.) RECOMMND

accordance with County Standard No. 94, Ordinance 461.  
(32'/50')

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

50.TRANS. 18 MAP - OFF-SITE ACCESS RECOMMND

The landowner/developer shall provide/acquire sufficient  
public off-site rights-of-way to provide for a paved access  
road to a paved and maintained road. Said access road  
shall be constructed with 32' of AC pavement within a 60'  
dedicated right-of-way in accordance with County Standard  
No. 106, Section A (32'/60') at a grade and alignment as  
approved by the Transportation Department. Should the  
applicant fail to provide/acquire said off-site  
right-of-way, the map shall be returned for redesign. The  
applicant shall provide the appropriate environmental  
clearances for said off-site improvements prior to  
recordation or the signature of any street improvement  
plans.

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

50.TRANS. 19 MAP - 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:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - TS/DESIGN (cont.)

RECOMMND

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.

50.TRANS. 20 MAP - TS/GEOMETRICS

RECOMMND

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

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

Southbound: one through 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



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50.TRANS. 20

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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 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 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.

PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

50. PRIOR TO MAP RECORDATION

50.TRANS. 20                    MAP - TS/GEOMETRICS (cont.) (cont.)                    RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                    MAP - NO PRECISE GRDG                    RECOMMND

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

60.BS GRADE. 2                    MAP - NPDES/SWPPP                    RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://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. 3                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

CEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - IMPORT/EXPORT

RECOMMND

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

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. 5 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in 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. 8 MAP - OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any

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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33691R1

Parcel: 963-080-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                    MAP - OFFSITE GDG ONUS (cont.)                    RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9                    MAP - NOTRD 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. 10                    MAP - 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                    MAP - 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.

60.BS GRADE. 12                    MAP- 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.