

PLOT PLAN:TRANSMITTED Case #: PP26229

Parcel: 626-330-025

10. GENERAL CONDITIONS

10. EVERY. 9 USE - HOLD HARMLESS (cont.) INEFFECT

(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 PLOT PLAN; 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 PLOT 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 USE - GENERAL INTRODUCTION INEFFECT

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS INEFFECT

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.

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10.BS GRADE. 4 USE - DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS INEFFECT

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.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) INEFFECT

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 USE - EROSION CNTRL PROTECT INEFFECT

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 USE - DUST CONTROL INEFFECT

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.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

10.BS GRADE. 18 USE - OFFST. PAVED PKG INEFFECT

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 24 USE - FINISH GRADE INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

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10. GENERAL CONDITIONS

10.BS GRADE. 26 USE-TRANS & CVWD REVIEW REQ'D INEFFECT

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS INEFFECT

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD INEFFECT

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - *WATER AND SEWER SERVICE INEFFECT

Plot Plan 26229 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

10.E HEALTH. 3 USE - TRASH SERVICE INEFFECT

The storage, collection and disposal of refuse/trash shall be conducted in accordance with Riverside County Ordinance 657.

FIRE DEPARTMENT

10.FIRE. 1 USE* - #23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1375 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-NR construction per the 2016 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 PC-#01B-EAST CO. OFM INEFFECT

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence from general contractor, superintendent, owner, subcontractors, etc. Any questions contact the Riverside County Fire Department, Office of the Fire Marshal at 77933 Las Montanas #201, Palm Desert - Phone (760) 863-8886 Fax (760) 863-7072.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

INEFFECT

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.) INEFFECT

The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.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.

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

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW INEFFECT

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

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10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) INEFFECT

condition or conditions the submittal is intended to comply with.

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

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

10.PLANNING. 6 USE- COLORS & MATERIALS INEFFECT

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED INEFFECT

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

10.PLANNING. 8 USE- BASIS FOR PARKING INEFFECT

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

10.PLANNING. 9 USE - PERMIT SIGNS SEPARATELY INEFFECT

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

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING INEFFECT

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

10.PLANNING. 28 USE- EXPIRATION DATE-USE CASE INEFFECT

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE- EXPIRATION DATE-USE CASE (cont.) INEFFECT

of no effect whatsoever. By use is meant completion of proposed construction and the actual occupancy of proposed buildings or land under the terms of the authorized use.

The Planning Director, at his/her discretion, may grant additional time beyond the eight (8) years stated above. Should the time be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

10.PLANNING. 64 USE - CAUSES FOR REVOCATION INEFFECT

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

10.PLANNING. 65 USE - CEASED OPERATIONS INEFFECT

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 76 USE- DESIGN STANDARDS INEFFECT

The M-SC design standards for the subject parcel(s) are as follows:

- a. No minimum setback where the front, side or rear except when adjoining a lot with residential designation or W-2-M.
- b. The street front yard setback is 25 feet.
- c. The side yard setback is 0 feet.
- d. The street side yard setback is 25-feet
- e. The rear yard setback is 0 feet.
- f. The minimum average width of the lot is 75 feet.
- g. Structures shall not exceed 40 feet at the yard setback line.
- h. The minimum parcel size is 10000 square feet.

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10.PLANNING. 76 USE- DESIGN STANDARDS (cont.) INEFFECT

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK WITHOUT a waiver or modification (Section 11.5) as part of the Plot Plan if it is determined that the standard is inappropriate for the proposed use and that the waiver or modification of the standard will not be contrary to the public health and safety. The site does not front, side, or rear to any residential zone or the W-2-M zone.

SEE SETBACK ADJUSTMENT 06092 AUTHORIZING STREET SIDE YARD SETBACK OF 15-FEET.

10.PLANNING. 79 USE- CONFORM TO ELEVATIONS INEFFECT

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

10.PLANNING. 84 USE - ORD 875 CVMSHCP FEE (1) INEFFECT

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING.142 USE - GEO02553 ACCEPTED INEFFECT

County Geologic Report GEO No. 2553, an Update Report to GEO02048, submitted for the project PM37307, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Buildings, Lots 24 & 25 Wolf Road, Palm Desert Area, Riverside County, California," dated February 14, 2017.

GEO02553 concluded:

1. Based upon our review of the referenced reports and our previous experience in the site vicinity, it is our opinion that the structural values and remedial grading recommendations remain applicable for the design and construction of the proposed new storage building structure

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10.PLANNING.142 USE - GEO02553 ACCEPTED (cont.) INEFFECT

foundation.

GEO02553 recommended:

1. In order to provide uniform foundation support, we recommend over-excavation and re-compaction throughout the proposed building areas.
2. The building areas should be over-excavated to a depth of at least 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
3. The soils exposed during over-excavation should then be scarified to a depth of approximately 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

GEO No. 2553 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 2553 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

10.PLANNING.143 USE - NO SECOND FLOOR INEFFECT

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards. A mezzanine or an interior balcony may be permitted for storage use only and shall not exceed 700 square feet per unit.

10.PLANNING.144 USE- NO RESIDENT OCCUPANCY INEFFECT

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises.

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10.PLANNING.248

PP- FLOOD CONTROL CLEARANCE

INEFFECT

Prior to the issuance of a building permit, the applicant shall obtain the approval of the Coachella Valley Water District for flood-proofing methods pursuant to Ordinance No. 458.

CVWD letter dated June 16, 2017
Flood Management Review No. FP#17020
Addressed to Joseph Feliciano, Riverside County Department of Building and Safety, 4080 Lemon Street, Riverside, CA

Dear Mr. Feliciano:

We have reviewed the enclosed grading plan for Flood Management Review No. FP #17020, dated May 22, 2017, and it meets the requirements of Riverside County Ordinance No. 458. The plan shows a proposed commercial vehicle storage facility with seven (7) storage bays and associated facilities. The plan calls out finished floor elevations (NGVD29) of 114.00 feet for the proposed facility which is more than three feet above the adjacent grade.

The subject property is designated Zone AO, depth three feet on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA). The applicant shall have the Federal Emergency Management Agency Elevation Certificate completed by a registered civil engineer or land surveyor and returned to the Riverside County Department of Building and Safety prior to final inspection. We recommend that the property owner keep a copy of this form for his records since this information may be useful in obtaining lower flood insurance rates on this property.

Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable.

Manufactured homes shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from

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10. GENERAL CONDITIONS

10.PLANNING.248 PP- FLOOD CONTROL CLEARANCE (cont.) INEFFECT

hydrodynamic and hydrostatic loads, including the effects of buoyancy.

Construction of block walls, additional permanent structures or the addition of fill on this lot may be in violation of Riverside County Ordinance No. 458. If there are any changes on this lot not shown on the grading plans, the owner/developer shall be required to resubmit a revised grading plan to CVWD for review. This is to ensure flow through for off-site floodwaters and to ensure consistency with Riverside County Ordinance No. 458.

If you have any questions, please call Scott Strosnider, Associate Engineer at (760) 398-2651, extension 2737.

Sincerely, David Wilson, Engineering Manager

10.PLANNING.250 PP - MT PALOMAR LIGHTING AREA INEFFECT

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

10.PLANNING.251 USE- MAX HEIGHT INEFFECT

The building located within the property shall not exceed a height of 22 feet.

10.PLANNING.255 USE- AGENCY LETTER ALUC INEFFECT

The permit holder shall remain in compliance with the County of Riverside Airport Land Use Commission (ALUC) requirements of the conditional letter (restated below) dated June 2017, a copy of which is on file with the Riverside County Planning Department or with ALUC, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501

CONDITIONS:

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

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10. GENERAL CONDITIONS

10.PLANNING.255

USE- AGENCY LETTER ALUC (cont.)

INEFFECT

2.The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Western Coachella Valley Area Plan:

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

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

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

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

3.The following uses/activities are specifically prohibited at this location, due to inclusion in Compatibility Zone C: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; day care centers; libraries; hospitals; nursing homes.

4.The attached notice (restated below) shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in teh vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with

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10.PLANNING.255 USE- AGENCY LETTER ALUC (cont.) (cont.) INEFFECT

proximity to airport operations (for example: noise vibration, or odors). Individual sensitivirs to thos annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any are associated with the property before you complete your purchase and determin whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13) (A).

5.The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

6.This project has been evaluated as 11,128 square feet of vehicle storage facility. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

10.PLANNING.258 USE - IF HUMAN REMAINS FOUND INEFFECT

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for

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10. GENERAL CONDITIONS

10.PLANNING.258

USE - IF HUMAN REMAINS FOUND (cont.)

INEFFECT

treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

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10. GENERAL CONDITIONS

10.PLANNING.258 USE - IF HUMAN REMAINS FOUND (cont.) (cont.) INEFFECT

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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.259 USE - UNANTICIPATED RESOURCES INEFFECT

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, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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10. GENERAL CONDITIONS

10.PLANNING.259 USE - UNANTICIPATED RESOURCES (cont.) INEFFECT

as being a feature and/or 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 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, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

TRANS DEPARTMENT

10.TRANS. 1 USE - LC LANDSCAPE REQUIREMENT INEFFECT

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - LC LANDSCAPE REQUIREMENT (cont.) INEFFECT

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 3 USE - COUNTY WEB SITE INEFFECT

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

10.TRANS. 5 USE - NO ADD'L ON-SITE R-O-W INEFFECT

No additional on-site right-of-way shall be required on Wolf Road and Leopard Street since adequate right-of-way exists.

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Wolf Road and Leopard Street due to existing improvements.

10.TRANS. 11 USE - STD INTRO (ORD 461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - ENCROACHMENT PERMIT INEFFECT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

WASTE DEPARTMENT

10.WASTE. 1 USE- HAZARDOUS MATERIALS INEFFECT

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 USE- AB 341 INEFFECT

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 and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

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

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

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

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

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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 INEFFECT

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

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

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

10.WASTE. 4 USE - LANDSCAPE PRACTICES INEFFECT

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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

60.BS GRADE. 2 USE - GRADING SECURITY INEFFECT

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

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

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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. 7 USE - OFFSITE GRDG ONUS INEFFECT

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

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

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. 11 USE - APPROVED WQMP INEFFECT

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 USE - PRE-CONSTRUCTION MTG INEFFECT

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG (cont.) INEFFECT

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW INEFFECT

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED INEFFECT

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED INEFFECT

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY INEFFECT

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 4 GEN - FEE BALANCE INEFFECT

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 26229 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 5 USE - CULTURAL SENSITIVITY TRN INEFFECT

A representative designated by the Agua Caliente Band of Cahuilla Indians and/or Twenty-Nine Palms Band of Mission Indians shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE - CULTURAL SENSITIVITY TRN (cont.) INEFFECT

provided to the County Archaeologist prior to clearing this condition.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN INEFFECT

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

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

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 6 USE - WATER QUALITY MGMT PLAN INEFFECT

The developer shall submit Water Quality Management Plan (WQMP) to Transportation Department for review and approval.

60.TRANS. 7 USE - EASEMENT FOR DRAINAGE INEFFECT

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL INEFFECT

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE MET

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE -#51-WATER CERTIFICATION INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1375 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$ INEFFECT

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

80.FIRE. 6 MAP- FIRE DEPT CLEARANCE REQD INEFFECT

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

PLANNING DEPARTMENT

80.PLANNING.100 USE- PARCEL MERGR REQD INEFFECT

Prior to the issuance of a building permit and if a Final Map has not been recorded, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos.24 and 25. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the Manufacturing-Service Commercial (M-SC) zone.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING.100 USE- PARCEL MERGR REQD (cont.) INEFFECT

This condition shall be considered MET if a final map is recorded.

80.PLANNING.104 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

80.PLANNING.105 USE- SCHOOL MITIGATION INEFFECT

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

80.PLANNING.107 GEN- FEE BALANCE CHECK INEFFECT

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 26229 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

80.PLANNING.109 PP- CONFORM TO ELEVATIONS INEFFECT

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

80.PLANNING.110 PP- CONFORM TO FLOOR PLANS INEFFECT

Floor plans shall be in substantial conformance with that shown on

APPROVED EXHIBIT A & B

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN

INEFFECT

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) INEFFECT

submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES INEFFECT

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 7 USE - TUMF INEFFECT

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - TUMF (cont.) INEFFECT

Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 20 USE - UTILITY PLAN INEFFECT

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.

80.TRANS. 21 USE - EASEMENT FOR DRAINAGE INEFFECT

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 23 USE - LC LNDSCPNG PROJ SPECIFC INEFFECT

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

A. The walled enclosures for the trash and electrical shall have sufficient landscaping or vines to prevent graffiti.

B. Planters adjacent to parking spaces shall provide a 12" concrete strip adjacent to curb.

C. The final plant palette shall be adjusted as necessary to provide appropriate plants for basins.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 23 USE - LC LNDSCPNG PROJ SPECIFC (cont.) INEFFECT

a.Plants must be able to withstand inundation from time to time. Lantana and Leucophyllum do not withstand wet conditions well.

b.If basins are for water quality, trees may not be recommended within basin. Applicant shall verify with WQMP that proposed landscaping is consistent with basin use and adjust as necessary.

D. Plans will need approval by Coachella Valley Water District prior to County approval. (Concurrent review is recommended.)

E.Construction documents must show sightlines for intersections and driveways. Plant material within sight distance restricted zones must be 12" or less in height per directive of Engineering Dept. It is not approved if maintenance is required to maintain at 12" or less, typical.

F.No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way per Ordinance 348.

80.TRANS. 24 USE - DRIVEWAYS INEFFECT

Two driveways shall be constructed along Wolf Road. One driveway shall be 36-foot wide (compatible with existing driveways within PM23118). The other driveway shall be 40-foot wide (compatible with existing driveways within PM23118). Both driveways shall be constructed and located in accordance with approved Preliminary Precise Grading Plan for Plot Plan No. 26229 (Parcels 24 & 25), and as approved by the Transportation Department.

If existing streetlight on Wolf Road falls within new driveway the applicant shall reduce the width of the driveway or relocate existing streetlight outside of driveway limits prior to the construction of new driveway. The cost of relocation of existing streetlight shall be applicant/owner responsibility.

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80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN INEFFECT

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) INEFFECT

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION INEFFECT

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.) INEFFECT

- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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

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

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

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) INEFFECT
and Safety Department clearance.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE INEFFECT

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13 2016 standards. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

PLANNING DEPARTMENT

90.PLANNING. 6 USE - WALL & FENCE LOCATIONS INEFFECT

Wall locations shall be in conformance with APPROVED EXHIBIT A&B and shall not create a gap between the adjacent wall where trash or animals can occupy.

90.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - UTILITIES UNDERGROUND INEFFECT

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

90.PLANNING. 9 USE- ORD 875 CVMSHCP FEE (2) INEFFECT

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 26229 is calculated to be .62 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 10 USE - ORD NO. 659 (DIF) INEFFECT

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - ORD NO. 659 (DIF) (cont.) INEFFECT

road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26229 has been calculated to be .62 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSKP INSPECT DEPOST INEFFECT

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LANDSCPE INSPCTN RQRMNTS INEFFECT

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LANDSCAPE INSPCTN RQRMNTS (cont.) INEFFECT

permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LANDSCP/ IRR INEFFECT

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 15 USE - UTILITY INSTALL INEFFECT

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. 21 USE - EASEMENT FOR DRAINAGE INEFFECT

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE - EASEMENT FOR DRAINAGE (cont.) INEFFECT

flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 22 USE - DRIVWAYS INEFFECT

Two driveways shall be constructed along Wolf Road. One driveway shall be 36-foot wide (compatible with existing driveways within PM23118). The other driveway shall be 40-foot wide (compatible with existing driveways within PM23118). Both driveways shall be constructed and located in accordance with approved Preliminary Precise Grading Plan for Plot Plan No. 26229 (Parcels 24 & 25), and as approved by the Transportation Department.

If existing streetlight on Wolf Road falls within new driveway the applicant shall reduce the width of the driveway or relocate existing streetlight outside of driveway limits prior to construction of new driveway. The cost of relocation of existing streetlight shall be applicant/owner responsibility.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM INEFFECT

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 INEFFECT

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.