

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

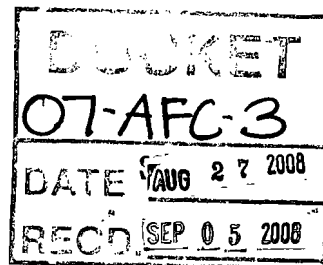
Planning Department

Ron Goldman · Planning Director

August 27 2008

California Energy Commission
1516 Ninth Street
Sacramento, California 95814

Attn: Mr. John Kessler
Energy Commission Project Manager
Mr. Eric Knight
Community Resources Unit Supervisor



Re: Riverside County Planning Department, Response to Request for Agency Comments on the Preliminary Staff Assessment for the CPV Sentinel Energy Project (07-AFC-3), dated August 11, 2008; also reference Public Use Permit No. 897 (County of Riverside)

These are preliminary draft comments that relate to a variety of issues under the project review for CPV Sentinel Energy, including but not limited to land use compliance, street improvements, street access, energy accommodation, fire protection, and flood control.

This project was reviewed by all relevant departments for the County of Riverside under an application for a public use permit (PUP00897), with the understanding that the State of California Energy Commission has jurisdiction over the project area. It was agreed that the county departments would review this matter as though it were the reviewing authority, and would submit proposed conditions to the State of California for consideration in order to mitigate the project under standards normally imposed by the County of Riverside.

The draft conditions of approval that are attached are preliminary only. Any significant changes in project description or project design would require further review and possible revision of the draft conditions.

Please note that some of the conditions have blank lines and are incomplete. Normally, this indicates information that will be supplied by the applicant at a later date; for example, the cut and fill estimate on the grading plan. These blank portions will be completed prior to final review by the County of Riverside.

The land use designation for this project is Public Facilities within the W-2 "Controlled Development Area" zone, which allows structures and facilities necessary and incidental to the development and transmission of electrical power and gas. The applicant's project is consistent with the land use classification and zoning requirements for W-2.

Some of the special environmental characteristics of the project area relate to flood and seismic hazards, and moderate liquefaction potential. The property lies within a high flood hazard area. The site is located on a broad alluvial fan, and is afforded significant protection from debris-laden runoff from the Devers Power Station located north of the project area, according to the conclusions of the Riverside County Flood Control Department. Please reference condition of approval (COA) 10 FLOOD 4, attached.

The project is within ½ mile of the Devers Fault and San Andreas Fault. The area has low paleontological sensitivity and lies outside the area and restrictions of the Coachella Valley Multi-species Conservation Habitat Plan (CVMSCHP). It is not within a sand source area, nor within the fringe-toed lizard preserve; areas of special concern to the Coachella Valley.

The project is generally surrounded by wind farms and energy projects in a relatively isolated rural area. Single-family residential lots of five acres or less are located to the south of the project, and the community of Valley View Ranchos is less than one mile southwest. The residential developments scattered throughout the rural area should be acknowledged.

The Riverside County Flood Control Department has completed their preliminary review and is satisfied that the proposed "Flood" conditions of approval, applied in conjunction with the current design of the project, will appropriately mitigate flood impacts to downstream owners.

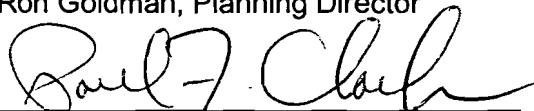
Please note under COA 80 TRANS 5 and 90 TRANS 2 that the Transportation Department has asked for a right-of-way-dedication and street improvements.

The Environmental Health Department under COA 80 E HEALTH 5 and 80 E HEALTH 7 has requested septic subsurface sewage disposal information, and a will-serve letter from the appropriate water agency.

The conditions noted above are some of the highlights from the conditions of approval. At this point, all major departments within the County of Riverside have given their preliminary clearance to the project.

Should you desire, you may find general information about the Riverside County Planning Department, or land use, zoning and subdivision requirements as well as property specific zoning and development data via the *INTERNET* at the county's web site and the following address: www.rctlma.org. The Department would be pleased to discuss these projects further with California Energy Commission staff. In the event you have any questions or further concerns, please feel free to contact this office at (760) 863-8277.

Very truly yours,
Ron Goldman, Planning Director



Paul F. Clark, AICP, Principal Planner

xc: Ron Goldman, Planning Director
Kathy Rushmore, URS Corporation

Attachment: Preliminary Draft Conditions of Approval
County of Riverside (PUP00897)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page:

PUBLIC USE PERMIT Case #: PUP00897

Parcel: 668-140-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION DRAFT

The use hereby permitted is for a public utility use, more particularly an 850 Megawatt Electric Generating Facility consisting of 8 natural gas-fired combustion turbine generators, located within Assessors Parcel Numbers 668-130-005, 668-130-007, and 668-140-001 on an approximate 37-acre site.

10. EVERY. 2 USE - HOLD HARMLESS DRAFT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of ~~Riverside (COUNTY)~~ its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Public Use Permit No. 00897. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/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.

10. EVERY. 3 USE - DEFINITIONS DRAFT

The words identified in the following list that appear in all capitals in the attached conditions of [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. ___ shall be henceforth defined as follows:

APPROVED EXHIBIT A = [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. ___, Exhibit A, Amended No. ___, dated ___.

10. EVERY. 4 USE - 90 DAYS TO PROTEST DRAFT

The project developer 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 this approval or conditional approval of this project.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION DRAFT

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. 2 USE* - GIN VARY INTRO DRAFT

USE FOR SPECIAL CONDITIONS ETC.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS DRAFT

All grading shall conform to the Uniform 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. 4 USE-G1.3 DISTURBS NEED G/PMT DRAFT

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL DRAFT

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN DRAFT

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO DRAFT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS DRAFT

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 DRAFT

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

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

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE DRAFT

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING DRAFT

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

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS DRAFT

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

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG DRAFT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT DRAFT

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

10.BS GRADE. 15 USE-G3.3RETAINING WALLS DRAFT

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. 16 USE-G3.4CRIB/RETAIN'G WALLS DRAFT

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER DRAFT

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS DRAFT

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT DRAFT

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP DRAFT

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

10.BS GRADE. 21 USE* -PM10 PLAN REQUIRED DRAFT

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.

10.BS GRADE. 22 USE*TRANS & CVWD REVIEW REQ'D DRAFT

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 22 USE*TRANS & CVWD REVIEW REQ'D (cont.) DRAFT

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WELLS REQUIRE PERMIT DRAFT

Any wells drilled to serve this project must be permitted by the Department of Environmental Health.

10.E HEALTH. 2 USE - ZERO LIQUID DISCHARGE DRAFT

This project will employ a "crystallizer system" which will eliminate discharge of wastewaters. No discharge of wastewater of any type is allowed without prior approval from the Regional Water Quality Control Board.

FIRE DEPARTMENT

10.FIRE. 1 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 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-N construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 3 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

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10. GENERAL CONDITIONS

10.FIRE. 3 MAP-#50-BLUE DOT REFLECTORS (cont.) RECOMMND

of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 4 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00897 is a request to construct an electric generating facility on an approximately 37-acre site. The site is located north of the City of Palm Springs north of Dillion Road east of Diablo Road.

The site is located on a broad alluvial fan with a southeasterly slope. However, the applicant has provided additional information and the District's review of historical photos in this area indicate the existing power

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

station located north and west of this proposed project offers this site significant protection from debris-laden runoff. It should be noted that the District did not review the plans for the existing power station. Even though it is in the 'shadow' of the adjacent power station, a small drainage area is still tributary to the northerly boundary of this project. A small channel located along the northern boundary is proposed to collect runoff from this tributary drainage area and convey these flows easterly. This interceptor channel shall be designed to collect the offsite sheet flow runoff and eliminate the propagation of headcutting toward the north. Flows from the channel are discharged onto the adjacent property to the east. Permission from the adjacent property owner(s) to concentrate and discharge these flows shall be obtained.

Additionally, a minor amount of runoff between the existing power station and this project can be expected along the westerly property line. These flows shall be conveyed through the site or collected and conveyed southerly and discharged in a manner that perpetuates the existing drainage patterns. It appears the proposed basin located in the southerly portion of the site can serve this purpose.

10.FLOOD RI. 16 USE BMP - ENERGY DISSIPATOR

RECOMMND

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

DRAFT

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW DRAFT

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED DRAFT

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

10.PLANNING. 4 USE - LAND DIVISION REQUIRED DRAFT

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

10.PLANNING. 5 USE - PERMIT SIGNS SEPARATELY DRAFT

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. 6 USE - NO OUTDOOR ADVERTISING DRAFT

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. 7 USE - LANDSCAPE MAINTENANCE DRAFT

Landscape planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - RECLAIMED WATER DRAFT

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

10.PLANNING. 9 USE - MAINTAIN LICENSING DRAFT

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from California Energy Commission, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 10 USE - NO OFF-ROAD USES ALLOWED DRAFT

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 11 USE - EXTERIOR NOISE LEVELS DRAFT

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to :00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 12 USE - NOISE MONITORING REPORTS DRAFT

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NOISE MONITORING REPORTS (cont.) DRAFT

approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 13 USE - AGRICULTURE CODES DRAFT

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 14 USE*- NO EA FOR GRADING DRAFT

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed ___ cubic yards of cut and ___ cubic yards of fill.

10.PLANNING. 15 USE - PREVENT DUST & BLOWSAND DRAFT

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION DRAFT

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) DRAFT

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. 17 USE - CEASED OPERATIONS DRAFT

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. 18 USE- MAX HEIGHT DRAFT

The buildings/structures located within the property shall not exceed a height of 105 feet.

10.PLANNING. 19 USE - NO USE PROPOSED LIMIT DRAFT

The balance of the undeveloped portion of the property at APN 668-130-005, 668-130-007, and 668-140-001, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 20 USE - SITE MAINTENANCE DRAFT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 21 USE - MT PALOMAR LIGHTING AREA DRAFT

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. 22 USE - COMPLY WITH NPDES DRAFT

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - COMPLY WITH NPDES (cont.) DRAFT

the life of this permit.

10.PLANNING. 23 USE - LIMIT OUTDOOR STORAGE DRAFT

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or

less within the entire premises.

10.PLANNING. 24 USE*- CONFORM TO ELEVATIONS DRAFT

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

10.PLANNING. 25 USE*- CONFORM TO FLOOR PLANS DRAFT

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

10.PLANNING. 26 USE - BUSINESS LICENSING DRAFT

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

10.PLANNING. 27 USE - VIABLE LANDSCAPING DRAFT

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

10.PLANNING. 28 USE - LANDSCAPING REVIEW/COMPL DRAFT

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP

DRAFT

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS

DRAFT

Grading in excess of 199 cubic yards will require 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.

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN

DRAFT

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS

DRAFT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS (cont.) DRAFT

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. 4 USE-G2.7DRNAGE DESIGN Q100 DRAFT

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

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

60.BS GRADE. 5 USE-G2.13FIRE D'S OK ON DR. DRAFT

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS DRAFT

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. 7 USE-G2.15NOTRD OFFSITE LTR DRAFT

---A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D DRAFT

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP DRAFT

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

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

60.BS GRADE. 10 USE IMPORT/EXPORT DRAFT

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

~~60.BS GRADE. 11 USE* PM10 PLAN REQUIRED~~ DRAFT

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE* -PM10 PLAN REQUIRED (cont.) DRAFT

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. 12 USE*TRANS& CVWD REVIEW REQ'D DRAFT

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 a waiver of the review.

60.BS GRADE. 13 USE* PM 10 CLASS REQUIRED DRAFT

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE*-GP2.0.a COMPACTION REPORT DRAFT

Prior to requesting paving inspections and subsequent final grading inspection, the applicant shall submit to the Department of Building and Safety, Grading Division, two (2) copies of the compaction report for subgrade in pavement areas and all other areas not addressed in the compaction report submitted for the building pad(s).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE*BP3.0.A CERT. & COMP. RPT (cont.) DRAFT

with the preliminary soils report and that all fill was compacted to a minimum of 90% of maximum density. The report shall include an exhibit and chart showing the locations, depths, and results of compaction tests.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - HAZMAT Cal ARP DRAFT

The business must provide a California Accidental Release Plan (Cal ARP) to the Hazardous Materials Management Division if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. The Cal ARP format requires completion prior to occupancy. The Cal ARP guideline must be adhered to before approval can be granted.

80.E HEALTH. 2 USE - HAZMAT CONTACT DRAFT

Contact the Hazardous Materials Management Division for requirements of the Cal ARP at (951) 766-6524.

80.E HEALTH. 3 USE - PERC TEST REQD DRAFT

satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Waste Disposal Booklet entitled "Waste Disposal for Individual Homes, Commercial and Industrial".

80.E HEALTH. 4 USE - RWQCB OK DRAFT

A clearance letter from the California Regional Water Quality Control Board.

80.E HEALTH. 5 USE - SEPTIC PLANS DRAFT

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 7 USE - WATER WILL SERVE DRAFT

A "Will-Serve" letter is required from the appropriate water agency.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

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

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

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

80.FIRE. 3 USE-#51-WATER CERTIFICATION RECOMMND

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 1500 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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 5 USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way shall be provided along Melissa Lane from Dillon Road to projects northerly boundary to establish a 60-foot full-width right-of-way including standard corner cutback.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED

INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

DRAFT

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2 USE - HAZMAT REVIEW DRAFT

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

90.E HEALTH. 3 USE - HAZMAT CONTACT DRAFT

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

90.E HEALTH. 4 USE - HAZMAT WASTE DRAFT

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.E HEALTH. 5 USE - HAZMAT TANKS DRAFT

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2

USE - IMPROVEMENTS

RECOMMND

Melissa Lane shall be improved with 28-feet of asphalt concrete pavement within a 60-foot full-width dedicated right-of-way from Dillon Road to end of projects northerly boundary in accordance with County Standard No. 136.