

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Robert C. Johnson · Planning Director

DOCKET	
05-AFC-3	
DATE	MAR 13 2007
RECD.	APR 05 2007

March 13, 2007

Robert Worl
Project Manager
California Energy Commission
1516 Ninth Street, MS 15
Sacramento, CA 95814

RE: Sun Valley Energy Project

California Energy Commission (CEC) Staff recently requested that Riverside County provide input as to whether the proposed Sun Valley Energy Project electric generating facility complies with relevant local land use laws, ordinances, regulations, and standards (LORS).

Over the past several months, representatives of Valle del Sol, LLC, the project proponent, have been discussing the proposed project with the Riverside County Planning Department. The Planning Department along with other reviewing departments have reviewed plans for the proposed project along with a copy of the Application for Certification and related documents.

Based on our discussions with Valle del Sol, LLC representatives and CEC staff, and our review of the Warren-Alquist Act, The County understands that the CEC has exclusive authority to certify all power plant sites and related facilities in California. The issuance of a certificate by the CEC operates in lieu of any permit or authorization required by any state or local agency, including land use authorizations. Valle del Sol, LLC representatives and CEC staff have explained that as part of the review process, the Warren-Alquist Act requires that the CEC determine whether a project complies with applicable LORS. In order to fulfill that requirement, the CEC typically requires input from the regulatory agencies that administer LORS that apply to potential projects.

The County Planning Department has carefully considered whether the Sun Valley Energy Project, including the power generating facility, and all ancillary facilities, would conform to applicable local land use LORS. Our analysis is contained in the enclosed Attachment 1, Sun Valley Energy Project Land Use Conformity Analysis, Local Laws, Ordinances, Regulations, and Standards. For each project feature, we identify the applicable zoning designation, analyze compliance with those designations, describe the type of County authorization that would be required (if any) and list conditions that the County would impose in an authorization.

Summarized below are the actions which the County Planning Department would recommend if the County were the agency responsible for permitting the Sun Valley Energy Project:

Natural Gas-fired Power Generation Facility: In the view of the County Planning Department, a power generating facility is similar in character and intensity to uses identified as conditionally authorized in the M-SC zone. As a result, the Planning Department would recommend that the County Planning Commission authorize the power generating facility as a conditional use in the M-SC Zone, based on findings set forth in Exhibit A to Attachment 1 and subject to the conditions listed in Exhibit B. With a conditional use permit incorporating the listed conditions, the power generating facility would be consistent with local land use LORS.

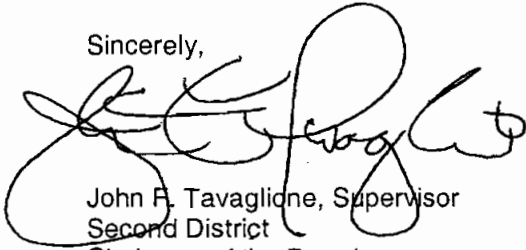
Exhaust Stacks: In the view of the County Planning Department, the combination of the project site's unique physical characteristics and the application of South Coast Air Quality Management District regulations to the project site constitute special circumstances that are consistent with the intent and

purpose of the M-SC zone classification. In accordance with County Ordinance No. 348, section 18.34 paragraph (b), the permit application may allow up to 105'. With this definition of the allowed height by the permit, the stacks would be consistent with local land use LORS.

Electric Transmission Facilities: The electric generation tie line facilities necessary to interconnect the Sun Valley Energy Project with the existing Southern California Edison (SCE) transmission system will be reviewed in the CEC process. SCE is a public utility regulated by the California Public Utilities Commission. As a result, the construction, operation, and maintenance of the project-related electric transmission facilities will be regulated by the CEC and CPUC, and no permitting action would be required by the County.

Please contact Robert C. Johnson, Planning Director or Russell Brady, Contract Planner at (951) 955-1888 if you have any questions regarding this analysis or if you require additional information.

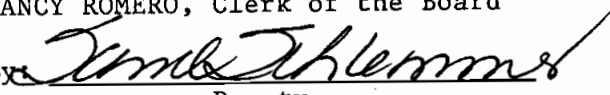
Sincerely,



John F. Tavaglione, Supervisor
Second District
Chairman of the Board

ATTEST:

NANCY ROMERO, Clerk of the Board

By 
Deputy

ATTACHMENT 1

SUN VALLEY ENERGY PROJECT LAND USE CONFORMITY ANALYSIS: LOCAL LAWS, ORDINANCES, REGULATIONS AND STANDARDS

I. Introduction

Valle del Sol, LLC (the applicant) proposes to construct the Sun Valley Energy Project, a 500 megawatt (MW) natural gas-fired combined-cycle power generating facility near Romoland in an unincorporated portion of Riverside County. The Sun Valley Energy Project also includes the following ancillary features in addition to the power generating facility: five exhaust stacks, and electrical transmission facilities. These facilities, together with the power generating facility, comprise the "project."

The power generating facility area is bounded by Matthews Road to the north and Junipero Road to the west. The adjacent properties are vacant.

The project is subject to the Riverside County (County) land use ordinances and regulations contained in County Ordinance No. 348, the Riverside County Land Use Ordinance (Land Use Ordinance). Following is a detailed analysis of how the Land Use Ordinance would be applied to each of the project features if the County were the agency responsible for issuing land use authorizations for the project.

II. Applicability of Relevant Land Use Ordinance Provisions to the Proposed Project

A. Natural Gas-Fired Power Generation Facility

The applicant proposes to construct a 500 MW natural gas-fired simple-cycle power generation facility (energy facility) on an approximately 37.3-acre grouping of parcels (Assessors Parcel Nos. 331-250-019 and 331-250-020) in Section 14, Township 5 South, Range 3 West, near the unincorporated community of Romoland in Riverside County, California (project site). The energy facility will consist of five combustion turbine-generators with auxiliary equipment which includes an inlet air filter house with evaporative cooler, turbine inter-cooler, 5-cell mechanical-draft cooling tower and circulating water pumps, natural gas compressors, generator step-up and auxiliary transformers, and water storage tanks.

The project site is subject to the land use restrictions contained in the Riverside County General Plan and Land Use Ordinance. The project site is designated for Light Industrial Land Use by the Riverside County General Plan. The project site is currently zoned Manufacturing-Service Commercial (M-SC). Section 11.2 of the Land Use Ordinance defines the uses authorized in the M-SC zone. This section does not specifically list natural gas-fired power generating facilities as permitted or conditionally permitted uses. However, Section 11.2(g) of the Land Use Ordinance provides that the energy facility may be considered a conditionally permitted use in the M-SC zone if the County Planning Director finds the energy facility land use is substantially the same in character and intensity as uses specifically identified as either permitted uses or conditionally permitted uses in the M-SC zone.

The energy facility is substantially similar in character and intensity to several permitted uses in the M-SC zone, such as textile mills, Section 11.2(b)(1)(b); wood product mills, Section 11.2(b)(1)(c); paper and paperboard mills, Section 11.2(b)(1)(d)(1); manufacture of agricultural chemicals, Section 11.2(b)(1)(e)(1); manufacture of metal products Section 11.2(b)(1)(h); manufacture of machinery, Section 11.2(b)(1)(i); and public utility substations, Section 11.2(b)(2). It is also similar to several conditional uses in the M-SC zone, such as fertilizer production, Section 11.2(c)(6), petroleum and bulk fuel storage, Section 11.2(c)(7); paints and varnishes manufacturing, Section 11.2(c)(8); and above-ground natural gas storage, Section 11.2(c)(15). In

fact, the energy facility would be considered a less intensive use than these uses. As a peaking facility, it would operate only part of the time. It would have fewer employees than most of these uses, and would generate little vehicle or truck traffic than these uses. Thus, consistent with the Land Use Ordinance, the energy facility could be authorized in the M-SC zone as a conditionally permitted use.

B. Exhaust Stacks

The energy facility includes five exhaust stacks that will be located adjacent to the generators. Each stack will be 90 feet tall. The maximum height allowed for any structures other than buildings in the M-SC zone is 50 feet, per Land Use Ordinance Section 11.4(c)(3) unless a height up to 105 feet is approved pursuant to Section 18.34 of this ordinance. In the view of the County Planning Department, the combination of the project site's unique physical characteristics and the application of South Coast Air Quality Management District regulations to the project site constitute special circumstances that are consistent with the intent and purpose of the M-SC zone classification. In accordance with County Ordinance No. 348, section 18.34 paragraph (b), the permit application may allow up to 105'. With this definition of the allowed height by the permit, the stacks would be consistent with local land use LORS.

C. Electric Generation Tie-In Facilities

The project will be interconnected to the existing Southern California Edison (SCE) transmission system at the SCE Valley Substation, located approximately one quarter-mile north of the project site.

The CEC has jurisdiction over siting of the generation tie-in facilities to the point of first interconnect. The Sun Valley Energy Project is only 600 feet from the SCE Valley substation and would interconnect across parcels already used for various 115 kV and 500 kV easements with existing facilities. In addition, these parcels have the same General Plan land use designation and zoning as the SVEP site. These facilities are very consistent and generally the same as the facilities in a public utility substation which is a permitted use in M-SC. Consistent with the Land Use Ordinance, these facilities would be a permitted use in M-SC zone.

EXHIBIT A

SUN VALLEY ENERGY PROJECT

FINDINGS: CONDITIONAL USE PERMIT

In accordance with Section 11.2(g) of the Land Use Ordinance, the following are the findings that would support a determination by the County Planning Director that the natural gas-fired power generating facility proposed by Valle del Sol, LLC is substantially the same in character and intensity as the other permitted and conditionally permitted uses in the M-SC zone and, therefore may be authorized as a conditionally permitted use in the M-SC zone.

The M-SC zone does not specifically list power generation facilities as permitted or conditionally permitted uses (County Code Article XI). The County Code provides that any use that is not specifically listed as a permitted or conditionally permitted use may be considered a permitted or conditionally permitted use if the Planning Director finds that the proposed use is "substantially the same in character and intensity" as those listed in the sections which identify permitted or conditionally permitted uses (County Code Section 11.2g). Here, the proposed energy facility is of substantially the same character and intensity, or even less intensity, as uses specifically identified as permitted or conditionally permitted uses. For example, uses of similar character and intensity to the energy facility would include textile mills, Section 11.2(b)(1)(b); wood product mills, Section 11.2(b)(1)(c); paper and paperboard mills, Section 11.2(b)(1)(d)(1); manufacture of agricultural chemicals, Section 11.2(b)(1)(e)(1); manufacture of metal products Section 11.2(b)(1)(h); manufacture of machinery, Section 11.2(b)(1)(i); and public utility substations, Section 11.2(b)(2), acid and abrasives manufacture, Section 11.2(c)(5).

- A. The project is similar in aesthetic character and land use intensity as a public utility substation, a permitted use under 11.2(b)(2).
 1. The purpose of both uses is the transformation and distribution of electrical energy. The purpose of the project is to convert the thermal energy of natural gas to electrical energy for distribution to the electrical service grid. The substation transforms electrical energy from one voltage to another for distribution to the electrical service grid.
 2. The project has the potential to result in similar or less intense visual and aesthetic impacts than an electrical substation. Both land uses necessitate the construction of large structures and transmission support towers and transmission conductors.
 3. Both land uses require a moderate amount of land. The project requires about 20 acres. The nearby SCE Valley Substation, for example, is approximately 50 acres in size.
- B. The project is also similar to, but a less intensive use than, manufacturing uses such as manufacture of agricultural chemicals, a permitted use under Land Use Ordinance Section 11.2(b) or the manufacture of acids and abrasives, a conditional use under Section 11.2(c)(5). For each of these uses, the primary activity takes place within enclosed systems of mechanical equipment. The project uses a closed thermodynamic cycle to convert natural gas to electricity. Manufacturing processes for agricultural chemicals or acids and abrasives also takes place within enclosed mechanical systems.

- C. The project is similar to the manufacture of engines, turbines, and parts, Section 11.2(b)(1)(i)(1), in the potential to emit similar types of air pollutants. Air emissions from plants that manufacture engines and turbines typically include testing facilities at which the engines and turbines similar to those in operation at the project will operate and emit nitrogen oxides, sulfur dioxide, particulates, and volatile organic compounds. The project will be required to control emissions of nitrogen oxides, sulfur dioxide, particulates, and volatile organic compounds to less than significant levels, in accordance with South Coast Air Quality Management District rules and regulations.
- D. The project has the potential to result in similar or less intensive noise impacts than draying, freighting, and trucking operations, a conditional use under Land Use Ordinance Section 11.2(c)(18). The project would be relatively quiet and would have less than significant noise impacts on surrounding properties. As a general rule, simple-cycle plants like the proposed project, even those without significant noise controls, do not produce discrete tones that are prominent or noticeable at typical receptor distances. In contrast, the noise generated by the constant truck traffic at a freighting operation, would be significantly greater than the relatively quiet operations at a simple-cycle power generation facility like the proposed project.
- E. The project is substantially the same in character as, or less intensive than, above-ground natural gas storage, a conditionally permitted use under Land Use Ordinance Section 11.2(c)(15) because both would involve the use and handling of natural gas. The project does not involve the storage of gas, however.
- A. F. The project has the potential to create substantially less odor impacts than a fertilizer production facility, a conditional use under Land Use Ordinance Section 11.2(c)(6). The project, which will burn clean natural gas, will not produce any noticeable odors detectable in the surrounding area. In comparison, fertilizer production and processing facilities emit strong odors and associated impacts that require buffering from the surrounding community.

EXHIBIT B

SUN VALLEY ENERGY PROJECT

**CONDITIONS:
CONDITIONAL USE PERMIT**

CONDITIONAL USE PERMIT Case #: CUP03499

Parcel: 331-250-020

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

The use hereby permitted is to construct the Sun Valley Energy Project that will be a natural gas-fired, simple cycle electric generating facility rated at a nominal capacity of 500 megawatts. The project includes five combustion turbines, a 3,200 square foot administration building, a 1,600 square foot maintenance shop, a 2,400 square foot warehouse, 5,400 square foot gas compressor/air compressor building, a 10,555 square foot cooling tower, a 52,590 square foot retention pond, and 7 parking spaces

10. EVERY. 2 USE - HOLD HARMLESS INEFFECT

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 CUP03499. 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 INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3499 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3499, Exhibit A, dated 5/23/06.

APPROVED EXHIBIT B = Conditional Use Permit No. 3499, Exhibit B, dated 5/23/06.

APPROVED EXHIBIT C = Conditional Use Permit No. 3499, Exhibit C, dated 5/23/06.

CONDITIONAL USE PERMIT Case #: CUP03499

Parcel: 331-250-020

10. GENERAL CONDITIONS

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

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN 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-G1.2 OBEY ALL GDG REGS INEFFECT

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 INEFFECT

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

EPD DEPARTMENT

10.EPD. 1 DRT CORRECTIONS 6/30/06 INEFFECT

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and is required to provide documentation to comply with the MSHCP requirements listed below prior to scheduling this case for any public hearing.

An MSHCP Compliance report is required to fulfill the MSHCP requirements. The report shall include, but not be limited, to the following:

--Topography/hydrology assessment

CONDITIONAL USE PERMIT Case #: CUP03499

Parcel: 331-250-020

10. GENERAL CONDITIONS

10.EPD. 1

DRT CORRECTIONS 6/30/06 (cont.)

INEFFECT

- Current site/vegetation communities' description and map
- USGS 7.5' quadrangle, section, township, range
- Soils description/map
- Survey results shall be mapped
- Survey weather conditions
- Observed species list (Indicate Planning Area Species and all other incidental species observed)
- Discuss all potential sensitive biological resources that occur on site including impacts analysis and any significant impacts under CEQA
- Acreage of site
- Total acreage surveyed
- Proposed site plan or project design*
- Surveyor name(s)
- Survey date(s) and time(s)
- Representative site photographs
- Precipitation data for the year of the survey
- Permit #(s) (USFWS Recovery Permit, CDFG Scientific Collecting Permit, etc.)*
- Case #(s)
- APN(s)
- Address project area(s) relationship to Area Plan, Sub Unit, Cell Group, and Cell criteria*

Urban/Wildlife Interface Guidelines (MSHCP, Section 6.1.4)
NOT APPLICABLE

Riparian/Riverine Areas and Vernal Pool/Fairy Shrimp habitat survey and mapping assessments (MSHCP - Section 6.1.2, see pages 6-21 & 6-22 for definitions)

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the following six species:

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

and the proposed project design does not incorporate avoidance of the identified habitat; focused surveys shall be required (MSHCP, Section 6.1.2). Additionally if impacts to Riparian/Riverine Areas and Vernal Pool habitat from the proposed project are unavoidable a DBESP report shall be prepared. (See MSHCP - Section 6.1.2, pages 6-24 &

CONDITIONAL USE PERMIT Case #: CUP03499

Parcel: 331-250-020

10. GENERAL CONDITIONS

10.EPD. 1 DRT CORRECTIONS 6/30/06 (cont.) (cont.) INEFFECT

6-25)

All areas that are identified as Riparian/Riverine/Vernal Pool habitat will be required to be mapped on the associated development map (e.g. Plot Plan, Parcel Map, Tract Map) that is to be distributed to all required parties as determined by the County of Riverside Planning Department.

*Provide if available or as applicable.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species is/are required to complete MSHCP review:

Narrow Endemic Plant Species (MSHCP, Section 6.1.3)
NOT APPLICABLE

Criteria Area Species/Additional Survey Requirements
(MSHCP, Section 6.3.2)

- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)*
- Davidson saltscale (*Atriplex serenana* var. *davidsonii*)*
- heart-leaved pitcher sage (*Lepechinia cardiophylla*)
- little mousetail (*Myosurus minimus*)*
- mud nama (*Nama stenocarpum*)**
- Nevin's barberry (*Berberis nevinii*)
- Parish's brittlescale (*Atriplex parishii*)*
- prostrate navarretia (*Navarretia prostrata*)*
- round-leaved filaree (*Erodium macrophyllum*)
- San Jacinto Valley crownscale (*Atriplex coronator* var. *notator*)*
- smooth tarplant (*Centromadia pungens*)**
- thread-leaved brodiaea (*Brodiaea filifolia*)*
- Vail Lake ceanothus (*Ceanothus ophiochilus*)
- arroyo toad (*Bufo californicus*)
- California red-legged frog (*Rana aurora draytonii*)
- mountain yellow-legged frog (*Rana mucosa*)
- burrowing owl (*Athene cunicularia hypugaea*)
- Aguanga kangaroo rat (*Dipodomys merriami collinus*)
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*)
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)

Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) - surveyed for under special conditions within

CONDITIONAL USE PERMIT Case #: CUP03499

Parcel: 331-250-020

10. GENERAL CONDITIONS

10.EPD. 1 DRT CORRECTIONS 6/30/06 (cont.) (cont.) (contINEFFECT

the MSHCP.

*Habitat Suitability Assessment for these vernal pool associated plant species may only be conducted during the rainy season (MSHCP, Section 6.1.3, page 6-31).

**Focused surveys for these plant species may only be undertaken during the blooming period during years with at least normal rainfall (MSHCP, Section 6.1.3, page 6-31).

The following text regarding impacts to Narrow Endemic Plant Species or Criteria Area Species are general MSHCP guidelines for most species; however each species account should be reviewed in the MSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

NOTE - Additional components that may be included in habitat suitability assessment are listed below: If species are found, the assessment needs to include either A or B below.

A. --Equivalency Findings:

The following information shall be included in the project findings (equivalency findings) to demonstrate that the 90% threshold has been met.

-Definition of the project area.

-A written project description.

-A written description of biological information available for the project site including the results of Narrow Endemic Plant and/or Criteria Species habitat suitability assessments.

-Quantification of unavoidable impacts to Narrow Endemic Plant and/or Criteria Species associated with the project, including direct and indirect effects, documenting that the 90% threshold will be met.

-A written description of project design features that reduce indirect effects, such as edge treatments, landscaping, elevation differences; minimization and/or compensation through restoration or enhancement.

-A summary conclusion, including findings of consistency with the 90% threshold.

B. -- Determination of Biologically Equivalent or Superior Preservation (DBESP), MSHCP Sections 6.1.3 or 6.3.2

A DBESP may be made if making the 90% finding is determined

CONDITIONAL USE PERMIT Case #: CUP03499

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10. GENERAL CONDITIONS

10.EPD. 1 DRT CORRECTIONS 6/30/06 (cont.) (cont.) (cont.)

to be infeasible. A DBESP shall be based upon the criteria for findings of equivalency, as defined above, as well as an expanded written description of the project. The expanded project description shall include information demonstrating that although the proposed project would exceed the 10% impact threshold, it would result in an overall conservation design biologically equivalent or superior to that which would occur otherwise. Demonstration that the biologically equivalent or superior alternative would provide benefits with respect to MSHCP Conservation Area design and configuration should be considered in the context of the following factors:

- Effects on conserved Habitats supporting the Species to be impacted.
- Effects on the populations of the species to be impacted.
- Effects on Habitat Linkages and function of the MSHCP Conservation Area.

--For Criteria Area/Additional Survey Requirements Species populations identified as part of the survey process described above, impacts to 90% of those portions of the property that provide for long-term conservation value of the identified Criteria Area Species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Equivalency Findings shall be prepared for those species that have long-term conservation value, demonstrating that the 90% standard is met (MSHCP, Section 6.3.2, pages 6-70 & 6-71). However, if impacts to these species are unavoidable, the 90% threshold is infeasible, then a DBESP report will need to be completed (MSHCP, Section 6.3.2, page 6-71).

Please note all DBESP reports require review by the EPD, once the EPD deems it adequate the EPD will forward the report to the Wildlife Agencies which require a 60 day review and response period.

Please Note: Please consult with the ERRATA maps on the Regional Conservation Authority web site at <http://www.wrc-rca.org> towards the bottom of the page is a button labeled ERRATA to MSHCP. These maps are the most current for the species habitat assessment survey areas. Due to potential computer glitches, please use the Conservation Summary Report Generator as a guideline only. The information may be inaccurate and or incomplete. Please refer to the EPD website

CONDITIONAL USE PERMIT Case #: CUP03499

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10. GENERAL CONDITIONS

10.EPD. 1 DRT CORRECTIONS 6/30/06 (cont.) (cont.) (cont)INEFFECT

<http://www.tlma.co.riverside.ca.us/epd/> for the most up-to-date information on policies and procedures. To view the MSHCP online go to <http://www.rcip.org/conservation.htm>.

The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant. To learn more about qualified biological consultants please refer to <http://www.tlma.co.riverside.ca.us/epd/consultants.html>

2 original wet-signed copies of any reports shall be submitted to the assigned Planner for this case along with the transmittal from the consultant who prepared the reports, which will be forwarded to the EPD to review and clear.

Prepared on 6/30/06 by: David W. Carr, Ecological Resources Specialist with the EPD. Should you have any questions regarding these DRT corrections please contact the assigned case planner with the Planning Department or the EPD at:

County of Riverside - TLMA
Environmental Programs Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92501
Phone: 951-955-6892
Fax: 951-955-1811
<http://www.tlma.co.riverside.ca.us/epd/>

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. INEFFECT

A Fire Protection Analysis report will be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) INEFFECT
for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR INEFFECT
Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW INEFFECT
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 VN construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD INEFFECT
A combination of on-site and off-site super fire hydrant(s) (6"x4"x2 1/2"x2 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. 5 USE-#84-TANK PERMITS INEFFECT
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. (current plan check deposit base fee is \$217.00 for first tank, each additional tank \$32.00.)

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10. GENERAL CONDITIONS

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

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.

10.FIRE. 7 USE-#25-GATE ENTRANCES INEFFECT

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. 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 40 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be automatic operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT INEFFECT

CUP 3499 is a proposal to construct an electric generating facility in the Romoland area. The 37.3 acre site is located Southerly of Santa Fe Railroad, northerly of Rouse Road, westerly of Menifee Road and easterly of Junipero Rd.

The site is subject to offsite sheet flow from a drainage area of approximately 60 acres from the east. The plan proposes a retention basin. The basin is approximately 10ft deep with an area of 1.2 acres.

The following issues shall be addressed in final engineering:

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

INEFFECT

1. Increased runoff mitigation and water quality mitigation is required. This may be combined and accomplished in an extended detention basin. If the developer wishes to combine an increased runoff basin and water quality basin, calculations supporting the size of the basin shall be submitted to the District for review. The increased runoff criteria shall be evaluated as well as the water quality volume. The larger volume will govern for preliminary sizing. Information for volume sizing for water quality can be found at www.floodcontrol.co.riverside.ca.us under Programs and Services, Water Quality. See SUBMIT PRELIM. WQMP below for detailed information.

2. ***** Preliminary sizing for INCREASED RUNOFF may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria. See INCREASED RUNOFF CRITERIA below for detailed information.

3. The basin shall be free draining and an adequate outlet proposed. Dead storage is not allowed. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise permission shall be obtained from the affected property owners for the release of concentrated or diverted storm flows.

10.FLOOD RI. 3

USE 10 YR CURB - 100 YR ROW

INEFFECT

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE 100 YR SUMP OUTLET INEFFECT

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

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS INEFFECT

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN INEFFECT

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 10 USE INCREASED RUNOFF INEFFECT

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

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA INEFFECT

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

INEFFECT

shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

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

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

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

Low Loss rates will be determined using the following:

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.) (cont.) INEFFECT

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

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

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

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

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP

INEFFECT

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP (cont.) INEFFECT

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

10.FLOOD RI. 15 USE WQMP ESTABL MAINT ENTITY INEFFECT

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

PLANNING DEPARTMENT

10.PLANNING. 1 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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES (cont.) INEFFECT

with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 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 condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 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. 7 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), Public Utility Facilities.

10.PLANNING. 10 USE - NO USE PRPSED LIMIT INEFFECT

The balance (undeveloped) portion of the property 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. 13 USE - LANDSCAPE SPECIES INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - LANDSCAPE SCREENING INEFFECT

Landscape screening located along the adjacent rail alignment and Junipero Road shall be designed to be opaque up to a minimum height of six (6) feet at maturity except that 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.

10.PLANNING. 18 USE - NO RESIDENT OCCUPANCY INEFFECT

No permanent occupancy shall be permitted within the property approved under this conditional use permit 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 as a place of residence.

10.PLANNING. 19 USE - MAINTAIN LICENSING INEFFECT

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the 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. 21 USE - NOISE MONITORING REPORTS INEFFECT

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 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).

Applicable noise standards are detailed in conditions 10.PLANNING.35. Any potential additional mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - NOISE MONITORING REPORTS (cont.) INEFFECT

measures should follow those outlined in 80.PLANNING.25 and be coordinated with the California Energy Commission.

10.PLANNING. 22 USE - VIABLE LANDSCAPING INEFFECT

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

10.PLANNING. 24 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. 25 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. 29 USE - 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. 31 USE - ORD 810 O S FEE (1) INEFFECT

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - ZONING STANDARDS INEFFECT

The following zone standards shall apply to the development of the proposed project:

1. A structural height greater than 50', but no greater than 105', shall be specially approved by this permit.
2. The site shall provide 10% landscape coverage
3. A minimum 10' landscape strip shall be planted along any adjacent right-of-ways.
4. On site outdoor storage shall be screened by fencing and landscaping.

10.PLANNING. 33 USE - IF HUMAN REMAINS FOUND INEFFECT

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

10.PLANNING. 34 USE - GEOLOGIC STUDY INEFFECT

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHOULD BE REVIEWED AND APPROVED BY THE APPROPRIATE REVIEWING AGENCY:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - RESIDENTIAL NOISE STDS INEFFECT

Community noise impacts to areas zoned residential shall be no more than 65 dB CNEL at the exterior of any dwelling unit and no more than 45 CNEL at the interior of any dwelling unit.

For non-conforming residential uses within areas zoned industrial in close proximity to the proposed facility, facility-related noise is not to exceed 45 CNEL inside any residential structure. See Land Use exhibit (G.I.S. exhibit #1) for location of existing non-conforming residential uses.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) 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 Ordinance 460 and 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. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ASSESS/BENEFIT DIST 1 INEFFECT

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - ASSESS/BENEFIT DIST 1 (cont.) INEFFECT
the benefit district.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP INEFFECT

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-G1.4 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP (cont.) INEFFECT

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS INEFFECT

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

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

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 INEFFECT

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 INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 USE ENCROACHMENT PERMIT REQ INEFFECT

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

60.FLOOD RI. 8 USE MITCHARGE INEFFECT

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

CUP 03499 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 37.3 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) INEFFECT

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) (cont.) INEFFECT

representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 4 USE - PARCEL MERGR REQD (1) INEFFECT

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 331-250-019 and 331-250-020. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing - Service Commercial (M-SC) zone.

60.PLANNING. 8 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 37.3 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - ARCHAEOLOGIST RETAINED INEFFECT

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

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER WILL SERVE INEFFECT

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

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

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - LEA CLEARANCE INEFFECT

Clearance from the Environmental Resources Management
Division LEA

80.E HEALTH. 4 USE - HAZMAT Cal ARP INEFFECT

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. 5 USE - HAZMAT CONTACT INEFFECT

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

FIRE DEPARTMENT

80.FIRE. 1 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. 2 USE-#4-WATER PLANS INEFFECT

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."

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS INEFFECT

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

80.FLOOD RI. 4 USE MITCHARGE INEFFECT

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

CUP 03499 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 37.3 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 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 B.

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

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

80.PLANNING. 5 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. 8 USE - LANDSCAPING SECURITIES INEFFECT

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 10 USE - FENCING PLAN REQUIRED INEFFECT

A fencing plan shall be submitted showing all all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 13 USE - PARCEL MERGR REQD (2) INEFFECT

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 331-250-019 and 331-250-020. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - PARCEL MERGR REQD (2) (cont.) INEFFECT

the development standard of the Manufacturing - Service Commercial (M-SC) zone.

80.PLANNING. 17 USE - WASTE MGMT. CLEARANCE INEFFECT

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with their conditions summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 18 USE - SCHOOL MITIGATION ROMOLA INEFFECT

Impacts to the Romoland Union School District shall be mitigated in accordance with California State law.

80.PLANNING. 21 USE - LIGHTING PLANS INEFFECT

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

80.PLANNING. 22 USE - PRKNG/LNDSCPNG PLN INEFFECT

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - NOISE MONITORING INEFFECT

Prior to issuance of building permits, the applicant shall agree to retain the Riverside County Office of Industrial Hygiene to conduct noise monitoring of the plant during its initial operation and to investigate any plant-related noise complaints during its first year of operation. Any investigations will be done in cooperation with the California Energy Commission.

The applicant must agree to compensate the Riverside County Office of Industrial Hygiene for its expenses. These expenses shall not exceed the department's hourly and mileage rates.

The applicant shall agree with the following mitigation measures if Recommended Noise Standards are not attained:

In the event that the Recommended Noise Standard is not attained at the two closest non-conforming residential properties, the applicant shall obtain a waiver from the residential properties, acquire the properties, or implement additional noise mitigation measures as necessary to attain the Recommended (interior) Noise Standard at such properties.

80.PLANNING. 26 USE - SCHOOL MITIGATION PERRIS INEFFECT

Impacts to the Perris Union High School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

80.TRANS. 7 USE - STREETLIGHTS - L&LMD INEFFECT

The project proponent shall submit to the Transportation Department L&LMD No. 89-1-C Administrator the following:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE - MAP CORNER CUT-BACK I INEFFECT

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

80.TRANS. 21 USE - STREETLIGHT PLAN 1 INEFFECT

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 22 USE - LANDSCAPING INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department.

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

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 INEFFECT

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT INEFFECT

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

90.E HEALTH. 4 USE - HAZMAT WASTE INEFFECT

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

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

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

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. 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 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.
(current sprinkler plan check deposit base fee is \$614.00 per riser)

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 (current monitoring plan check deposit base fee is \$192.00)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#27-EXTINGUISHERS INEFFECT

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION INEFFECT

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

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

90.FLOOD RI. 3 USE IMPLEMENT WQMP INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING INEFFECT

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

90.PLANNING. 11 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. 12 USE - SPECIMEN TREES REQUIRED INEFFECT

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 13 USE - CURBS ALONG PLANTERS INEFFECT

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - TRASH ENCLOSURES INEFFECT

Three (3) trash enclosures which are adequate to enclose a minimum of three (3) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and/or landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) INEFFECT

be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - COMPLY W/ LANDSCAPE PLAN INEFFECT

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY INEFFECT

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 22 USE - WALL & FENCE LOCATIONS INEFFECT

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A and the approved fencing plan.

90.PLANNING. 23 USE - PHASES MUST BE COMPLETE INEFFECT

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 37.3 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - CONDITION COMPLIANCE INEFFECT

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - EXTENDED TRUCK IDLING INEFFECT

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area.

The sign(s) at the entrance to the facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

90.PLANNING. 30 USE - ORD 810 O S FEE (2) INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30 USE - ORD 810 O S FEE (2) (cont.) INEFFECT

occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3499 is calculated to be 37.3 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 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 road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3499 has been calculated to be 37.3 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.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMPROVEMENTS INEFFECT

Junipero Road shall be improved with 34 feet of asphalt concrete pavement within a 60 foot part-width dedicated right-of-way in accordance with County Draft Standard No. 111.

90.TRANS. 2 USE - IMP PLANS INEFFECT

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

90.TRANS. 4 USE - OFF-SITE INFO INEFFECT

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

90.TRANS. 8 USE - OFF-SITE ACCESS 1 INEFFECT

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Draft Standard No. 106, (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Junipero Road to Rouse Road and the easterly extension of Rouse Road to Menifee Road.

90.TRANS. 9 USE - WRCOG TUMF INEFFECT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE STREETLIGHT AUTHORIZATION INEFFECT

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

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

90.TRANS. 12 USE - STREET LIGHTS INSTALL INEFFECT

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

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

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

90.TRANS. 16 USE* - LANDSCAPING PLAN INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be designed within Junipero Road. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.