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Prior to implementing project approval, the project applicant shall protect those portions of Sonoran creosote bush scrub and blue palo verde wash woodland occurring within the Open Space-Conservation land use category through a conservation easement, deed restriction, or similar mechanism, as required by Mitigation Measure 6.4-3. This area provides suitable habitat for relocation of rosy boa.

6.4-8: Prior to implementing project approval, impacts resulting from project construction within the Riverside County portion of the proposed project site to special-status bird species not covered under the CVMSHCP, which include loggerhead shrike and blacktailed gnatcatcher, shall be mitigated through pre-construction surveys for nesting individuals of these species. Such surveys may be conducted concurrently with general nesting bird surveys, discussed in Mitigation Measure 6.4-13, below, and shall follow the methodology given in Mitigation Measure 6.4-13. If construction activities on the site are proposed during the nesting/breeding season (February 1 through August 31), a pre-activity survey shall be conducted by a qualified biologist currently holding an MOU with Riverside County prior to implementing project approval, to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. Once the survey is complete, a report shall be prepared and sent to the Environmental Programs Department for review and concurrence. If active nests are observed and located, consultation with the California Department of Fish and Game (CDFG) to establish appropriate buffers will be required and the results of the report shall be submitted to CDFG for review and approval. The Environmental Programs Department will be contacted to ensure that proper CDFG approved buffers are in place prior to grading final. No grading permits

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will be issued until the Environmental Programs Department confirms the presence of appropriate buffers. In addition, a biological monitor will also be required to be on site during all grading activities to ensure that the buffers are not compromised. At the conclusion of all grading activity, the biological monitor will submit a letter report to the Environmental Programs Department summarizing the result of the grading activity.

Focused surveys for nesting loggerhead shrike and black-tailed gnatcatcher individuals shall be conducted in trees and shrubs of Sonoran creosote bush scrub, blue palo verde wash woodland, disturbed/recovering Sonoran creosote bush scrub, and saltbush scrub habitats that will be developed as part of project implementation or that is located within 500 feet of development areas. Because of the high mobility of non-nesting adult individuals of these species, it is expected that surveys for nesting individuals and their young, and protection for any nesting birds found, will provide the mitigation appropriate for project-related impacts. Where nesting loggerhead shrike and/or blacktailed gnatcatcher individuals are found, protection of nests shall include postponing or halting clearing and construction activities within 500 feet of the nest until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting, as determined by the biologist. Construction personnel shall be instructed on the sensitivity of nest areas and shall be instructed to avoid entering the approved buffers around the nest. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas (within 500 feet) to ensure that no inadvertent impacts on these nests will occur. The results of the survey, as well as any avoidance measures taken and the success of those measures, shall be submitted to the Riverside County Environmental Programs Department within 30 days of completion.

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of the pre-construction surveys and/or construction nest monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

6.4-9: Prior to implementing project approval, impacts resulting from project construction within the Riverside County portion of the proposed project site to pallid San Diego pocket mouse, which is not covered under the CVMSHCP, shall be mitigated through focused surveys utilizing small mammal trapping and relocation of this species. The applicant shall retain a qualified biologist currently holding a MOU with Riverside County to conduct the trapping. The survey results shall be submitted to the Riverside County Environmental Programs Department and CDFG. Prior to implementing project approval, if pallid San Diego pocket mouse is found during small mammal trapping efforts, an active trapping and relocation program shall be conducted by a qualified biologist currently holding a MOU with Riverside County, in coordination with the CDFG. The active trapping and relocation program shall move individuals to suitable on-site or off-site habitat that will not be directly impacted by project implementation. A portion of Sonoran creosote bush scrub and blue palo verde wash woodland located in the southern portion of the proposed project site will remain undeveloped upon implementation of the proposed project. Prior to implementing project approval, the project applicant shall protect those portions of Sonoran creosote bush scrub and blue palo verde wash woodland occurring within the Open Space-Conservation land use category through a conservation easement, deed restriction, or similar mechanism, as required by Mitigation Measure 6.4-3. This area provides suitable habitat for relocation of pallid San Diego pocket mouse.

6.4-10: Prior to implementing project approval, impacts

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resulting from project construction within the Riverside County portion of the proposed project site to Colorado Valley woodrat, which is not covered under the CVMSHCP, shall be mitigated through pre-construction surveys and relocation. The applicant shall retain a qualified biologist currently holding an MOU with Riverside County, to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, blue palo verde wash woodland, disturbed/recovering Sonoran creosote bush scrub, and saltbush scrub habitats that will be developed as part of project implementation. The biologist shall survey for Colorado Valley woodrat nests. Where a Colorado Valley woodrat nest is found, it shall be determined by the biologist in which direction escape by any rat individuals occurring inside the nest will be encouraged. Vegetation around the nest in the opposite direction shall be cleared to discourage woodrat individuals from moving in that direction. Once vegetation in that direction is cleared, the nest shall be nudged with a front-end loader, encouraging any woodrats in the nest to exit the structure in the direction that leads toward adjacent habitat occurring within the Open Space-Conservation land use category of the proposed project or alternatively within areas near the project site (such as ABDSP and SRSJM National Monument, or other state or federally controlled open space lands as allowable by the administering agencies) including areas within conservation easements). Once any woodrats present in the nest have been encouraged to exit the nest, nest materials shall be carefully and slowly picked up with a front end loader (slowly enough that any woodrats remaining in the nest can escape), and the materials shall be moved to adjacent

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suitable habitat, as noted above, that will not be impacted by project development, where woodrats may scavenge nest materials to build newnests. Due to hantavirus hazards, the nest shall not be excavated by hand, and nest materials shall not be carried by hand. In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of Colorado Valley woodrat shall be assumed and the entire project site boundary within 500 feet of grading activities shall be fenced to prohibit entry of woodrats into the grading site. The fence shall be monitored as a regular part of construction monitoring.

6.4-11: Prior to implementing project approval, impacts resulting from project construction within the Riverside County portion of the proposed project site to American badger, which is not covered under the CVMSHCP, shall be mitigated through a pre-construction clearance survey. The applicant shall retain a qualified biologist currently holding an MOU with Riverside County to conduct focused pre-construction surveys for individuals of this species within suitable habitat for the species. Surveys shall be conducted within suitable habitat located within 500 feet of grading limits. Surveys shall include an examination of those portions of Sonoran creosote bush scrub, blue palo verde wash woodland, disturbed/recovering Sonoran creosote bush scrub, and saltbush scrub habitats that will be developed as part of project implementation.

Prior to implementing project approval, if an active American badger burrow is located within project impact areas, a relocation program shall be implemented to remove the individual(s) from the area. The relocation program may be passive, in which badgers are excluded from occupied burrows by installation of a one-way door in burrow entrances, monitoring of the burrow for one week to confirm badger

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usage has been discontinued, and hand excavation and collapse of the burrow to prevent reoccupation; or the relocation program may be active, in which badger individuals are safely captured and transported to suitable habitat outside the impact area. Trapped individuals of the above species shall be safely relocated onto on-site Sonoran creosote bush scrub and blue palo verde wash woodland habitat located in of the project site that is not planned for development. A portion of Sonoran creosote bush scrub and blue palo verde wash woodland located in the southern portion of the proposed project site will remain undeveloped upon implementation of the proposed project. In the event that off-site habitat areas within 500 feet of grading are not accessible during preconstruction surveys, the presence of American badger shall be assumed and the entire project site boundary within 500 feet of grading activities shall be fenced to prohibit entry of badgers into the grading site. The fence shall be monitored as a regular part of construction monitoring. Prior to implementing project approval for each implementing project, the project applicant shall protect those portions of Sonoran creosote bush scrub and blue palo verde wash woodland occurring within the Open Space (Conservation) land use category through a conservation easement, deed restriction, or similar mechanism, as required by Mitigation Measure 6.4-3. This area provides suitable habitat for relocation of American badger and sufficient carrying capacity is assumed for the conserved areas.

6.4-12: Prior to implementing project approval, impacts resulting from project construction within the Riverside County portion of the proposed project site to special-status bird species not covered under the CVMSHCP, which include great egret, great blue heron, black-crowned night heron, double-crested cormorant, snowy egret, gull billed tern,

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white-faced ibis, and black skimmer, shall be mitigated through pre construction surveys for nesting individuals of these species. Such surveys may be conducted concurrently with general nesting bird surveys, discussed in Mitigation Measure 6.4-13, below, and shall follow the methodology given in Mitigation Measure 6.4-13. If construction activities on the site are proposed during the nesting/breeding season (February 1 through August 31), a pre-activity survey shall be conducted by a qualified biologist currently holding an MOU with Riverside County prior to implementing project approval, to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. Once the survey is complete a report shall be prepared and sent to the Environmental Programs Department for review and concurrence. If active nests are observed and located consultation with the California Department of Fish and Game (CDFG) to establish appropriate buffers will be required and the results of the report shall be submitted to CDFG for review and approval. The Environmental Programs Department will be contacted to ensure that proper CDFG approved buffers are in place prior to grading final. No grading permits will be issued until the Environmental Programs Department confirms the presence of appropriate buffers. In addition, a biological monitor will also be required to be on site during all grading activities to insure that the buffers are not compromised. At the conclusion of all grading activity, the biological monitor will submit a letter report to the Environmental Programs Department summarizing the result of the grading activity. Focused surveys for nesting individuals of these species shall be conducted in trees and shrubs and on the ground of Salton Sea shoreline habitat and arrowweed scrub adjacent to the Salton Sea that will be developed

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as part of project implementation or that is located within 500 feet of development areas. Because of the high mobility of non-nesting adult individuals of these species, it is expected that surveys for nesting individuals and their young, and protection for any nesting birds found, will provide the mitigation appropriate for project-related impacts.

6.4-13: Proposed project construction impacts to nesting birds located in project impact areas within the Riverside County portion of the project site shall be mitigated through pre-construction nesting bird surveys and avoidance of any nesting birds found. If construction activities on the site are proposed during the nesting/breeding season (February 1 through August 31), a pre-activity survey shall be conducted by a qualified biologist currently holding an MOU with Riverside County prior to implementing project approval, to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone. Once the survey is complete, a report shall be prepared and sent to the Environmental Programs Department for review and concurrence. If active nests are observed and located, consultation with the California Department of Fish and Game (CDFG) to establish appropriate buffers will be required and the results of the report shall be submitted to CDFG for review and approval. The Environmental Programs Department will be contacted to ensure that proper CDFG approved buffers are in place prior to grading final. No grading permits will be issued until the Environmental Programs Department confirms the presence of appropriate buffers. In addition, a biological monitor will also be required to be on site during all grading activities to insure that the buffers are not compromised. At the conclusion of all grading activity, the biological monitor will submit a letter report to the

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Environmental Programs Department summarizing the result of the grading activity. Prior to grading final for each implementing project for construction or site preparation, including grubbing or grading, the applicant shall have weekly surveys conducted by a qualified biologist currently holding an MOU with Riverside County to determine if active nests of native bird species (including the special-status species discussed above) protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 300 feet (500 for raptors) of the construction zone. Surveys shall take place in all habitat types containing trees, shrubs, or grasses. Because many birds known to the project area (including loggerhead shrike) nest during the late winter, breeding bird surveys shall be carried out both during the typical nesting/breeding season (mid-March through September) and in January, February, and early March for winter nesting species. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of clearance or construction work. If ground-disturbing activities are delayed, then additional pre-construction surveys shall be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbing activities. Surveys shall include examination of trees, shrubs, and the understory, as several bird species known to the area and project site, are ground nesters, including burrowing owl, California horned lark, and mourning dove.

FIRE DEPARTMENT

30.FIRE.999

SP - CONTACT FIRE

REQUIRED

Applicant shall contact the Strategic Planning Bureau and submit a separate Memorandum of Understanding and/or Fire Mitigation Agreement for fire station design, construction

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30.FIRE.999 SP - CONTACT FIRE (cont.) REQUIRED
and equipment purchase.

PARKS DEPARTMENT

30.PARKS. 1 SP - SP TRAILS PLAN RECOMMND

PRIOR TO THE APPROVAL OF ANY PROJECT (TENTATIVE MAP,
USE PERMIT, AND/OR CHANGE OF ZONE):

The applicant is required to submit a trails plan for the project to the Riverside County Regional Park and Open-Space District for review and approval prior to project approval. The plan is to show an internal trail network and all connections to both the County of Riverside and County of San Diego trails systems and surrounding cities. It is provide typical cross sections for proposed development.

The applicant and its representative is advised to coordinate a meeting with the Planning staff at the Regional Park and Open-Space District to review trails and trail standards. The District's phone number is 951.955.4310

PLANNING DEPARTMENT

30.PLANNING. 1 .MM - TRIBAL MOU RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall secure a Memorandum of Understanding (MOU) between (a) the applicat, Riverside County, and the Torres Martinez Desert Cahuilla Indians (TMDCI) and (b) the applicant, Imperial County, and the TMDCI to address issues relating to tribal involvement on the properties within the boundaries of the specific plan and the application of EIR mitigation measures for the entire project site.

The MOU shall, at a minimum, include:

a. a tax-sharing arrangement between each County and the TMDCI;

b. assurances that drainage can and will be maintained across tribal land in perpetuity;

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30.PLANNING. 1

MM - TRIBAL MOU (cont.)

RECOMMND

c. assurances that conservation easements can and will be maintained on tribal land in perpetuity;

d. assurances that the roads and circulation through tribal land will remain open to the public;

e. assurances that the land uses on tribal land will remain compatible with those areas in each County areas surrounding the tribal land;

f. permission to perform studies, including but not limited to, health risk assessments and biological surveys to ensure that public health and safety are maintained;

g. that proposed mitigations that involve tribal lands shall be permitted and implemented on all land within the project site; and

h. a limited waiver of sovereign immunity by the TMDCI sufficient to ensure that each County has an adequate legal remedy with respect to enforceability of the above items.

30.PLANNING. 2

MM - WASTE MGMT MOU (1)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN, the County of Riverside Waste Management Department and the applicant shall enter into a Memorandum of Understanding (MOU) regarding the entire 166.6-acre County owned property, which includes the Oasis Landfill (two parcels consisting of APN 737-240-003 consisting of 161 acres and APN 737-200-032 consisting of 5.6 acres, and also referred as Planning Areas 2-18 and 2-19 of the SPECIFIC PLAN). If a portion of the 166.6 acre aforementioned property is not used as a regional style park, an amendment to the SPECIFIC PLAN shall be filed to specify an alternate location for a regional style park.

The Oasis Landfill shall remain open and active until Riverside County decides in its discretion to close the Oasis Landfill. The applicant shall use approximately 116.6 acres of the Oasis Landfill site as a future regional style park or other related uses (e.g., drainage). If the Oasis Landfill is to be used as a park site or otherwise developed, a formal agreement must be entered into between Riverside County and applicant or their successors and

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30.PLANNING. 2

MM - WASTE MGMT MOU (1) (cont.)

RECOMMND

assigns, allowing for development of the 116.6-acre site for the use proposed by the applicant.

The MOU shall, at a minimum:

a. provide that approximately 50 acres of the Oasis Landfill site within the 161-acre parcel (APN 737-240-003), including the 23 acres currently permitted and used for solid waste disposal, will remain owned by the Riverside County Waste Management Department (the 50-acre site);

b. specify applicant's obligation to provide replacement off-site acreage (in fee simple title), for the 116.6 acres of non-landfill acreage owned by the County within the project site (i.e., SPECIFIC PLAN Planning Area 2-18 and the 166.6 acres owned by the County less the 50 acre site for the Oasis Landfill), in an acreage amount and location acceptable to the Riverside County Waste Management Department. The acreage amount shall not exceed 116.6 replacement acres. Other financial arrangements acceptable to the Riverside County may also be made in lieu of providing 116.6 replacement acres to the County;

c. specify the amount and timing of applicant's obligations, if any, with respect to funding the Box Canyon/State Highway 195 realignment and securing any and all necessary right-of-way approvals for such realignment;

d. provide that the applicant shall be responsible for mitigating the land use compatibility impacts associated with developing the SPECIFIC PLAN area and shall fund all mitigation costs necessary to make development activities compatible with adjacent Oasis Landfill (including, but not limited to screening, enhanced security, and enhanced environmental monitoring);

e. provide that applicant shall convey easements to the County sufficient to allow for the County's environmental monitoring/control activities within areas adjacent to the Oasis Landfill site;

f. provide that the Riverside County Waste Management Department and Riverside County is defended and indemnified for any liabilities arising out of applicant's activities on the 116.6 acre site;

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30.PLANNING. 2 MM - WASTE MGMT MOU (1) (cont.) (cont.) RECOMMND

g. provide that Riverside County Waste Management Department shall continue to be responsible for all monitoring and maintenance activity on the 50-acre site.

In the event that the Developer and/or the County elects not to enter into an MOU, then a Specific Plan Amendment shall be filed that shall, at a minimum, remove the 166.6-acre County owned land from the SPECIFIC PLAN, identify an alternative regional park location within the SPECIFIC PLAN, revise the Land Use Plan to reflect the new park site, and revise all other aspects of the SPECIFIC PLAN to accommodate the new park site. Any revised CEQA documentation shall also be completed with the Specific Plan Amendment.

30.PLANNING. 3 MM - WASTE MGMT MOU (2) RECOMMND

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

"Prior to the issuance of any grading permits within the Specific Plan boundaries, a clearance letter shall be obtained from the Riverside County Waste Management Department (RCWMD) indicating that the applicant is in substantial conformance with the terms of the Landfill MOU specified in condition of approval 30.PLANNING.2, to the satisfaction of RCWMD."

30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN RECOMMND

The following policies and implementation measures comprise the Master Cultural Resources Plan for SP 375 - Travertine Point Specific Plan and any descendant or implementing projects within the specific plan boundaries.

Cultural Resources Policy 1:
To actively pursue a comprehensive survey program for the entire 4,918-acre project area to identify, document, and protect, if feasible, prehistoric and historical archaeological sites, and sites containing Native American human remains.

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30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.)

RECOMMND

Implementation Measure 1-1: the proposed Project would be covered under the CEQA Guidelines (California 2005) or Section 106 of the National Historic Preservation Act (NHPA), and shall be surveyed by a professional who is registered with the County of Riverside for those areas within Riverside County, and acceptable to Imperial County and/or the Bureau of Indian Affairs for those project areas under those jurisdictions, regarding archaeological activities and methods prior to the County's approval of proposed Project plans (48 CFR 44716-44742).

Implementation Measure 1-2: All archaeological site location data collected during the cultural resources surveys shall be considered to be of a sensitive nature and must remain confidential. Caution must be exercised when disseminating this information; in particular, maps and site location data should be made available only to managers, County officials, federal officials, and other professionals on a demonstrated need to know basis.

Implementation Measure 1-3: For potentially significant prehistoric archaeological resources or sites containing Native American human remains identified during the Project's archaeological surveys, the Project proponent, or their designee or successors, shall continue consultation with the Native American Heritage Commission (NAHC) in Sacramento and interested Native American individuals and organizations.

Cultural Resources Policy 2:

To avoid impacts to potentially significant prehistoric and historical archaeology resources and sites containing Native American human remains, where feasible.

Implementation Measure 2-1: If Cultural resources avoidance is feasible, potentially significant archaeological resources and sites containing Native American human remains shall be placed within permanent Project-specific conservation easements or dedicated open space-conservation areas.

Implementation Measure 2-2: Where avoidance of archaeological resources and sites containing Native American human remains is not a feasible management option, capping these resources with sterile sediments and avoidance planting (e.g. planting of cactus, mesquite, or

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other Native plants) shall be considered the next most favorable management option. In doing so, capping the resource(s) will ensure that direct impacts from increased public availability to these sites are avoided.

Site CA-RIV-8895 (33-17086) deep sediments may contain intact subsurface cultural deposits below the zone of disturbance. If this site cannot be avoided during project development, Phase II Testing and Evaluation is required to ascertain site integrity, data potential, and significance.

Site CA-RIV-8896 (33-17087) - If this site cannot be avoided during project development, Phase II testing is required to ascertain site integrity, data potential, and significance.

Site CA-IMP-8784 (13-009821) - If this site cannot be avoided during project development, Phase II testing is required to ascertain site integrity, data potential, and significance, in accordance with the standards of Imperial County.

Site CA-IMP-8785 (13-009822) - If this site cannot be avoided during project development, Phase II testing is required to ascertain site integrity, data potential, and significance, in accordance with the standards of Imperial County.

Site CA-IMP-8786 (13-009823) - this site consists of several interconnecting segments of a prehistoric aboriginal trail system that may be part of the "Northwest Santa Rosa Trail". Consultation with the participating Native American tribes is required to complete a determination for significance. Pending that consultation, this site is determined to be significant, in accordance with teh standards of Imperial County.

Site CA-IMP-33 - Travertine Rock - This is a significant site and avoidance is strongly recommended, in accordance with the standards of Imperial County. This site shall be formally nominated as a Traditional Cultural Property (TCP) and to the National Register of Historic Places, if it has not already been listed, in accordance with the standards of Imperial County.

Site CA-IMP-92 - This site shall be tested to ascertain

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site integrity, data potential, and site signfiicance if it cannot be avoided during project development, in accordance with the standards of Imperial County.

Site CA-IMP-100 - This site shall be tested to ascertain site integrity, data potential, and site significance if it cannot be avoided during project development, in accordance with teh standards of Imperial County.

Site CA-IMP-2626 - If this site cannot be avoided during project development, Phase II Testing and Evaluation is recommended to ascertain site integrity, data potential, and significance, in accordance with the standards of Imperial County.

Site CA-RIV-1525 - This site contained the largest aggregate of fish traps yet found in the Coachella Valley, however much of the site was destroyed by agriculture and land clearing by the applicant. Extant portions of the site may be eligible for listing on the National Register of Historic Places, and further evaluation is required prior to any implementing project approval within the site area. Portions of the site located on the tribal lands of the Torres-Martinez Desert Cahuilla Indians should be preserved in perpetuity.

Cultural Resources Policy 3:

To reduce adverse impacts to significant archaeological resources that cannot be protected in place through data recovery excavations.

Implementation Measure 3-1: If avoidance and/or preservation in place of known prehistoric and historical archaeological resources is not a feasible management option, the Project proponent or his/her successors, shall ensure that potentially significant archaeological resource(s), and site(s) shall be investigated pursuant to the standards, guidelines, and principles of the Advisory Council's Treatment of Archaeological Properties: A Handbook (ACHP 1980), except where any existing policies or guidelines adopted by the County of Riverside, County of Imperial, and/or Bureau of Indian Affairs differ.

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Prior to the issuance of a Project-related grading permit, the Projects' proponent's consultant, registered with the County of Riverside and/or who meets the professional requirements of the County of Imperial or the Bureau of Indian Affairs, shall use the Project's Research Design detailed in Chapter 6 of the Phase I Cultural Resources report prepared by Applied Earthworks, dated April 2008, to guide the implementation of a Phase II Testing and Evaluation Program. In general terms, the Phase II Testing and Evaluation Program shall be designed to further define site boundaries and to assess the structure, content, nature, and depth of subsurface cultural deposits and features. Emphasis shall also be placed on assessing site integrity and the site's potential to address regional archaeological research questions. These data shall then be used to address the NRHP/CRHR eligibility requirements for the archaeological resource, and make recommendations as to the suitability of the resource for listing on either the national or state register of sites.

After approval of the Project's various cultural resources reports by the appropriate County and/or Bureau of Indian Affairs and prior to issuance of Project-related grading permits, the Project proponent's consultant shall complete the Phase II Testing Program as specified in the Project Phase II Testing and Evaluation Proposal and Research Design and prior to the issuance of a Project grading permit. The results of this Phase II Testing Program shall be presented in a technical report that follows the report requirements of the County of Riverside and/or the County of Imperial or the Bureau of Indian Affairs. The Phase II Report shall be submitted to the Lead Agency's Planning Department for review and comment and the Torres-Martinez Desert Cahuilla Indians prior to the issuance of a Project-related grading permit. If the resource is determined to be ineligible for listing on the NRHP/CRHR upon completion of the Phase II Testing Program, no further cultural resources management of this resource would be required.

Implementation Measure 3-2: A participant-observer(s) from the Torres-Martinez Desert Cahuilla Indians shall be present during Phase II archaeological excavations involving all sites of Native American concern.

Implementation Measure 3-3: If the cultural resource is

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identified as being potentially eligible for listing on wither NRHP and CRHR, and Project designs cannot be altered to avoid impacting the site, a Phase III Data Recovery Program to mitigate project effects shall be initiated. A Data Recovery Treatment plan detailing the objectives of the Phase III Program shall be developed and contain specific testable hypotheses pertinent to the project's Research Design and relative to the site(s) under study. The Phase III Data Recovery Treatment Plan shall be submitted to the County's Planning Department, the Torres-Martinez Desert Cahuilla Indians, if applicable, and the State Historic Preservation Office (SHPO) for review and comment prior to implementation of the Data Recovery program.

After Approval of the Treatment Plan, the Phase III Data Recovery Program for affected, eligible site(s) shall be completed. Typically, a Phase III Data Recovery Program involves the excavation of a statistically representative sample of the site(s) as being eligible for listing on the National Register of Historic Places of the California Register of Historic Resources. Again, participant-observer(s) from the Torres-Martinez Desert Cahuilla Indians shall be present during archaeological data-recovery excaations involving sites of Native American concern. At the conclusion of the Phase III Program, a Phase III Data Recovery Report shall be prepared, fulfilling the report requirements of the County of Riverside, County of Imperial, and/or the Bureau of Indian Affairs, as applicable. The Phase III Data Recovery Report shall be submitted to the County's Planning Department, the Torres-Martinez Desert Cahuilla Indians, if applicable, and the BIA and SHPO for review and comment prior to the issuance of a Project grading permit.

Implementation Measure 3-4: All arcaheological materials recovered during implementation of the Project's Phase II Testing or Phase III Data Recovery programs shall be processed, including cleaning and cataloguing, detailed description, and analyses, as appropriate. Following completion of laboratory and analytical procedures, all Project-related collections shall be suitably packaged and transferred to a curation facility that meets the standards of 36 CFR 79 for long-term storage. Materials to be curated include archaeological specimens and samples, field notes, feature and burial records, maps, plans, profile drawings,

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30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.) (cont.)RECOMMND

photo logs, photographic negatives, consultant's reports of special studies, and copies of the final technical reports.

It should be noted that provisions of the Native American Graves Protection Repatriation Act (NAGPRA) pertaining to Native American burials, sacred objects, and objects of cultural patrimony would come into effect when archaeological materials are recovered from lands owned by the Torres-Martinez Desert Cahuilla Indians and managed by the BIA. As well, NAGPRA would also apply when ownership of the collections from anywhere within the Travertine Point Specific Plan study area transfer to a curation repository that received federal funding. Should the Torres-Martinez Band of Desert Cahuilla Indians request repatriation of cultural materials from non-federal lands within the Specific Plan, those materials shall be repatriated upon submittal of the Phase IV Archaeological Monitoring Report to the County Archaeologist. This report shall follow the report format posted on the TLMA website for Phase IV work.

Cultural Resources Policy 4:

To ensure proper identification and treatment of cultural resources discovered during Project development and construction.

Implementation Measure 4-1: Registered professional archaeologists and culturally affiliated Native Americans, with knowledge in cultural resources, shall monitor all Project-related ground-disturbing activities that extend into natural sediments or other land forms in areas determined to have high archaeological sensitivity for prehistoric resources.

Prior to the County-permitted Project, the Project proponent shall include in their Mitigation Plan provisions for the identification and evaluation of archaeological resources inadvertently discovered during construction. Thus, if buried archaeological resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until a registered professional archaeologist can visit the site of discovery and evaluate the significance of the archaeological resource.

Implementation Measure 4-1a: Registered professional

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30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.) (cont.)RECOMMND

archaeologists experienced in historical archaeological resources shall monitor all Project-related ground-disturbing activities that extend into natural sediments or other land forms in areas determined to have high archaeological sensitivity for historical resources.

Implementation Measure 4-2: If the archaeological resource is determined to be a potentially significant cultural resource, the Project proponent's Mitigation Plan shall include provisions for the preparation and implementation of a Phase III Data Recovery Program, as well as disposition of recovered artifacts, in accordance with Cultural Resource Policy 3, Implementation Measure 4, above.

Implementation Measure 4-3: In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery on privately-owned or State-owned land, the steps and procedures specified in Health and Safety Code Subsection 7050.5, State CEQA Guidelines 15064.5(d), and Public Resources Code Subsection 5097.98 shall be implemented. Specifically, in accordance with Public Resources Code Subsection 5097.98, the Riverside County Coroner shall be notified within 24 hours of the discovery of potentially human remains. The Coroner shall then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC Subsection 5097.98. The NAHC shall then designate a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification.

The MLD shall then have the opportunity to recommend to the Project proponent means for treating or disposing with appropriate dignity, the human remains and associated grave goods within 24 hours of notification. Whenever the NAHC is unable to identify an MLD, or the MLD fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the MLC and the mediation provided for in subdivision (k) of the PRC SS 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall re-enter the human remains and items associated with Native American burials with appropriate

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30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.) (cont.)RECOMMND

dignity on the property in a location not subject to further subsurface disturbance.

It should be noted that in the event that Native American human remains are inadvertently discovered during the County-permitted, Project-related construction activities, there would be unavoidable significant adverse impacts to these resources. Implementation of the Cultural Resources Policies 1, 2 and 3 and their corresponding implementation measures would, however, reduce impacts to other types of archaeological resources to a level that is less than significant.

Implementation Measure 4-4: The treatment and management of potential Traditional Cultural Properties (TCPs) identified with the Travertine Point Specific Plan study area shall be conducted through extensive consultation with concerned Native American groups and organizations. These consultation efforts shall be conducted utilizing the County of Riverside's SB 18 consultation process, or those employed by the County of Imperial, as appropriate.

Cultural Resources Policy 5:

To ensure that the Project proponent shall bear all costs associated with cultural resources management within the County's jurisdiction.

Implementation Measure 5-1: The Project proponent shall bear all expenses related to the identification, evaluation, and treatment of cultural resources directly or indirectly affected by Project-related construction activity. Such expenses may include, pre-field planning, field work, post field analyses, research, interim and summary report preparation, and final report production (including draft and final versions), and costs associated with the curation of project documentation and the associated artifact collections.

Implementation Measure 5-2: On behalf of the County and the Project proponent, the final technical reports detailing the results of the Phase II Testing or Phase III Data Recovery programs shall be submitted to the appropriate Archaeological Information Centers of the California Historical Resources Inventory System for their information and where they would be available to other researchers. As well, final Phase III Data Recovery Reports shall be submitted to local libraries, schools, participating

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.) (cont.)RECOMMND

tribes, and historical societies to enable the general public to learn about their local cultural heritage.

Implementation Measure 5-3: Phase IV Archaeological Monitoring Reports shall be submitted prior to final inspection for each permitted project within the specific plan. Every grading permit subject to archaeological monitoring shall result in a Phase IV report submitted to the County Archaeologist and/or BIA.

Cultural Resources Policy 6- Directives for specific cultural resources sites known as of September 18, 2008, pursuant to the recommendations from the Phase I Cultural Resources report prepared for this specific plan by Applied Earthworks, April 2008:

Site AE-TRV-1H - preliminary significance evaluation determines that this site is potentially significant resource as it has been an important source of fresh water to enable the settlement and agricultural development of this portion of the Coachella Valley for the past 70 years.

Site CA-RIV-8891 (33017082) - if this site cannot be avoided during project development, Phase II Testing and Evaluation is recommended to ascertain site integrity, data potential, and significance.

Site CA-RIV-8892/H (33-17083) - The data potential was realized during site recordation and archival resarch, therefore no further management of this resource is recommended.

Site CA-RIV-8893/H (33-17084) - The data potential was realized during recordation and archival research, therefore no further management of this resource is recommended.

Site CA-RIV-8894 (33-17085) - The site is located within an alluvial, depositional environment with undetermined soil depth, and there is some potential for intact subsurface cultural deposits beneath the zone of mechanical distrubance. If this site cannot be avoided during the project development, Phase II Testing and Evaluation is recommended to ascertain site integrity, data potential, and significance.

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30.PLANNING. 4 SP - MASTER CULTURAL RES PLAN (cont.) (cont.)RECOMMND

Site CA-RIV-8895 (33-17086) deep sediments may contain intact subsurface cultural deposits below the zone of disturbance. If this site cannot be avoided during project development, Phase II Testing and Evaluation is required to ascertain site integrity (33-17086) - The potentially s

30.PLANNING. 7 SP - GEOLOGIC STUDY RECOMMND

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

"PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic/geotechnical 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. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF to be determined). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

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30.PLANNING. 7 SP - GEOLOGIC STUDY (cont.)

RECOMMND

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary."

30.PLANNING. 8 SP - M/M PROGRAM (GENERAL)

RECOMMND

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

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

30.PLANNING. 12 SP - PROJECT LOCATION EXHIBIT

RECOMMND

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

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

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

30.PLANNING. 19 SP - EA REQUIRED

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - EA REQUIRED (cont.)

RECOMMND

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

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

30.PLANNING. 20 SP *- ADDENDUM EIR

RECOMMND

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

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

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

30.PLANNING. 21 SP *- SUPPLEMENT TO EIR

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP *- SUPPLEMENT TO EIR (cont.)

RECOMMND

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

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

30.PLANNING. 22

SP *- SUBSEQUENT EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

30.PLANNING. 24

SP - AMENDMENT REQUIRED

RECOMMND

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - PARK AGENCY REQUIRED

RECOMMND

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

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

This condition shall be considered as NOT APPLICABLE if the DRD, or simmlar entity, is unwilling or unable to annex the property in question."

30.PLANNING. 26

SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, and within one half mile of existing agricultural uses, the following condition of approval shall be applied to the implementing project stating that:

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

30.PLANNING. 27

SP *- PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- PA PROCEDURES (cont.)

RECOMMND

following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

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

30.PLANNING. 28 SP *- CC&R RES PUB COMMON AREA

RECOMMND

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

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

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30.PLANNING. 28

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

RECOMMND

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area',

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30.PLANNING. 28 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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

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

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

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

30.PLANNING. 29 SP *- CC&R RES PRI COMMON AREA RECOMMND

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

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29

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

RECOMMND

County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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

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

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

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

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

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

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

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30.PLANNING. 29 SP *- CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

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

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

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

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

30.PLANNING. 31 SP - PALEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading.

A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 32 SP - GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30.PLANNING. 32 SP - GENERIC M/M PROGRAM (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 33 SP - F&G CLEARANCE

RECOMMND

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

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

30.PLANNING. 34 SP - ACOE CLEARANCE

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - ACOE CLEARANCE (cont.) RECOMMND

wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 36 SP - POST GRADING REPORT RECOMMND

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

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

30.PLANNING. 37 SP - SCHOOL MITIGATION RECOMMND

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

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

30.PLANNING. 38 SP - ARCHAEOLOGIST RETAINED RECOMMND

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for

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30.PLANNING. 38

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

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

30.PLANNING. 39

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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30.PLANNING. 39 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 40 SP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.

d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No.

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30.PLANNING. 40 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

859 (as adopted and any amendments thereto).

e. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall be identified in the DISTRICT REFINEMENT PLAN'S"

30.PLANNING. 41 SP - ENTRY MONUMENTATION RECOMMND

All monumentation shall be in substantial conformance to the DISTRICT REFINEMENT PLAN for the respective DISTRICT of the SPECIFIC PLAN.

Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 45 SP - CVWD CLEARANCE RECOMMND

The Coachella Valley Water District (CVWD) has indicated a conceptual approval of the Specific Plan design and related studies in a letter provided to the Planning Department on October 22, 2010. The following conditions of approval were requested in said letter. Prior to approval of any implementing project, the project proponent shall provide a clearance letter from CVWD to the Planning Department indicating that the following requirements have been met to the satisfaction of CVWD:

1. Flood risks from two drainage areas and potential flows from the Un-named Canyon South of Barton Canyon-Fan 6 and Barton Canyon-Fan 5 were not identified in the Report as a flood hazard that impact the development at the northwestern and north boundaries (Pierce Street and Avenue 80). The two drainage areas contribute approximately 1,200 - 2,000 cfs per square mile. The flows from the two drainage areas along with potential flows from Un-named Canyon-Fan 6 and Barton Canyon-Fan 5 will need to be determined and facilities constructed to collect, route and discharge the flows in a manner compatible with pre-project/existing conditions. These flood risks are

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30.PLANNING. 45

SP - CVWD CLEARANCE (cont.)

RECOMMND

identified on the Exhibit.

2. The proposed flood control scheme will need to adequately address potential upstream and downstream impacts, as summarized below:

a. Channel 4 collects flow from a fan surface and discharges 3,490 cfs of concentrated flow into a culvert at HWY 86 where there are no downstream improvements. The discharge from Channel 4 must be released in a manner consistent with pre- project/existing conditions, which will require future analysis to define these conditions. Alternatively, the developer can store or discharge flows within the boundaries of the northern portion of the development or obtain flooding easements from northern adjacent property owners.

b. The existing flood hazard analysis shows depths of 1 to 2 feet and velocities of 6 to 7 feet per second (fps) near the upstream (southwesterly) boundary of the development. The flood control concept plans show velocities that exceed 15 fps and depths of over 2 feet in the proposed channels. It is our view that the proposed depths and velocities will rapidly erode their proposed (natural bottom) flood channels and erosion may extend upstream of the development boundary. Future detailed analyses will be required to demonstrate that the channels remain stable, maintain their flood conveyance capacity and do not alter properties upstream of the development. Engineering solutions may include wider or concrete lined flood control channels.

c. The flood control scheme proposes to excavate flood basins and sediment traps and construct diversion channels to route flows from Channel 1, 2 and 3 through existing culverts within HWY 86's right-of-way. It is not known if Caltrans will permit the developer to build these facilities and we are not yet convinced that routing the peak flows through the existing culverts is a practical solution to flood management. Future detailed analysis will be required and engineering solutions may require improved or new culverts/bridges under HWY 86.

d. The developer will be required to obtain tentative approval from Caltrans for use and/or improvements within their right-of-way.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 45

SP - CVWD CLEARANCE (cont.) (cont.)

RECOMMND

e. The flood control scheme has three channels that discharge concentrated flows of 840 cfs, 34,039 cfs and 11,306 cfs into the Salton Sea. No analysis has been provided to demonstrate these discharges are reasonably similar to pre-project conditions. As well, potential impacts from sediment deposition and the Sea's receding shoreline on downstream properties have not been addressed. Future detailed analysis will be required that demonstrates the issues above have been addressed; such an analysis may result in changes to the conceptual designs of Channels 1, 2 and 3.

f. The flood control scheme proposes flood basins and sediment traps to the east of HWY 86 as part of protecting the development. These basins will capture sediment transported from the Santa Rosa Mountains and also capture sediments eroded from the flood control channels. Future detailed analyses will be required to predict the volumes of sediment that might be transported and trapped to ensure that the flood control scheme will function under these predicted volumes and develop a practical sediment management program.

3. A future detailed document that discusses the management, operations, and maintenance of the flood control system will also be required.

The development proposes to use for flood control several CVWD irrigation drainage channels that discharge into the Salton Sea. Coachella Valley drainage channels have existing beneficial uses that include preservation of rare, threatened or endangered species. Please note that the Conditional Letter of Map Revision (CLOMR) process as of October 1, 2010, requires compliance with the Endangered Species Act (ESA). ESA compliance documentation is required prior to submitting the CLOMR to FEMA. Because of the recent change, CVWD may require that the developer obtain a CLOMR prior to approval of Tentative Map.

The Salton Sea is designated as Waters of the United States; the developer will be required to obtain permission and/or permits for the construction of the channels at the Salton Sea from the Army Corps of Engineers, the Environment Protection Agency (EPA) and the Regional Water Quality Control Board.

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30.PLANNING. 45 SP - CVWD CLEARANCE (cont.) (cont.) (cont.) RECOMMND

The developer is urged to begin consultation with U.S. Department of Interior's Fish and Wildlife Service, California Department of Fish and Game, Army Corps of Engineers and other environmental agencies regarding the flood control scheme to minimize any potential future impacts/changes to the flood control scheme.

CVWD requests the county require the developer to update the pertinent sections of Specific Plan 375 and the EIR documentation to include the above conditions as part of the flood control scheme concept approval. Also, CVWD requests to reserve the right to comment on the flood control scheme in the event modifications are made during the finalization of the Specific Plan & EIR documentation.

30.PLANNING. 46 SP - MITIG MEASURE 6.1-4 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.1-4 from EIR514 requires:

Prior to grading final, the project applicant shall develop a lighting plan to reduce off-site and nighttime lighting impacts that shall be subject to approval by the Riverside Planning Department. The plan shall require all lighting adjacent to open space areas to be downcast luminaries with light patterns directed away from and shielded so that light is not directed into open space areas. Mercury vapor and halide lighting shall not be used on the perimeter of the developed areas and in areas adjacent to undeveloped open space. Security lighting throughout the project shall be controlled to limit light shine to necessary periods."

30.PLANNING. 47 SP - MITIG MEASURE 6.3-1 RECOMMND

Mitigation Measure 6.3-1 from EIR514 requires:

Prior to implementing project approval, applicants for

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - MITIG MEASURE 6.3-1 (cont.) RECOMMND

implementing projects shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.

30.PLANNING. 48 SP - MITIG MEASURE 6.3-2 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-2 from EIR514 requires:

Prior to grading permit issuance, applicants for implementing projects shall develop a Construction Emission Management Plan to minimize construction-related emissions. The Construction Emission Management Plan shall include, at a minimum, the following elements:

-Use of water trucks or sprinkler system in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency.

-Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 20 miles per hour).

-Suspend the use of all construction equipment during first-stage smog alerts.

-Active sites shall be watered at least three times daily during dry weather.

-Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies.

-Application of non-toxic chemical soil stabilizers or

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30.PLANNING. 48

SP - MITIG MEASURE 6.3-2 (cont.)

RECOMMND

apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days) or plant vegetative ground cover as soon as possible.

-Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas.

-Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles.

-Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment.

-The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following:

-Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

-Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions.

-An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - MITIG MEASURE 6.3-2 (cont.) (cont.) RECOMMND

to report complaints regarding excessive fugitive dust generation: Any reasonable complaints shall be rectified within 24 hours of their receipt.

"The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations.

Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions."

30.PLANNING. 49 SP - MITIG MEASURE 6.3-3 RECOMMND

Mitigation Measure 6.3-3 from EIR514 requires:

Prior to implementing project approval, applicants for implementing projects located in areas under the jurisdiction of the SCAQMD shall be required to conduct a project-level Localized Significance Thresholds (LST) analysis in accordance with the SCAQMD Final Localized Significance Thresholds Methodology or any superseding guidance document adopted by the SCAQMD Governing Board (South Coast Air Quality Management District, Final Localized Significance Threshold Methodology (2008)). The guidance document may be viewed at the following website: <http://www.aqmd.gov/ceqa/handbook/lst/lst.html>).

30.PLANNING. 50 SP - MITIG MEASURE 6.3-4 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-4 from EIR514 requires:

Prior to building final inspection, the applicant shall submit building plans to the County Building Department to demonstrate that all residential buildings are designed to achieve energy efficiency equivalent to levels 30 percent

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - MITIG MEASURE 6.3-4 (cont.) RECOMMND

better than the current standards required by Title 24 (2008) Standards at the time building permits are issued."

30.PLANNING. 51 SP - MITIG MEASURE 6.3-5 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-5 from EIR514 requires:

Prior to building final inspection, the applicant shall submit building plans to the County Building Department to demonstrate that all commercial buildings shall be designed to achieve energy efficiency equivalent to levels 15 percent better than the current standards presently required by Title 24 (2008) Standards at the time building permits are issued."

30.PLANNING. 52 SP - MITIG MEASURE 6.3-6 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-6 from EIR514 requires:

Prior to building final inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified in plot plans and may not be pooled in one location. A minimum of 10 percent of parking spaces in excess of those required by County ordinance shall be reserved for carpool or vanpool parking."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 54 SP - MITIG MEASURE 6.3-7 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-7 from EIR514 requires:

Prior to building final inspection, applicants shall post "5-minute idling" signs for trucks where applicable."

30.PLANNING. 55 SP - MITIG MEASURE 6.3-8 RECOMMND

Mitigation Measure 6.3-8 from EIR514 requires:

Prior to implementing project approval, applicants for implementing projects shall provide or make arrangements to provide shuttle service connecting the project's medium- and high-density development areas to existing transit service until such time that full transit service is provided to and within the project site.

30.PLANNING. 56 SP - MITIG MEASURE 6.3-10 RECOMMND

Mitigation Measure 6.3-10 from EIR514 requires:

Prior to implementing project approval, plans demonstrating that active parks, playgrounds, schools, and nursing/hospital facilities are to be located at least 500 feet from the closest right of way of State Route 86S shall be submitted to the County Planning Department for review and approval.

30.PLANNING. 57 SP - MITIG MEASURE 6.3-11 RECOMMND

Mitigation Measure 6.3-11 from EIR514 requires:

Prior to implementing project approval, plans demonstrating that residential units are to be located a minimum of 300 feet from the nearest right of way of State Route 86S to the lot line shall be submitted to the County Planning Department for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58

SP - MITIG MEASURE 6.3-12

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-12 from EIR514 requires:

Prior to building final inspection, residential units located within 500 feet from the closest right of way of State Route 86S shall be equipped with high-efficiency electrostatic cleaning devices."

30.PLANNING. 59

SP - MITIG MEASURE 6.3-13

RECOMMND

Mitigation Measure 6.3-13 from EIR514 requires:

Prior to implementing project approval, residential units located within 500 feet from the closest right of way of State Route 86S shall be required to conduct a health risk assessment.

30.PLANNING. 60

SP - MITIG MEASURE 6.3-14

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.3-14 from EIR514 requires:

Prior to building final inspection, permit applicants shall provide to the County Planning Department a disclosure document form, to be provided to all future property owners (residential and commercial), disclosing that the property is in the Salton Sea Air Basin, which is an area designated as in nonattainment status by the U.S. EPA and California Air Resources Board (CARB) for particulate matter, including but not limited to PM10. The documentation shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60

SP - MITIG MEASURE 6.3-14 (cont.)

RECOMMND

note that periodic windblown dust and particulate matter from agricultural lands in Riverside, and exposed Salton Sea shoreline areas if sea levels recede further, may result in adverse respiratory health impacts. The disclosure form shall be provided to all future property owners within the Project site, after review and approval by the County Planning Department."

30.PLANNING. 61

SP - MITIG MEASURE 6.3-15

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.3-15 from EIR514 requires:

Prior to grading permit issuance, the construction contractor shall prepare a Work Plan for review and approval by County Building and Safety Department and County Department of Public Health that includes the following measures, where feasible, to reduce valley fever and Hantavirus risk during construction:

-For construction activity involving substantial soil disturbance activity, preferentially assign persons with positive coccidioidin skin tests (since those with positive tests can be considered immune to reinfection of valley fever) to perform the work.

-Hire crews from local populations when and where possible, since it is more likely that they have been previously exposed to the fungus (coccidioides immitis) and are therefore immune.

-Consult with staff from the Coachella Valley Mosquito and Vector Control District to ascertain whether the wild rodent surveillance program has identified risks posed by the Hantavirus in areas under construction. Construction activity shall be limited in areas identified as a risk and workers shall be notified of the findings.

-Require crews to use respirators during project clearing,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 61 SP - MITIG MEASURE 6.3-15 (cont.) RECOMMND

grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.

-Require that the cabs of grading and construction equipment be air-conditioned.

-Preferentially assign crews to work upwind from excavation sites to the greatest extent possible. This measure does not apply to persons with positive coccidioidin skin tests (since those with positive tests can be considered immune to reinfection of valley fever).

-Pave or apply sufficient water or environmentally safe dust control agents on all construction roads.

-Where acceptable to the fire department, control weed growth by mowing instead of discing, thereby leaving the ground undisturbed and with a mulch covering.

-During rough grading and construction, the access way into the project site from adjoining paved roadways should be paved or treated with water or environmentally safe dust control agents."

30.PLANNING. 62 SP - MITIG MEASURE 6.3-16 RECOMMND

Mitigation Measure 6.3-16 from EIR514 requires:

Prior to implementing project approval, stationary sources of diesel, ozone, or particulate matter (PM10 and PM2.5) contaminants or projects attracting or generating substantial numbers of diesel truck trips shall be required to demonstrate to the County Planning Department that such projects would not exceed the health-based significance thresholds established by the SCAQMD and/or ICAPCD as appropriate. Based on the current health-based significance thresholds, if the assessment determines that the project would result in an incremental increase in cancer risk of more than 10 in 1 million at the maximally impacted residential, sensitive, and off-site workplace receptors or that the chronic hazard indices for non-cancer health impacts are above 1.0 at the maximally exposed residential, sensitive, and off-site workplace receptors, the proposed project shall be required to implement project design changes or measures that would reduce impacts to below the

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30.PLANNING. 62 SP - MITIG MEASURE 6.3-16 (cont.) RECOMMND
thresholds.

30.PLANNING. 63 SP - MITIG MEASURE 6.3-19 RECOMMND

Mitigation Measure 6.3-19 from EIR514 requires:

Prior to implementing project approval, plans demonstrating that auto body shops with painting/coating operations are to be located at least 1 mile feet from odor sensitive receptors shall be submitted to the County Planning Department for review and approval.

30.PLANNING. 64 SP - MITIG MEASURE 6.3-20 RECOMMND

Mitigation Measure 6.3-20 from EIR514 requires:

Prior to implementing project approval, plans demonstrating that asphalt plants are to be located at least 1 mile feet from odor sensitive receptors shall be submitted to the County Planning Department for review and approval.

30.PLANNING. 65 SP - MITIG MEASURE 6.5-1 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.5-1 from EIR514 requires:

Prior to issuance of a grading permit, as required by State CEQA Guidelines Sections 15064.5(e) and (f), a cultural resources management plan (CRMP) shall be prepared and submitted for the appropriate County Planning Department for review and approval. The CRMP shall contain detailed provisions for the treatment of unanticipated discoveries during project construction, including human remains. The provisions of the CRMP should be consistent with state law as contained in Health and Safety Code Section 7050.5, and PRC Sections 5097.94 and 5097.98. Such mitigation shall be addressed in a manner consistent with the following:

-If buried materials of potential historical or cultural

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 65 SP - MITIG MEASURE 6.5-1 (cont.)

RECOMMND

significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area shall be halted or diverted until a qualified historian/archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures as discussed in the CRMP shall be implemented.

-If evidence of potentially significant prehistoric or historic resources is uncovered during project-related grading areas in which archaeological and Native American monitoring has already been required, the extent of monitoring shall be amended and the presence of a Native American monitors shall be incorporated into the monitoring program for all areas in the affected tentative tract."

30.PLANNING. 66 SP - MITIG MEASURE 6.5-3

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.5-3 from EIR514 requires:

Prior to grading final for any grading activity near any of the sites listed below, the respective following site shall be tested and evaluated in consultation with the Torres-Martinez Desert Cahuilla Indians as required, and pursuant to the requirements of Phase II Archaeological standards and practices, as approved by Riverside County, for the sites to determine integrity, data potential and significance: CA-RIV-8891 (33-17082), CA-RIV-8894 (33-17085), CA-RIV-8895 (33-17086), CA-RIV-8896 (33-17087), CA-IMP-8784 (13-009821), CA-IMP-8785 (13-009822), CA-IMP-8786 (13 009823), CA-IMP-92, CA-IMP-100, and CA-IMP-2626."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 67

SP - MITIG MEASURE 6.5-6

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.5-6 from EIR514 requires:

Prior to grading final for each implementing project, the areas under consideration shall be monitored by a County-approved and qualified paleontologist, who shall develop a formal agreement with a recognized museum repository, such as the Natural History Museum of Los Angeles County Vertebrate Paleontology Department (LACM). Prior to earth moving activities, the paleontologist shall coordinate with appropriate construction contractor personnel.

Should paleontological resources be discovered during earthmoving activities, work shall cease and no further disturbance shall occur in the immediate vicinity of the uncovered resource and an area 50 feet in diameter of the find. A paleontologist shall be contacted to investigate the find and, if deemed necessary, collect uncovered paleontological resources, curate any resources collected with an appropriate reposition, and file a report with the appropriate Planning Department documenting any paleontological resources that are found. Upon completion of the field investigation, collection of the resources, if necessary, and clearance of the find by the paleontologist, earthmoving activities may resume."

30.PLANNING. 68

SP - MITIG MEASURE 6.6-1

RECOMMND

Mitigation Measure 6.6-1 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical and engineering geologic investigations that analyze site-specific seismic shaking including provisions for appropriate construction techniques, including adherence to local codes and the California Building Code's design criteria for construction within former Seismic Zone 4, now Seismic Design Category E or F, shall be prepared by

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 68 SP - MITIG MEASURE 6.6-1 (cont.) RECOMMND

California-registered geotechnical engineers and certified engineering geologists, and submitted to the Riverside County Planning Department-Geology (or equivalent) for review and approval.

30.PLANNING. 69 SP - MITIG MEASURE 6.6-2 RECOMMND

Mitigation Measure 6.6-2 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical and engineering geologic investigations shall analyze site-specific lateral spread landslide potential (in accordance with Special Report 117 and the 2007 CBC) and (as appropriate) include provisions for appropriate construction techniques. This shall include adherence to the California Building Code's design criteria for construction within Seismic Design Category E or F. This study and all appropriate recommendations shall be prepared by California registered geotechnical engineers and certified engineering geologists, and submitted to the Riverside County Planning Department-Geology (or equivalent) for review and approval.

30.PLANNING. 70 SP - MITIG MEASURE 6.6-3 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GARDING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.6-3 from EIR514 requires:

Prior to the issuance of grading permits and in compliance with the requirements of Riverside County ordinances, a detailed design-level geotechnical report(s) shall be submitted to the County's Geologist for review and approval concurrent with each tract map or parcel map application. The report(s) shall identify and address site-specific (a) underlying soil conditions (including corrosive and expansive soil conditions), (b) liquefaction potential, (c) seismic parameters and building requirements, (d) tile drain and subdrainage system conditions, and (e) slope stability and rockfall hazards. The measures recommended in

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70 SP - MITIG MEASURE 6.6-3 (cont.) RECOMMND

the final geotechnical report(s) shall be identified on applicable grading plans and shall be implemented to the satisfaction of the County Geologist. Grading shall be performed in accordance with applicable provisions of the Standard Grading Specifications contained in the design-level geotechnical reports."

30.PLANNING. 71 SP - MITIG MEASURE 6.6-4(A) RECOMMND

Mitigation Measure 6.6-4 from EIR514 requires:

Prior to implementing project approval (and grading final, see 30.PLANNING.72) site-specific hydrologic, geotechnical and engineering geologic investigations shall analyze site-specific soils for erosion, sedimentation, and debris flow potential (in accordance with local codes and the 2007 CBC) and (as appropriate) include provisions for appropriate construction techniques. These studies and all appropriate recommendations shall be prepared by California registered geotechnical engineers, registered civil engineers, and certified engineering geologists, and submitted to the Riverside County Planning Department-Geology (or equivalent) for review and approval.

30.PLANNING. 72 SP - MITIG MEASURE 6.6-4(B) RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.6-4 from EIR514 requires:

Prior to grading final, site-specific hydrologic, geotechnical and engineering geologic investigations shall analyze site-specific soils for erosion, sedimentation, and debris flow potential (in accordance with local codes and the 2007 CBC) and (as appropriate) include provisions for appropriate construction techniques. These studies and all appropriate recommendations shall be prepared by California registered geotechnical engineers, registered civil

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 72 SP - MITIG MEASURE 6.6-4(B) (cont.) RECOMMND

engineers, and certified engineering geologists, and submitted to the Riverside County Planning Department-Geology (or equivalent) for review and approval."

30.PLANNING. 73 SP - MITIG MEASURE 6.6-5 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.6-5 from EIR514 requires:

Prior to grading final for each implementing project, the project applicant shall submit a copy of the Notice of Intent (NOI) to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System (NPDES) issued by the Colorado River Regional Water Quality Control Board (CRRWQCB). The applicant shall submit a copy of the NOI and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to Riverside (or equivalent) for review and approval. A copy of the SWPPP must be maintained on the project site during grading and construction activities. The Riverside County Planning Department shall review the documentation and shall conduct site inspections during construction to monitor for compliance with the SWPPP. The project's SWPPP shall also include the following provisions:

-Pre-Grading: The portions of the site to be graded shall be pre-watered to a depth designated by the soils engineer prior to the onset of grading operations.

-Pre-Grading: Undisturbed areas of biological soil crusts in "non-construction" areas adjacent to proposed roadways, buildings, parking areas, etc., shall be marked so that unnecessary disturbance of the biological soil crusts is minimized.

-During Grading: Once grading has commenced, and until

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30.PLANNING. 73

SP - MITIG MEASURE 6.6-5 (cont.)

RECOMMND

grading has been completed, watering of the site and/or other treatment(s) determined to be appropriate shall be ongoing.

-Post-Grading: All disturbed areas shall be treated to prevent erosion during the term that the area will remain undeveloped.

-Landscape and irrigation shall be installed per future plan submittals."

30.PLANNING. 74

SP - MITIG MEASURE 6.6-6

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.6-6 from EIR514 requires:

Prior to grading final for each implementing project, the applicant/owner shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural best management practices (BMPs) to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building, and grading plans. Maintenance records shall be maintained by the applicant/owner for residential developments, or landowners for commercial developments. Prior to approval of the Land Use Permit, the SWQMP shall be submitted to Riverside County Flood Control and Water Conservation District. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Maintenance records shall be submitted to Riverside County Planning Department on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - MITIG MEASURE 6.6-6 (cont.) RECOMMND

maintained by the landowner or applicant/owner, and be made available to Riverside County Planning Department on request."

30.PLANNING. 75 SP - MITIG MEASURE 6.6-7 RECOMMND

Mitigation Measure 6.6-7 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical investigations shall be prepared and submitted to the Riverside County of Planning Department-Geology, as appropriate, to identify areas of potential shallow groundwater. The geotechnical studies shall identify appropriate construction techniques (e.g., dewatering, groundwater barriers, et al.) where groundwater is identified within 50 feet of the ground surface.

30.PLANNING. 76 SP - MITIG MEASURE 6.6-8 RECOMMND

Mitigation Measure 6.6-8 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical investigations shall be prepared and submitted to the Riverside County Planning Department-Geology, as appropriate, to identify potential impacts related to subsidence. The geotechnical studies shall identify appropriate construction techniques to be used during grading and building design such as the compaction of soils, modified grading techniques, use of spread footings, the use of post tensioned slabs, and other methods.

30.PLANNING. 77 SP - MITIG MEASURE 6.6-9 RECOMMND

Mitigation Measure 6.6-9 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical and engineering geologic investigations that analyze site-specific soil conditions, including the potential for collapsible soils, shall be prepared by California registered geotechnical engineers and certified engineering geologists, and submitted to the Riverside County Planning Department-Geology (or equivalent) for review and approval. Recommended mitigations may include overexcavation of the subject soils and recompaction on new engineered fill material, possibly pre-saturating the subject soils, and provision of proper surface drainage

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 77 SP - MITIG MEASURE 6.6-9 (cont.) RECOMMND
away from structures and building foundations.

30.PLANNING. 78 SP - MITIG MEASURE 6.6-10 RECOMMND
Mitigation Measure 6.6-10 from EIR514 requires:

Prior to implementing project approval, site-specific geotechnical studies, including soil expansion tests, shall be prepared and submitted to the Riverside County Planning Department-Geology, as appropriate, and shall include appropriate construction methods to reduce impacts from expansive soils.

30.PLANNING. 79 SP - MITIG MEASURE 6.7-2 RECOMMND
Mitigation Measure 6.7-2 from EIR514 requires:

Prior to implementing project approval and grading final, future applicants for implementing projects and grading permits on the project site shall conduct a site survey by a County-approved licensed professional to identify and remediate all contaminated soils on the project site. All pesticide residue measured in on-site soils shall not exceed the applicable Preliminary Remediation Goals and the survey report shall be approved and documented by the Riverside County Department of Environmental Health.

30.PLANNING. 80 SP - MITIG MEASURE 6.7-3 RECOMMND
Mitigation Measure 6.7-3 from EIR514 requires:

Prior to implementing project approval, the applicant shall submit plans to the Coachella Valley Mosquito and Vector Control District (CVMVCD) which identify potential breeding sources for mosquitoes (such as standing water in street catch basins, subdivision drains, roadside ditches, flood channels, ravines, and similar places on public right-of-way and parks) that demonstrate designs that would minimize such breeding sources.

30.PLANNING. 81 SP - MITIG MEASURE 6.8-1 RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 81 SP - MITIG MEASURE 6.8-1 (cont.)

RECOMMND

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.8-1 from EIR514 requires:

Prior to grading final for each implementing project, a project-specific water quality management plan (WQMP) shall be submitted to Riverside County for review and approval."

30.PLANNING. 82 SP - MITIG MEASURE 6.8-2

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.8-2 from EIR514 requires:

Prior to grading final for each implementing project, a detailed operation and maintenance plan shall be submitted to the Riverside County, and Coachella Valley Water District, for review and approval for the as-built project conditions."

30.PLANNING. 83 SP - MITIG MEASURE 6.8-3

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.8-3 from EIR514 requires:

Prior to grading final for each implementing project, a Storm Water Pollution Prevention Plan (SWPPP) shall be developed and submitted to the Regional Water Quality

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 83 SP - MITIG MEASURE 6.8-3 (cont.) RECOMMND

Control Board for review approval. The SWPPP shall identify potential sources of pollution and specify runoff controls or BMPs during construction for the purpose of minimizing the discharge of pollutants in stormwater from the construction area. In addition, the SWPPP must identify post-construction control measures and a monitoring plan."

30.PLANNING. 84 SP - MITIG MEASURE 6.8-5 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.8-5 from EIR514 requires:

Prior to grading final for each implementing project, the applicant shall provide a plan for re-routing or connecting to existing irrigation and drainage facilities. This may include use of or alternation to facilities operated by or within the rights-of-way of other entities/The plan shall be submitted to the appropriate agency (US Bureau of Reclamation, Caltrans, or Coachella Valley Water District) for review and approval."

30.PLANNING. 85 SP - MITIG MEASURE 6.8-6 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.8-6 from EIR514 requires:

During grading, the existing under-drainage system (tile drains), shall be preserved, where possible, to reduce potential adverse effects due to groundwater. Light weight excavation equipment shall be used where excavations come near the existing title drains to prevent damage to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 85 SP - MITIG MEASURE 6.8-6 (cont.)

RECOMMND

underdrainage system. Where the tile drains are to be disrupted or exposed during grading, a replacement set of drains will be needed. The grading and construction aspects of the underdrainage system shall be performed under the guidance, observation/documentation, and recommendations of the Project Geologist. A formal evaluation of the installed subdrainage system, including the remaining tile drains, shall be evaluated for operation and flow once grading activities are completed. This report shall be prepared by the Project Geologist, the Project Civil Engineer, or the Project Agricultural/Civil Engineer and submitted to Riverside County for review."

30.PLANNING. 86 SP - MITIG MEASURE 6.8-8

RECOMMND

Mitigation Measure 6.8-8 from EIR514 requires:

Prior to implementing project approval, the applicant shall submit to Coachella Valley Water District (CVWD) for review and approval a hydrologic study that evaluates the potential flows from Un-Named Canyon-Fan 6 and Barton Canyon-Fan 5. This study will identify facilities to be constructed to collect, route and discharge flows in a manner compatible with pre-project/existing conditions across the project site.

30.PLANNING. 87 SP - MITIG MEASURE 6.8-10

RECOMMND

Mitigation Measure 6.8-10 from EIR514 requires:

Prior to implementing project approval for each phase or district, as appropriate, the applicant shall submit for review and approval a hydrology report to address potential erosion issues within the proposed channels to demonstrate that the channels remain stable, maintain their flood conveyance capacity, and do not alter properties upstream of the proposed project.

30.PLANNING. 88 SP - MITIG MEASURE 6.11-3

RECOMMND

Mitigation Measure 6.11-3 from EIR514 requires:

Prior to implementing project approval for each implementing project, for residential lots located within 65 dB(A) CNEL or greater noise contour or adjacent to a road that is classified as a secondary or larger, an

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 88

SP - MITIG MEASURE 6.11-3 (cont.)

RECOMMND

acoustic analysis shall be required to address requirements for determining and mitigating traffic noise impacts to residential structures. The acoustical analysis must be received, reviewed, and approved by the appropriate agency (such as the Riverside County Office of Industrial Hygiene). Methods that may be implemented to meet the standards include, but are not limited to, providing noise walls of sufficient size to break the line of sight between roadways and residential areas, providing open-space buffers, providing natural barriers such as hills, berms, boulders, and dense vegetation, or a combination of these methods.

30.PLANNING. 89

SP - MITIG MEASURE 6.11-4

RECOMMND

Mitigation Measure 6.11-4 from EIR514 requires:

Prior to implementing project approval for each implementing project, a future noise study is required to address the stationary commercial noise standard as it relates to parking lot noise. Facility-related noise as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home," must not exceed the following worst-case noise levels of 45 dB(A) - 10-minute noise equivalent level (Leq) between the hours of 10:00 PM to 7:00 AM (nighttime standard); and 65 dB(A) - 10-minute Leq, between 7:00 AM and 10:00 PM (daytime standard). The noise study must be received, reviewed, and approved by the appropriate agency (such as the Riverside County Office of Industrial Hygiene). Methods that may be employed to reduce parking lot noise may include a noise barrier of sufficient size to break the line of sight, an open-space buffer, a setback, or a combination of methods shall be developed along locations between parking lot noise and exterior usable areas within residential uses where these uses interface.

30.PLANNING. 90

SP - MITIG MEASURE 6.11-5

RECOMMND

Mitigation Measure 6.11-5 from EIR514 requires:

Prior to implementing project approval for each implementing project, a future noise study is required to address the stationary commercial noise standard as it relates to loading dock noise. Facility-related noise as

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 90 SP - MITIG MEASURE 6.11-5 (cont.) RECOMMND

projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home," must not exceed the following worst-case noise levels of 45 dB(A) - 10-minute noise equivalent level (Leq) between the hours of 10:00 PM to 7:00 AM (nighttime standard); and 65 dB(A) - 10-minute Leq, between 7:00 AM and 10:00 PM (daytime standard). The noise study must be received, reviewed, and approved by the appropriate agency (such as the Riverside County Office of Industrial Hygiene) prior to each implementing project approval. Methods that may be employed to reduce parking lot noise may include designing loading docks to have either a depressed (i.e., below grade) loading dock area, an internal bay, or a wall to break the line of sight between residential land uses and loading operations.

30.PLANNING. 91 SP - MITIG MEASURE 6.11-6 RECOMMND

Mitigation Measure 6.11-6 from EIR514 requires:

Prior to implementing project approval, a future noise study is required to address the stationary commercial noise standard as it relates to mechanical, electrical, or other related commercial type noise. Facility-related noise as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library, or nursing home," must not exceed the following worst-case noise levels of 45 dB(A) - 10 minute noise equivalent level (Leq) between the hours of 10:00 PM to 7:00 AM (nighttime standard); and 65 dB(A) - 10-minute Leq, between 7:00 AM and 10:00 PM (daytime standard). The noise study must be received, reviewed, and approved by the appropriate agency (such as the Riverside County Office of Industrial Hygiene) prior to each implementing project approval. Method that may be employed to reduce mechanical, electrical, or other commercial type noise may include locating equipment away from receptor areas, proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into building design.

30.PLANNING. 92 SP - MITIG MEASURE 6.11-7 RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92

SP - MITIG MEASURE 6.11-7 (cont.)

RECOMMND

on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.11-7 from EIR514 requires:

Prior to grading final for each implementing project, the construction contractors shall use best management practices (BMPs) to reduce vibration due to specific plan construction activities by implementing the following:

- identifying all uses in the vicinity that may be adversely affected by the vibrations, including residences built in earlier phases and non-residential land uses that may contain vibration-sensitive equipment;

- installing seismographs at the aforementioned sensitive locations to ensure that vibration thresholds are not exceeded, and/or that construction activities would not cause structural damage or adversely affect vibration-sensitive equipment;

- adjusting vibration amplitudes of the construction equipment used on site such as limiting the number of pieces operating in one location at the same time in areas where conditions would affect structures, the sensitivity of vibration sensitive equipment, and/or human tolerance;

- utilizing cast-in-drilled-hole (CIDH) piles in lieu of pile driving;

- providing notification to the residential land uses directly adjacent to the project site, at least 10 days in advance, of construction activities that are anticipated to result in vibration levels above the thresholds;

- conducting demolition, earthmoving, and ground-impacting operations sequentially, so as not to have two such operations occurring on the project site at the same time;

- selecting a demolition method to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers); and/or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 92 SP - MITIG MEASURE 6.11-7 (cont.) (cont.) RECOMMND

-operating earth-moving equipment on the construction site as far away as possible or practical from vibration-sensitive sites; using wheeled or rubber-tracked equipment, and using small pieces of equipment such as smaller bulldozers when possible.

The Riverside County Building and Safety Department shall monitor the conditions to determine that these BMPs are being utilized correctly and efficiently in order to reduce vibration impacts throughout the proposed project."

30.PLANNING. 93 SP - MITIG MEASURE 6.11-9 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.11-9 from EIR514 requires:

Prior to grading final for each implementing project, the project applicant shall submit copies of proposed project construction documents and specifications to the Riverside County Building and Safety Department, as appropriate, indicating that construction staging areas along with the operation of earthmoving equipment within the project area is located as far away from vibration- and noise-sensitive sites as possible."

30.PLANNING. 94 SP - MITIG MEASURE 6.11-10 RECOMMND

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

PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.11-10 from EIR514 requires:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 94 SP - MITIG MEASURE 6.11-10 (cont.) RECOMMND

Prior to grading final for each implementing project, the project applicant shall submit copies of proposed project construction documents and specifications to the Riverside County Planning Department, as appropriate, indicating that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible."

30.PLANNING. 95 SP - MITIG MEASURE 6.13-7 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.13-7 from EIR514 requires:

Prior to grading final, the construction contractor shall provide a plan for review and approval by Riverside County Fire Department (RCFD) to demonstrate that during all grading and site clearance activities, all earth-moving equipment shall be equipped with spark arrestors and at least two portable fire extinguishers per vehicle. All equipment used in the vegetation-clearance phase shall be equipped with spark arrestors and best available fire safety technology. The vegetation-clearance activities shall be coordinated with and approved by the RCFD or SCSD in advance."

30.PLANNING. 96 SP - MITIG MEASURE 6.13-8 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.13-8 from EIR514 requires:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 96

SP - MITIG MEASURE 6.13-8 (cont.)

RECOMMND

Prior to building final permit, the applicant shall submit proof that all structures adjacent to open space shall be designed to satisfy at least a 1-hour fire resistant rating. Such structures shall incorporate fire retardant features such as boxed-in eaves, reduced overhangs, double-paned windows, convection resistant roof design, non-combustible roofing material, and related design features, as determined necessary by the RCFD and/or SCSD. Building permits shall not be issued until review of fire-retarding architectural features has been completed by the RCFD and/or SCSD. Design standards meeting RCFD and/or SCSD shall be included in the Fire Hazard Reduction Program and incorporated into the Fire Hazard Reduction Design Guidelines for the residential units."

30.PLANNING. 97

SP - MITIG MEASURE 6.13-10

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.13-10 from EIR514 requires:

Prior to building final inspection, the applicant shall provide for the purchasers of residential, commercial, and industrial units in planning areas that would be located adjacent to Open Space-Conservation and other off-site undeveloped or natural areas to be notified as to the requirements and maintenance of a brush-clearance radius of 100 feet around all buildings pursuant to Riverside County Ordinance No. 787 as appropriate."

30.PLANNING. 98

SP - MITIG MEASURE 6.14-1

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 98 SP - MITIG MEASURE 6.14-1 (cont.) RECOMMND

project:

Mitigation Measure 6.14-1 from EIR514 requires:

Prior to grading final for each implementing project, a designated parking area with a security officer shall be provided for the construction workers during grading and construction operations. A site security plan shall be prepared and submitted to the Riverside County Sherriff's Department by the contractor indicating security features that shall be incorporated on the construction site(s), such as fencing and locked entrances, and construction equipment, tools, and material shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use."

30.PLANNING. 99 SP - MITIG MEASURE 6.15-1 RECOMMND

Mitigation Measure 6.15-1 from EIR514 requires:

Prior to implementing project approval, applicant(s) for implementing project development shall pay the development impact fees at the designated level (Level I, II, or III) as set forth by the Coachella Valley Unified School District (CVUSD), at the current rate. Fees shall be paid based on the square-footage of development per single-family residential unit, multi-family residential unit, commercial unit, and secondary living unit as required by CVUSD policy in each implementing project area. Active adult residential units proposed in the specific plan shall pay the development impact fees at the designated level (Level I, II, or III) for commercial/industrial development, as set forth by the CVUSD, at the current rate.

30.PLANNING.100 SP - MITIG MEASURE 6.16-1 RECOMMND

Mitigation Measure 6.16-1 from EIR514 requires:

Prior to the implementing project approval, a final bidding Memorandum of Understanding (MOU) shall be executed between the applicant and Desert Recreation District (DRD) for the maintenance and operation of parks, including regional parks, within Riverside County. For the open space areas and other public parks areas within Riverside County not included as part of the final binding MOU between the

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30.PLANNING.100 SP - MITIG MEASURE 6.16-1 (cont.) RECOMMND

applicant and DRD, the applicant shall annex into Community Service Area (CSA) 125, or other appropriate CSA, to provide for the maintenance and operation of such areas.

30.PLANNING.101 SP - MITIG MEASURE 6.18-1 RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.18-1 from EIR514 requires:

Prior to grading final for each implementing project, the contractors for construction activities for the applicants of implementing projects shall prepare a construction safety plan and submit it to the appropriate County Planning Department and Fire Department for review and approval. The plan shall include provisions for safety activities, including prevention, work-related injuries, on-site safety equipment, notification procedures, and other activities to prevent, reduce, and respond to injuries during construction."

30.PLANNING.102 SP - MITIG MEASURE 6.20-1 RECOMMND

Mitigation Measure 6.20-1 from EIR514 requires:

Prior to implementing project approval, future applicants for development permits must submit plans for water delivery systems to Coachella Valley Water District (CVWD) for review and approval.

30.PLANNING.103 SP - MITIG MEASURE 6.20-2 RECOMMND

Mitigation Measure 6.20-2 from EIR514 requires:

Prior to implementing project approval, water quality testing for irrigation and fire suppression that uses nonpotable water shall submit documentation to Coachella Valley Water District (CVWD) indicating that the water quality meets the requirements of the California Department

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.103 SP - MITIG MEASURE 6.20-2 (cont.) RECOMMND

of Public Health and fire flow requirements for the Fire Department.

30.PLANNING.104 SP - MITIG MEASURE 6.22-1 RECOMMND

Mitigation Measure 6.22-1 from EIR514 requires:

Prior to implementing project approval, a Waste Recycling Plan (WRP) shall be submitted to the appropriate County Waste Management Department or Planning Department for approval. At a minimum the WRP shall identify the materials (e.g., concrete, asphalt, wood, etc.) that would be generated by construction and development, the project amounts, measures/methods that would be implemented to recycle, reuse, and/or reduce the amount of materials, the facilities and haulers that would be utilized, and the targeted recycling or reduction rates to be achieved.

30.PLANNING.105 SP - MITIG MEASURE 6.22-7 RECOMMND

Mitigation Measure 6.22-7 from EIR514 requires:

Prior to implementing project approval, applicant(s) shall submit for review and approval landscape plans that provide for the use of xeriscape landscaping and the use of drought tolerant low maintenance vegetation in all landscaped areas of the project.

30.PLANNING.106 SP - MITIG MEASURE 6.23-1 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.23-1 from EIR514 requires:

Prior to building final, residential and commercial buildings shall be conditioned to participate in any future programs, such as green pricing programs, which allow customers to support the development of renewable energy sources by paying a small premium on their electric bills,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.106 SP - MITIG MEASURE 6.23-1 (cont.) RECOMMND

established by the Imperial Irrigation District. If the district establishes a green pricing program whereby energy generated from renewable resources either exclusively or at a higher proportion may be purchased, the proposed project shall participate in the program. Proof of participation (enrollment) shall be submitted to the Planning Department within 30 days of occupancy."

30.PLANNING.107 SP - MITIG MEASURE 6.23-2 RECOMMND

Mitigation Measure 6.23-2 from EIR514 requires:

Prior to implementing project approval, the applicant shall submit plans showing the proposed locations of electricity transmission and distribution infrastructure to the Imperial Irrigation District for review and approval.

30.PLANNING.108 SP - MITIG MEASURE 6.24-1 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-1 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide a listing of the green building practices and design elements used in the building that reduce GHG emissions to the appropriate Planning Department. The green building practices and design elements shall be consistent with the CAP and any other green building standards adopted by either Riverside County. (See, e.g., California Department of Housing and Community Development's Green Building & Sustainability Resources handbook at www.hcd.ca.gov/hpd/green_build.pdf; e.g., the American Institute of Architects at <http://www.wiki.aia.org/Wiki%20Pages/Home.aspx>) "

30.PLANNING.109 SP - MITIG MEASURE 6.24-2 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.109

SP - MITIG MEASURE 6.24-2 (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-2 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence of its use of energy-efficient designs meeting and/or consistent with the standards in the CAP and any other green building standards adopted by either Riverside County to the appropriate Planning Department. In accordance with the CAP, all residential buildings shall, at a minimum, exceed Title 24 (2008) by 30 percent and all non-residential buildings shall, at a minimum, exceed Title 24 (2008) by 15 percent. This measure does not exempt buildings from meeting future energy efficiency obligations that may result from future revisions to the Title 24 standards."

30.PLANNING.110

SP - MITIG MEASURE 6.24-3

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-3 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of its use of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, including the installation of ENERGY STAR-certified products, consistent with the standards in the CAP and any other energy efficiency standards adopted by either Riverside County or \ County. (Information about ENERGY STAR-certified products are available at http://www.energystar.gov/index.cfm?fuseaction=find_a_product; see also the California Energy Commission's database of appliances meeting federal or state energy standards at

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.110 SP - MITIG MEASURE 6.24-3 (cont.) RECOMMND

<http://www.appliances.energy.ca.gov>; see the Electronic Product Environmental Assessment Tool for ranking of energy efficient computer equipment at <http://www.epeat.net/AboutEPEAT.aspx>; see the Online Guide to Energy Efficient Commercial Equipment at http://www.aceee.org/ogeece/ch1_index.htm)"

30.PLANNING.111 SP - MITIG MEASURE 6.24-4 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-4 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of "cool" roofs or "green" roofs, and cool pavements. (See Consumer Energy Center, Cool Roofs at <http://www.consumerenergycenter.org/coolroof/>)"

30.PLANNING.113 SP - MITIG MEASURE 6.24-5 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-5 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of automatic covers, efficient pumps and motors, and solar heating for pools and spas. (See http://www.consumerenergycenter.org/home/outside/pools_spas.html)."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.114

SP - MITIG MEASURE 6.24-6

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-6 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence that the building is consistent with and/or does not conflict with the following Specific Plan-wide renewable energy targets:

-80 percent of residential units shall meet 60 percent of their baseline demand power energy needs with renewable energy; and

-80 percent of commercial building square footage shall meet 40 percent of their baseline demand power energy needs with renewable energy.

Should the individual structure not be able to demonstrate that power provided by the Imperial Irrigation District (IID) does not comply with this standard, then the individual structure shall comply by providing renewable energy power from a source within the limits of the Specific Plan. "

30.PLANNING.115

SP - MITIG MEASURE 6.24-7

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-7 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of water efficient irrigation systems and devices, such as soil-based

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.115

SP - MITIG MEASURE 6.24-7 (cont.)

RECOMMND

irrigation controls and use water-efficient irrigation methods consistent with measures recommended in the CAP. In accordance with the CAP, the applicant shall provide evidence that the building is consistent with the following Specific Plan-wide water conservation measures and/or does not prevent or conflict with the Specific Plan's ability to meet the following water conservation measures:

-90 percent of all builder-installed plumbing devices in each residential buildings will be low-flow and water-efficient;

-90 percent of all builder-installed plumbing devices in each non-residential buildings will be low-flow and water-efficient;

-Turf will not exceed 20 percent of the total landscaped area of each Planning Area, with the exception of parks, recreation centers, and schools;

-80 percent of public and common landscape areas will use smart irrigation systems per project; and

-80 percent of public and common landscape areas will use drought-tolerant, native, and/or water-efficient plant materials per project.

(See
http://www1.eere.energy.gov/femp/program/waterefficiency_bmp5.html; see also
[http://www.water.ca.gov/wateruseefficiency/landscape/.](http://www.water.ca.gov/wateruseefficiency/landscape/))"

30.PLANNING.116

SP - MITIG MEASURE 6.24-8

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT FINAL INSPECTION, the following language shall be added to the implementing project:

Mitigation Measure 6.24-8 from EIR514 requires:

Prior to grading final for each implementing project, the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.116 SP - MITIG MEASURE 6.24-8 (cont.) RECOMMND

applicant or their contractor shall submit to the appropriate Public Works Department for review and approval of a site construction management plan for the reuse and recycle construction and demolition waste (including soil, vegetation, concrete, lumber, metal, and cardboard). (See <http://www.ciwmb.ca.gov/condemo/>)."

30.PLANNING.117 SP - MITIG MEASURE 6.24-9 RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-9 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of reuse and recycling measures in residential, industrial, and commercial projects consistent with measures recommended in the CAP. In accordance with the CAP, the applicant shall provide evidence that the building is consistent with the following Specific

Plan-wide recycling and waste reduction measures and/or does not prevent or conflict with the Specific Plan's ability to meet the following recycling and waste reduction measures:

-Provide recycling containers within all multi-family residential communities;

-Provide recycling containers within all commercial, office, and light industrial buildings;

-Provide containers for community composting within all multi-family residential communities; and

-Provide containers for community composting within all commercial, office, and light industrial buildings.

(See <http://zerowaste.ca.gov>; see also <http://www.ca-ilg.org/wastereduction>)."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.118

SP - MITIG MEASURE 6.24-10

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUIDLING PERMIT, the following language shall be added to the implementing project:

Mitigation Measure 6.24-10 from EIR514 requires:

Prior to the issuance of each building permit, the applicant shall provide evidence to the appropriate Planning Department of the use of "smart growth" principles to reduce GHG emissions (i.e., ensure mixed-use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services) consistent with measures recommended in the CAP. In accordance with the CAP, the applicant shall provide evidence that the building is consistent with the following Specific Plan-wide "smart growth" measures and/or does not prevent or conflict with the Specific Plan's ability to meet the following "smart growth" measures:

-60 percent of building frontages will have the principal functional entry facing a public space such as a street, square, park, paseo, or plaza, but not a parking lot based on type of project;

-75 percent of mixed-use streets shall have minimum 8-foot-wide sidewalks that front primarily commercial retail uses and all other areas will have minimum 4-foot-wide sidewalks;

-60 percent of all housing with a density of 7 dwelling units per acre or more will lie within 0.5 mile of a transit stop;

(See <http://www.epa.gov/smartgrowth/index.htm>.)"

30.PLANNING.119

SP - MITIG MEASURE 6.24-11

RECOMMND

Mitigation Measure 6.24-11 from EIR514 requires:

Prior to implementing project approval for each tract map, the applicant shall preserve existing trees, to the extent feasible and encourage the planting of new trees consistent

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.119 SP - MITIG MEASURE 6.24-11 (cont.) RECOMMND

with the final landscape palette in the Specific Plan. Removed trees shall be replaced at a minimum 1:1 ratio in accordance with acceptable tree species defined in the final landscape palette.

(See <http://www.epa.gov/dced/brownfields.htm>)

30.PLANNING.123 SP - TOTAL BP/DU TRKNG RECOMMND

Prior to the approval of any implementing project, the applicant shall provide a "SP375 Total Dwelling Unit Tracking Spreadsheet." This spreadsheet shall be considered part of the SPECIFIC PLAN. Over time, this spreadsheet will track per Planning Area entitled units, tentative tract map units, final map recorded units and units actually built within every Planning Area in the SPECIFIC PLAN. The purpose of this tracking sheet is to enable the Planning Department to ensure compliance with the established Planning Area development ranges as outlined in Table 3-11 of the SPECIFIC PLAN. This sheet will also be used to ensure constancy with the separate tracking spread sheet referenced in condition 10.Planning.58 DU/BUILDING PERMIT MATRIX.

This condition cannot be DEFERRED or set to NOT APPLICABLE"

30.PLANNING.124 SP - TILE DRAINS (1) RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or Public Use Permit), given the high ground water table in the project area, all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the subsurface drainage facilities (tile drains) in the implementing project area can accommodate the new urban drainage to the satisfaction of CVWD.

30.PLANNING.125 SP - TILE DRAINS (2) RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or Public Use Permit), given the high ground water table in the project area, all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.125 SP - TILE DRAINS (2) (cont.) RECOMMND

incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the National Pollution Discharge Elimination System Permit (NPDES) program as detailed by CVWD and as well the project shall annexed, incorporated, and/or included to the satisfaction of the Colorado River Basin Water Quality Control Board into the Waste Discharge Requirements for the discharge of stormwater into the Whitewater River Watershed, which is known as the MS4 Permit, to the satisfaction of CVWD.

30.PLANNING.126 SP - TILE DRAINS (3) RECOMMND

PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT (i.e. Tentative Map, Plot Plan, Conditional Use Permit, and/or Public Use Permit), given the high ground water table in the project area, all implementing projects must provide a letter from Coachella Valley Water District (CVWD) indicating that the boundaries shown on the APPROVED TENTATIVE MAP and/or SITE PLAN shall become annexed, incorporated, and/or included to the satisfaction of CVWD into a future district(s) for recovery of capital and operation/maintenance costs associated with any tile/subsurface drainage system, to the satisfaction of CVWD.

30.PLANNING.127 SP - COMM FACILITY FINC SEC RECOMMND

Prior to the submittal of any implementing project within a Planning Area of the SPECIFIC PLAN, as outlined in exhibit B.6.16 of the SPECIFIC PLAN, the applicant shall provide financial securities for all community facilities improvements required within the respective Planning Area. All required improvements shall be completed within five (5) years of the approval of the first implementing project within the Planning Area. If any portion of the required community facilities improvements are not completed after five (5) years the County shall use the financial securities provided by the applicant to fund the completion of the remaining improvements. If all community facilities improvements are completed prior to the five (5) year requirement, all financial securities shall be returned to the applicant in full. Satisfaction of this condition shall be at the discretion of the Planning Director. No implementing project shall be approved unless evidence of secured financial securities

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.127 SP - COMM FACILITY FINC SEC (cont.)

RECOMMND

for all community facilities improvements within the Planning Area is presented.

This condition cannot be waived, DEFERRED or set to NOT APPLICABLE. The condition shall be set to MET at the project level individually for each project prior to a project approval.

30.PLANNING.128 MM - CVWD SPECIAL AGREEMENT

RECOMMND

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

"Prior to building final inspection for the first residential unit and/or commercial unit within the Riverside County portion of the proposed project, the applicant shall execute a Special Agreement, with for CVWD to design, permit, construct, operate, and maintain an expandable wastewater treatment plant and nonpotable water storage and distribution system that shall be sized to initially accommodate approximately 3.0 mgd, or as approved by CVWD. Wastewater treatment and reuse facilities are provided for in Planning Area 4-3 or alternately an off-site location as provided for in the Wastewater Master Plan (see Figure 3.0-21). The project applicant shall provide necessary funding for the construction of this facility. All wastewater treatment facilities will be creditable toward the facilities component of CVWD's Sanitation Capacity charge for all residential, commercial, and industrial structures within CVWD's portion of the project boundary. The applicant's financial responsibility for these facilities is only for those components of the wastewater treatment facilities necessary to provide wastewater treatment for the proposed project's and its associated effluent."

30.PLANNING.150 SP - ARCHAEO STUDY REQD

RECOMMND

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

"PRIOR TO PROJECT APPROVAL, a complete archaeological study

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.150

SP - ARCHAEO STUDY REQD (cont.)

RECOMMND

shall be submitted to the Planning Department for review and approval. Adequate archaeological investigation shall be conducted to provide significance evaluations pursuant to CEQA for all cultural resources identified.

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

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

30.PLANNING.151

SP - PALEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preparation of a project specific paleontological resources impact mitigation program (PRIMP) to be implemented during the process of grading.

A copy of said agreement and PRIMP shall be submitted to the County Geologist for review. No grading permit will be issued until the project specific agreement and PRIMP is reviewed and approved by the County Geologist.

30.PLANNING.153

SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING.153 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

of grading, as found in the Master Cultural Resources Plan for this Specific Plan. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the Master Cultural Resources Plan are substantially complied with."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP375/IMPROVEMENTS RECOMMND

All roads shall be improved to the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department. If there is a conflict between the General Plan and Specific Plan, the General Plan designation would prevail unless specific findings are made by the County that the Specific Plan improvement is consistent with the General Plan.

30.TRANS. 2 SP - SP375/PAYMENT OF FEES RECOMMND

The project proponent shall be required to pay all applicable fees in accordance with the fee schedule in effect at the time of development.

30.TRANS. 3 SP - SP375/TS REQUIRED RECOMMND

During the District Refinement Plan (DRP) process, the project proponent shall prepare a Traffic Impact Analysis (TIA), in accordance with Riverside County guidelines, for each "Development District" within the SP. The District-level traffic analysis will be a refinement of the SP Traffic Impact Analysis and shall determine the need and timing of improvements needed to mitigate the traffic impacts of each Development District under conditions existing at the time of the DRP. In addition, TIAs for individual implementing projects may be required for individual implementing projects within the boundaries of SP00375, at the discretion of the Transportation Department. TIAs for individual implementing projects, if needed, shall identify the impacts of the implementing project and needed transportation system improvements to be constructed prior to each implementing project.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP375/TS REQUIRED (cont.)

RECOMMND

Site-specific focused traffic studies may be required for subsequent implementing projects within the boundaries of SP00375. These subsequent traffic studies shall identify specific project impacts and needed transportation system improvements to be constructed in conjunction with each project.

Each implementing project shall make all necessary on-site and off-site improvements to achieve/maintain adequate LOS at all locations.

If development within SP00375 occurs in a different order than stated in 10. 3 TRANS. SP - SP375/ DEFINITION OF PROJECT PHASES BY PLANNING AREA, or if phases overlap substantially, a new DRP-level or project-level TIA may be required to determine if any improvements from the prior un-built phase need to be constructed to mitigate impacts by the phase being developed.

All improvements on Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans approval.

If any improvements proposed by the applicants for individual projects are found to be infeasible, the applicants for individual projects will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

All intersection spacing for individual tracts, parcel maps, CUPs, or plot plans shall conform to the minimum County intersection spacing standards.

All turn pocket lengths shall conform at least to the minimum County turn pocket length standards.

30.TRANS. 4

SP-SP375/SR-86 & SR-86S ML IMP

RECOMMND

Prior to the issuance of any building permit for any implementing projects within SP00375, Riverside County shall prepare a financial plan to make mainline improvements to add one lane in each direction on SR-86S/SR-86 between 62nd Avenue and Marina Drive in Imperial County and to construct interchanges at SR-86S/62nd Avenue, SR-86S/66th Avenue, SR-86S/70th Avenue, SR-86S/74th Avenue, SR-86S/81st Avenue, SR-86/Town Center

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4

SP-SP375/SR-86 & SR-86S ML IMP (cont.)

RECOMMND

Way North, SR-86/Desert Shores Drive, SR-86/Brawley Avenue, SR-86/Sea Oasis Boulevard, and SR-86/Marina Drive. The financial plan shall identify the cost of the improvements based on a Preliminary Engineering study. In addition to fair share developer contributions, the financial plan shall consider funding that may be available through CVAG, RCTC, or other agencies. The County will assist in obtaining available funding that is, or may become available, through CVAG, RCTC, and other agencies, as appropriate.

Prior to the issuance of any building permit for any implementing projects within SP00375, Riverside County shall conduct a Nexus Study, based on the financial plan, and establish an RBBD or other funding mechanism in accordance with the Nexus Study recommendations.

If the County has not formed an RBBD or other area-wide funding mechanism for SR-86/SR-86S improvements at the time the proponent of SP00375 or any subsequent implementing agencies are ready to request building permits, , the project proponent shall establish a Community Facilities District (CFD) or other funding mechanism, prior to the issuance of any building permit within SP00375, to help fund its share of the cost of SR-86S/SR-86 mainline improvements (SP00375's fair share is estimated preliminarily as 37% of the total cost of the SR86 additional lane improvements) and its share of interchange construction at SR-86S/81st Avenue and at SR-86/Town Center Way North (SP00375's share is estimated preliminarily as 95 to 100% of the total cost).

Prior to the issuance of any building permit for any implementing projects within SP00375, the project proponent shall deposit with Riverside County the funds necessary for the County to prepare the Preliminary Engineering Study, the Financial Plan, and the Nexus Study (" the studies"). The project proponent shall be eligible for fee credits, fee credits not to exceed the amount of actual costs for the Studies, after the establishment of the RBBD or other corridor-wide funding mechanism.

After building permits for 1,608 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential implementing project in SP00375 until the project

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 4 SP-SP375/SR-86 & SR-86S ML IMP (cont.) (cont.RECOMMND

proponent, or implementing projects within SP00375, have deposited funds for Riverside County to prepare an environmental document for adding one lane in each direction along SR-86S/SR-86 between 62nd Avenue and Marina Drive in Imperial County. The project proponent, or the implementing projects, will be eligible for fee credits, fee credits not to exceed the amount of actual costs for the Studies, after the establishment of the RBBB or other area-wide funding mechanism. Based on subsequent traffic studies and at the discretion of the Director of Transportation, the threshold number of residential units may be adjusted.

After building permits for 5,718 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential implementing project in SP00375 until Riverside County obtains environmental clearance to add one lane in each direction along SR-86S/SR-86 between 62nd Avenue and Marina Drive in Imperial County. Based on subsequent traffic studies and at the discretion of the Director of Transportation, the threshold number of residential units may be adjusted. TUMF credit, where eligible, shall be provided in accordance with CVAG's policies and approvals.

After building permits for 5,718 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential implementing project in SP00375 until SR-86 has been improved to add one lane in each direction between the northern boundary of SP00375 and Town Center Way North. Based on subsequent traffic studies and at the discretion of the Director of Transportation, the threshold number of residential units may be adjusted.

After building permits for 11,864 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential implementing project in SP00375 until a construction contract, or contracts shall have been let to improve SR-86S/SR-86 to add one lane in each direction between 62nd Avenue and Marina Drive in Imperial County.

After building permits for 12,788 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential

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30.TRANS. 4 SP-SP375/SR-86 & SR-86S ML IMP (cont.) (cont.RECOMMND

implementing project in SP00375 until SR-86S/SR-86 shall have been constructed to provide three lanes in each direction between 62nd Avenue and Marina Drive in Imperial County. Depending on the progress of construction and at the discretion of the Director of Transportation, the threshold number of residential units may be adjusted.

30.TRANS. 5 SP-SP375/IMPVTS SR-86 & SR86S RECOMMND

Prior to the issuance of any building permit for any implementing projects within SP00375, the project proponent shall obtain Caltrans approval to install a traffic signal and construct eastbound and westbound left turn lanes at the intersection of SR-86S and 81st Avenue.

Prior to the issuance of any building permit for any implementing projects within SP00375, the project proponent shall obtain Caltrans approval to install a traffic signal at the intersection of SR-86 and Lincoln Street (between 83rd Avenue and 84th Avenue) and to provide a southbound left turn lane. The signal at this location will be temporary and shall be removed when a grade separation (no access to SR-86) is constructed at this location.

Prior to the issuance of the 659th occupancy permit within SP00375, or earlier if the need is indicated in traffic studies for implementing projects, the proponent of SP00375 and/or implementing projects shall install and activate a traffic signal at SR-86S and 81st Avenue, and shall construct eastbound and westbound left turn lanes.

Prior to the issuance of the 659th occupancy permit, or earlier if the need is indicated in traffic studies for implementing projects, the proponent of SP00375 and/or implementing projects shall install and activate a traffic signal at SR-86 and Lincoln Street, and shall provide a southbound left turn lane. Access at this location shall be temporary, and the signal at this location shall be removed when a grade separation (no access to SR-86) is constructed.

After building permits for 8,139 residential units have been issued, no further building permit, or permits, shall be issued for any residential or non-residential implementing project in SP00375 until the proponent of SP00375, and/or implementing projects within the SP, shall

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30.TRANS. 5 SP-SP375/IMPVTS SR-86 & SR86S (cont.) RECOMMND

have constructed a new interchange on SR-86 at Town Center Way North (approximately at 85th Avenue).

Where the need is indicated in Traffic Impact Analyses (TIAs) to be conducted during the District Refinement Process (DRP) or based on TIAs for specific implementing projects, taking into consideration conditions prevailing at the time, and unless otherwise implemented by others, the proponent of SP00375 and/or implementing projects shall install and activate off-site traffic signals and construct additional turning or through lanes at intersections along SR-86S/SR-86 (between 62nd Avenue and Marina Way) when needed to mitigate the traffic impacts of implementing projects within SP00375, or shall make in lieu payments, or as approved by the Director of Transportation.

30.TRANS. 6 SP - SP375/TRAFFIC SIGNALS RECOMMND

The project proponent, or the implementing projects within the SP, shall be responsible for the design, installation and necessary modifications to all on-site traffic signals. Signals shall be installed, modified as needed, and shall be operational, or other traffic control measures, such as roundabouts shall be installed at the locations indicated in Exhibit 2.1C and Exhibits 6.2-B through 6.2-T of the TSS dated August 5, 2010.

Where the need is indicated in DRP-level or project-level TIAs and , unless the signals are designed and installed by others, the project proponent, or the implementing projects within the SP, shall also be responsible for the design, installation and necessary modifications to off-site traffic signals at the intersections listed below. Any on-site intersections on SR-86 and SR-86S are included in the "off-site" list, since they will help accommodate external traffic.

Prior to the issuance of any certificates of occupancy that would result in more than 658 dwelling units in SP00375, or sooner if the need is indicated in project-level TIAs, the following signals shall be installed and operational:

SR-86S (NS) at:
81st Avenue (EW)

SR-86 (NS) at:

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30.TRANS. 6 SP - SP375/TRAFFIC SIGNALS (cont.)

RECOMMND

Lincoln Street (EW)

with no credit given for Traffic Signal Mitigation Fees

Prior to the issuance of any certificates of occupancy that would result in more than 2,600 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following signals shall be installed and operational:

81st Avenue (EW) at:
Paseo Street (NS)

Prior to the issuance of any certificates of occupancy that would result in more than 2,818 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following signals shall be installed and operational, with credit toward signal mitigation fees if the signal is included in the DIF needs list at the time of installation.

Harrison Street (NS) at:
62nd Avenue (EW)

Harrison Street (NS) at:
66th Avenue (EW)

Harrison Street (NS) at:
70th Avenue (EW)

Harrison Street (NS) at:
74th Avenue (EW)

Harrison Street (NS) at:
Pierce Street (EW)

Unless DRP-level or project-level TIAs indicate that one or more signals are not needed or can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 3,071 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level traffic studies, the following signals shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP375/TRAFFIC SIGNALS (cont.) (cont.) RECOMMND

be installed and operational:

81st Avenue (EW) at:
Harrison Street/SR-86 (NS)

with no credit given for Traffic Signal Mitigation Fees

Prior to the issuance of any certificates of occupancy that would result in more than 3,478 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level traffic studies, the following signals shall be installed and operational:

SR-86 (NS) at:
Town Center Way (EW)

with no credit given for Traffic Signal Mitigation Fees

Prior to the issuance of any certificates of occupancy that would result in more than 5,284 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level traffic studies, the following signals shall be installed, or modified, and operational, with credit toward signal mitigation fees if the signal is included in the DIF needs list at the time of installation.

Harrison Street (NS) at:
72nd Avenue (EW)

Harrison Street (NS) at:
78th Avenue (EW)

SR-86S (NS) at:
70th Avenue (EW)

SR-86S (NS) at:
74th Avenue (EW)

SR-86 (NS) at:
Desert Shores Drive (EW)

SR-86 (NS) at:

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30.TRANS. 6 SP - SP375/TRAFFIC SIGNALS (cont.) (cont.) (CRECOMMND

Brawley Avenue (EW)

SR-86 (NS) at:
Sea Oasis Boulevard (EW)

SR-86 (NS) at:
Marina Drive (EW)

unless otherwise approved by Imperial County, or DRP-level or project-level TIAs indicate that one or more signals are not needed or can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 13,260 dwelling units in SP00375, or sooner if the need is indicated in DRP-level traffic studies, signals shall be installed, modified as needed, and shall be operational, or other traffic control measures, such as roundabouts, shall be installed at the locations indicated in Exhibit 2.1C and Exhibits 6.2-B through 6.2-T of the TSS dated August 5, 2010.

with no credit given for Traffic Signal Mitigation Fees

The modification of traffic signals to accommodate the phased improvements shall be the responsibility of the SP00375 proponent or the implementing projects.

30.TRANS. 8 SP - SP375/GEOMETRICS

RECOMMND

The project proponent, or the implementing projects within the SP, shall be responsible for the necessary improvements or modifications at all on-site intersections. The improvements shall be made at the locations indicated and with the number of lanes as specified in Exhibit 2.1C and Exhibits 6.2-B through 6.2-T of the TSS dated August 5, 2010.

Where the need is indicated in DRP-level or project-level TIAs and, unless the improvements are made by others prior to the time they are needed, the project proponent, or the implementing projects within the SP, shall also be responsible for the improvements at the off-site intersections listed below. If eligible under any applicable funding programs in effect at the time of

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP375/GEOMETRICS (cont.)

RECOMMND

implementation, these improvements may qualify for fee credits. Any on-site intersections on SR-86 and SR-86S are included in the "off-site" list, since they will help accommodate external traffic.

While the intersection improvements, both on-site and off-site, may be made in phases as the need arises, all improvements shall be designed and constructed to be consistent with the ultimate configuration of the intersection. All improvements listed below can be deferred to a later stage, or accelerated to an earlier stage of development, subject to the approval of the Director of Transportation based on subsequent traffic studies. Depending on the progress of construction and at the discretion of the Director of Transportation, the threshold number of residential units may be adjusted.

Prior to the issuance of any certificates of occupancy that would result in more than 658 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of SR-86S (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound: One left turn lane, two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes, one right turn lane

Eastbound: One left turn lane, one shared through/right turn lane

Westbound: One left turn lane, one shared through/right turn lane

The intersection of SR-86S (N/S) and Lincoln Street (E/W) shall provide the following geometrics:

Northbound: Two through lanes, one right turn lane

Southbound: One left turn lane, two through lanes

Eastbound: N/A

Westbound: One left turn lane, one shared through/right turn lane

The intersection of Paseo Street (N/S) and 81st Avenue

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP375/GEOMETRICS (cont.) (cont.)

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(E/W) shall provide the following geometrics:

Northbound:One shared left turn/right turn lane - stop control

Southbound:NA

Eastbound:One shared through/right turn lane

Westbound:One shared left turn/through lane

The intersection of Lincoln Street (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane

Southbound:NA

Eastbound:One right turn lane

Westbound:NA

Prior to the issuance of any certificates of occupancy that would result in more than 2,818 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following offsite intersection improvements shall be made. If eligible under any applicable funding programs in effect at the time of implementation, these improvements may qualify for fee credits.

The intersection of Harrison Street (N/S) and 62nd Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:One left turn lane, one through lane, one right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Harrison Street (N/S) and 66th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:One left turn lane, one through lane, one right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Harrison Street (N/S) and 70th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one shared through/right turn lane

Southbound:One left turn lane, one shared through/right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Harrison Street (N/S) and 74th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:One left turn lane, one through lane, one right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Harrison Street (N/S) and Pierce Street (E/W) shall provide the following geometrics:

Northbound:One through lane, one right turn lane

Southbound:One left turn lane, one through lane

Eastbound:N/A

Westbound:One left turn lane, one right turn lane

The intersection of SR-86S (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one right turn lane

Southbound:Two left turn lanes, two through lanes, one right turn lane

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

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

Westbound:One left turn lane, one through lane, one right turn lane with overlap phasing

NOTE: Signal modification will be necessary to accommodate a second southbound left turn lane, an eastbound right turn lane and a westbound right turn lane with overlap phasing.

The intersection of Paseo Street (NS) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one right turn lane

Southbound:N/A

Eastbound:One through lane, one right turn lane

Westbound:One left turn lane, one through lane

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 2,818 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of Harrison Street/Village Way (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:Two left turn lanes, one shared through/right turn lane

Eastbound:One shared left turn/through lane, one right turn lane

Westbound:Two left turn lanes, one shared through/right turn lane

unless DRP-level or project-level TIAs indicate improvements at this intersection are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 3,478 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of SR-86 (N/S) and Town Center Way North (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one shared through/right turn lane

Southbound:One left turn lane, two through lanes, one right turn lane with overlap

Eastbound:Two left turn lanes, two through lanes, one right turn lane

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

unless DRP-level or project-level TIAs indicate improvements at this intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 5,284 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following offsite intersection improvements shall be made. If eligible under any applicable funding programs in effect at the time of implementation, these improvements may qualify for fee credits.

The intersection of Harrison Street (N/S) and 64th Avenue (E/W) shall provide the following geometrics:

Northbound:One shared through/right turn lane

Southbound:One shared left turn/through lane

Eastbound:NA

Westbound:One shared left turn/right turn lane - stop control

The intersection of Harrison Street (N/S) and 72nd Avenue (E/W) shall provide the following geometrics:

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

Northbound:One left turn lane, one shared through/right turn lane

Southbound:One left turn lane, one shared through/right turn lane

Eastbound:One shared left turn/through/right turn lane

Westbound:One shared left turn/through/right turn lane

The intersection of Harrison Street (N/S) and 74th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:One left turn lane, one through lane, one right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate an eastbound left turn lane and a westbound left turn lane.

The intersection of Harrison Street (N/S) and Pierce Street (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one right turn lane

Southbound:One left turn lane, one shared through/right turn lane

Eastbound:One shared left turn/through/right turn lane

Westbound:One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane.

The intersection of Harrison Street (N/S) and 78th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one right turn lane

Southbound:One left turn lane, two through lanes, one right turn lane

Eastbound:One left turn lane, one shared through/right turn lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

Westbound:One left turn lane, one shared through/right turn lane

The intersection of Harrison Street (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, three through lanes, one right turn lane with overlap phasing

Southbound:Two left turn lanes, two through lanes, one shared through/right turn lane

Eastbound:One left turn lane, one through lane, one shared through/right turn lane

Westbound:Two left turn lanes, one through lane, one free-flow right turn lane

NOTE: Signal modification will be necessary to accommodate three northbound through lanes, overlap phasing on the northbound approach, three southbound through lanes, and a westbound right turn lane.

The intersection of Polk Street (N/S) and 74th Avenue (E/W) shall provide the following geometrics:

Northbound:NA

Southbound:One shared left turn/right turn lane - stop control

Eastbound:One shared left turn/through lane

Westbound:One shared through/right turn lane

The intersection of Fillmore Street (N/S) and 78th Avenue (E/W) shall provide the following geometrics:

Northbound:One shared left turn/right turn lane - stop control

Southbound: NA

Eastbound:One shared through/right turn lane

Westbound:One shared left turn/through lane

The intersection of SR-86S (N/S) and 62nd Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one shared through/right turn lane

Southbound:One left turn lane, two through lanes, one

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shared through/right turn lane
Eastbound:One left turn lane, one shared through/right turn lane
Westbound:One left turn lane, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate three northbound through lanes, three southbound through lanes, an eastbound left turn lane, and a westbound left turn lane.

The intersection of SR-86S (N/S) and 66th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one shared through/right turn lane
Southbound:One left turn lane, two through lanes, one shared through/right turn lane
Eastbound:One left turn lane, one shared through/right turn lane
Westbound:Two left turn lanes, one shared through/right turn lane

NOTE: Signal modification will be necessary to accommodate three northbound through lanes, three southbound through lanes, an eastbound left turn lane, and two westbound left turn lanes.

The intersection of SR-86S (N/S) and 70th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one shared through/right turn lane
Southbound:One left turn lane, two through lanes, one shared through/right turn lane
Eastbound:One left turn lane, one shared through/right turn lane
Westbound:One left turn lane, one shared through/right turn lane

The intersection of SR-86S (N/S) and 74th Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one shared through/right turn lane
Southbound:One shared left turn/through lane, one through

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

lane, one shared through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

The intersection of SR-86 (N/S) and Desert Shores Drive (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one right turn lane
Southbound:One left turn lane, two through lanes, one shared through/right turn lane
Eastbound:One left turn lane, one shared through/right turn lane
Westbound:One left turn lane, one shared through/right turn lane

The intersection of SR-86 (N/S) and Brawley Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one shared through/right turn lane
Southbound:One left turn lane, two through lanes, one right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

The intersection of SR-86 (N/S) and Sea Oasis Boulevard (E/W) shall provide the following geometrics:

Northbound:One shared left turn/through lane, one shared through/right turn lane
Southbound:One left turn lane, one through lane, one shared through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

The intersection of SR-86 (N/S) and Marina Drive (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one through lane, one shared through/right turn lane
Southbound:One left turn lane, one through lane, one shared through/right turn lane
Eastbound:One left turn lane, one shared through/right turn lane
Westbound:One left turn lane, one shared through/right turn

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

lane

The intersection of Village Way (N/S) and 82nd Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes
Southbound:Two through lanes, one right turn lane
Eastbound:One left turn lane, one right turn lane
Westbound:NA

The intersection of Travertine Estates (N/S) and Paseo Street (E/W) shall provide the following geometrics:

Northbound:One shared left turn/through/right turn lane
Southbound:One shared left turn/through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

The intersection of A Street (N/S) and Desert Shores Drive (E/W) shall provide the following geometrics:

Northbound:One shared left turn/through/right turn lane
Southbound:One shared left turn/through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

The intersection of Sea Oasis Drive (N/S) and Travertine Estates (E/W) shall provide the following geometrics:

Northbound:One shared left turn/through lane
Southbound:One shared through/right turn lane
Eastbound:One shared left turn/right turn lane
Westbound:NA

The intersection of Sea Oasis Drive (N/S) and Desert Shores Drive (E/W) shall provide the following geometrics:

Northbound:One shared left turn/through/right turn lane
Southbound:One shared left turn/through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

unless otherwise approved by Imperial County, or unless
DRP-level or project-level TIAs indicate improvements at
one or more intersections are not needed, or fewer lanes
are needed, or improvements can be deferred to a later

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30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 5,464 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of Lincoln Street (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one shared through/right turn lane
Southbound:One shared left turn/through/right turn lane
Eastbound:One shared left turn/through/right turn lane
Westbound:One shared left turn/through/right turn lane

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 5,718 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of SR-86 (N/S) and Town Center Way North (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes
Southbound:One left turn lane, two through lanes, one right turn lane with overlap
Eastbound:Two left turn lanes, one through lane, one right turn lane
Westbound:One left turn lane, one through lane, one right turn lane

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 5,770 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of SR-86S (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, two through lanes, one shared through/right turn lane
Southbound:Two left turn lanes, three through lanes, one right turn lane
Eastbound:Two left turn lanes, two through lanes, one right turn lane
Westbound:One left turn lane, two through lanes, one right turn lane with overlap phasing

NOTE: Signal modification will be necessary to accommodate three northbound through lanes, three southbound through lanes, two eastbound left turn lanes, two eastbound through lanes, and two westbound through lanes.

unless DRP-level or project-level TIAs indicate improvements at this intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

Prior to the issuance of any certificates of occupancy that would result in more than 8,139 dwelling units in SP00375, or sooner if the need is indicated in DRP-level or project-level TIAs, the following intersection improvements shall be made:

The intersection of Paseo Street (N/S) and 81st Avenue (E/W) shall provide the following geometrics:

Northbound:One left turn lane, one shared left turn/through/right turn lane
Southbound:One left turn lane, one shared through/right turn lane
Eastbound:One left turn lane, one through lane, one right

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.)RECOMMND

turn lane

Westbound:One left turn lane, one shared through/right turn lane

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

NOTE: Signal modification will be necessary to accommodate a northbound left turn lane, the southbound approach, eastbound left turn and right turn lanes, and the westbound left turn lane.

The intersection of SR-86 Southbound Ramps (N/S) and Town Center Way (E/W) shall provide the following geometrics:

Northbound:NA

Southbound:Two left turn lanes, two right turn lanes

Eastbound:Two through lanes, two right turn lanes

Westbound:Two through lanes, one right turn lane

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

The intersection of SR-86 Northbound Ramps (N/S) and Town Center Way (E/W) shall provide the following geometrics:

Northbound:Two left turn lanes, one right turn lane

Southbound:NA

Eastbound:Two through lanes, two right turn lanes

Westbound:Two through lanes, two right turn lanes

unless DRP-level or project-level TIAs indicate improvements at one or more intersections are not needed, or fewer lanes are needed, or improvements can be deferred to a later stage of development, subject to approval by the Director of Transportation.

All improvements on Caltrans facilities shall conform to Caltrans design guidelines and shall be subject to Caltrans

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP375/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND
approval.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the SP00375 property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

All implementing projects within the SP00375 shall be subject to a condition of approval providing that: Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer, consistent with Riverside County Ordinance 460 Section 3.2J.

30.TRANS. 9 SP - SP375/PEDESTRIAN PATHS RECOMMND

The project proponent and individual implementing projects within SP00375 shall implement the system of Travertine Point Walkways/Pedestrian Paths as illustrated in Exhibits 3.1-A and 3.1-B of the TSS.

30.TRANS. 10 SP - SP375/BIKEWAYS RECOMMND

The project proponent and individual implementing projects within SP00375 shall implement the system of Travertine Point Bikeways Plan as illustrated in Exhibits 3.2-A and 3.2-B of the TSS.

30.TRANS. 11 SP - SP375/TRANSIT FEATURES RECOMMND

The project proponent and individual implementing projects within SP00375 shall implement the Travertine Point Transit Features as illustrated in Exhibits 4.1-A and 4.1-B of the TSS.

30.TRANS. 12 SP - SP375/NEV ACCOMMODATIONS RECOMMND

The project proponent and individual implementing projects within SP00375 shall implement the Travertine Point Neighborhood Electrical Vehicle Accommodations as illustrated in Exhibit 6.1-I of the TIA. State legislation will be required to allow NEVs to use roadways that have a speed limit higher than 35 mph. The applicant shall assist the County in obtaining legislative approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 13 SP - SP375/DRAINAGE STUDIES

RECOMMND

Drainage studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 375 as approved by the Transportation Department.

30.TRANS. 14 SP - SP375/TUMF

RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS

RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 16650 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP -* COUNT RES PRMTS IN DRP

RECOMMND

This Condition is applied to assist the Planning Department with tracking the build-out of each DISTRICT within the SPECIFIC PLAN.

Each DISTRICT within the SPECIFIC PLAN shall receive a different development level designation when the DISTRICT REFINEMENT PLAN application is filed. All subsequent implementing projects, including any processed concurrently with the DISTRICT REFINEMENT PLAN shall be attached to the development level designation for the corresponding DISTRICT REFINEMENT PLAN. This condition shall be applied to each DISTRICT REFINEMENT PLAN to automatically count the development of all new residential dwelling units for that DISTRICT on the County's Land Management System. Accordingly, this condition will not allow more than _____ residential dwelling units to be issued within DISTRICT _____.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP -* COUNT RES PRMTS IN DRP (cont.) RECOMMND

The total dwelling unit count shall be tracked in a separate spreadsheet by the Planning Director and updated by the applicants for each new project. This is part of the application submittal requirements per the SPECIFIC PLAN.

100.PLANNING. 4 SP - AFFORDABILITY REQ (1) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 3,133rd building permit within the SPECIFIC PLAN, at least 117 affordable housing units shall have been constructed and operating per the requirements of SPECIFIC PLAN section 3.13.1 subsection 5.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 5 SP - AFFORDABILITY REQ (2) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 6,658th building permit within the SPECIFIC PLAN, at least 317 affordable housing units shall have been constructed and operating per the requirements of SPECIFIC PLAN section 3.13.1 subsection 5.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 6 SP - AFFORDABILITY REQ (3) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 SP - AFFORDABILITY REQ (3) (cont.)

RECOMMND

UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 9,628th building permit within the SPECIFIC PLAN, at least 833 affordable housing units shall have been constructed and operating per the requirements of SPECIFIC PLAN section 3.13.1 subsection 5.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 7 SP - AFFORDABILITY REQ (4)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 15,160th building permit within the SPECIFIC PLAN, at least 1,416 affordable housing units shall have been constructed and operating per the requirements of SPECIFIC PLAN section 3.13.1 subsection 5.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 8 SP - AFFORDABILITY REQ (5)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 16,405th building permit within the SPECIFIC PLAN, at least 1,666 affordable housing units shall have been constructed and operating per the requirements of SPECIFIC PLAN section 3.13.1 subsection 5.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 9 SP - NONRES JOBS REQ (1)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 3,250th building permit within the SPECIFIC PLAN, at least 89,000 square feet of nonresidential development shall have been constructed and occupied per the requirements of SPECIFIC PLAN section 3.13.8 subsection 2. The intent of this condition of approval is to assure that an adequate number of jobs will be provided for the project. Shell buildings, or construction alone shall not satisfy this condition of approval. Planning Department inspection of operating uses within the 89,000 square feet may be required.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 10 SP - NONRES JOBS REQ (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 6,500th building permit within the SPECIFIC PLAN, a cumulative total of at least 529,000 square feet of nonresidential development (an addition of 440,000 square feet over the requirement shown in condition of approval number 100.Planning.9) shall have been constructed and occupied per the requirements of SPECIFIC PLAN section 3.13.8 subsection 2. The intent of this condition of approval is to assure that an adequate number of jobs will be provided for the project. Shell buildings, or construction alone shall not satisfy this condition of approval. Planning Department inspection of operating uses within the additional 440,000 square feet may be required.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - NONRES JOBS REQ (3)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 9,500th building permit within the SPECIFIC PLAN, a cumulative total of at least 1,629,500 square feet of nonresidential development (an addition of 1,100,000 square feet over the requirement shown in condition of approval number 100.Planning.10) shall have been constructed and occupied per the requirements of SPECIFIC PLAN section 3.13.8 subsection 2. The intent of this condition of approval is to assure that an adequate number of jobs will be provided for the project. Shell buildings, or construction alone shall not satisfy this condition of approval. Planning Department inspection of operating uses within the additional 1,100,000 square feet may be required.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 12 SP - NONRES JOBS REQ (4)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 13,500th building permit within the SPECIFIC PLAN, a cumulative total of at least 4,029,500 square feet of nonresidential development (an addition of 2,400,000 square feet over the requirement shown in condition of approval number 100.Planning.11) shall have been constructed and occupied per the requirements of SPECIFIC PLAN section 3.13.8 subsection 2. The intent of this condition of approval is to assure that an adequate number of jobs will be provided for the project. Shell buildings, or construction alone shall not satisfy this condition of approval. Planning Department inspection of operating uses within the additional 2,400,000 square feet may be required.

To track total dwelling unit counts see condition

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - NONRES JOBS REQ (4) (cont.)

RECOMMND

"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 13 SP - NONRES JOBS REQ (5)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 15,000th building permit within the SPECIFIC PLAN, a cumulative total of at least 5,029,500 square feet of nonresidential development (an addition of 1,000,000 square feet over the requirement shown in condition of approval number 100.Planning.12) shall have been constructed and occupied per the requirements of SPECIFIC PLAN section 3.13.8 subsection 2. The intent of this condition of approval is to assure that an adequate number of jobs will be provided for the project. Shell buildings, or construction alone shall not satisfy this condition of approval. Planning Department inspection of operating uses within the additional 1,000,000 square feet may be required.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 14 SP - FIRE STATION REQ (1)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 2,000th building permit within the SPECIFIC PLAN, or to the satisfaction of the RCFD, a fire station for the RCFD within the Riverside County portion of the proposed project shall be constructed and operating.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 15 SP - FIRE STATION REQ (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 4,000th building permit within the SPECIFIC PLAN, or to the satisfaction of the RCFD, a second fire station for the RCFD within the Riverside County portion of the proposed project shall be constructed and operating.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 16 SP - SHERIFF STATION REQ (1)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 3,249th building permit within the SPECIFIC PLAN, or to the satisfaction of the RCSD, a sheriff's substation for the RCSD within the Riverside County portion of the proposed project shall be constructed and operating.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 17 SP - SHERIFF STATION REQ (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 6,857th building permit within the SPECIFIC PLAN, or to the satisfaction of the RCSD, a second sheriff's substation for the RCSD within the Riverside County portion of the proposed project shall be constructed and operating.

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100.PLANNING. 17 SP - SHERIFF STATION REQ (2) (cont.) RECOMMND

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 18 SP - PARK PLANS REQ (1) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 2,250th building permit within the SPECIFIC PLAN, detailed plans for a minimum of 43 additional acres of park (representing 5 acres per thousand) shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 19 SP - PARK CONST (1) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 3,250th building permit within the SPECIFIC PLAN a minimum of 43 acres of park land shall be constructed and opened.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 20 SP - PARK PLANS REQ (2) RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 5,500th building permit within

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100.PLANNING. 20 SP - PARK PLANS REQ (2) (cont.)

RECOMMND

the SPECIFIC PLAN, detailed plans for a minimum of 48 additional acres of park (for a total of 91 acres representing 5 acres per thousand) shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 21 SP - PARK CONST (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 6,500th building permit within the SPECIFIC PLAN, detailed plans for a minimum of 48 additional acres of park (for a total of 91 acres representing 5 acres per thousand) shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 22 SP - PARK PLANS REQ (3)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 9,000th building permit within the SPECIFIC PLAN, detailed plans for a minimum of 47 additional acres of park (for a total of 138 acres representing 5 acres per thousand) shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 22 SP - PARK PLANS REQ (3) (cont.)

RECOMMND

"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 23 SP - PARK CONST (3)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 10,000th building permit within the SPECIFIC PLAN a minimum of 47 acres of park land (for a total of 138 acres) shall be constructed and opened.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 24 SP - PARK PLANS REQ (4)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 12,500th building permit within the SPECIFIC PLAN, detailed plans for a minimum of 68 additional acres of park (for a total of 206 acres representing 5 acres per thousand) shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 25 SP - PARK CONST (4)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 13,500th building permit within the SPECIFIC PLAN a minimum of 68 acres of park land

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100.PLANNING. 25 SP - PARK CONST (4) (cont.)

RECOMMND

(for a total of 206 acres) shall be constructed and opened.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 26 SP - LIBRARY PLANS REQ (1)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 2,500th building permit within the SPECIFIC PLAN, detailed plans for an estimated 5,000-square-foot library facility shall be approved by the Planning Department in coordination with the Riverside County Library System. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 27 SP - LIBRARY CONST (1)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 3,500th building permit within the SPECIFIC PLAN for an estimated 5,000-square-foot library facility shall be constructed and operating.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 28 SP - LIBRARY PLANS REQ (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

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100.PLANNING. 28 SP - LIBRARY PLANS REQ (2) (cont.)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 6,000th building permit within the SPECIFIC PLAN, detailed plans for an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be approved by the Planning Department in coordination with the Riverside County Library System. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 29 SP - LIBRARY CONST (2)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 7,000th building permit within the SPECIFIC PLAN for an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be constructed and operating.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 30 SP - LIBRARY PLANS REQ (3)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 9,500th building permit within the SPECIFIC PLAN, detailed plans for an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be approved by the Planning Department in coordination with the Riverside County Library System. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

06/07/11
13:48

Riverside County LMS
CONDITIONS OF APPROVAL

SPECIFIC PLAN Case #: SP00375

Parcel: 755-310-045

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 30 SP - LIBRARY PLANS REQ (3) (cont.)

RECOMMND

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 31 SP - LIBRARY CONST (3)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 10,500th building permit within the SPECIFIC PLAN an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be constructed and operating.

To track total dwelling unit counts see condition
"10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 32 SP - LIBRARY PLANS REQ (5)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 13,000th building permit within the SPECIFIC PLAN, detailed plans for an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be approved by the Planning Department in coordination with the Riverside County Library System. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

This last library may be in Imperial County as opposed to Riverside County. The Plans shall be coordinated with the Riverside County Library System and/or the Imperial County Free Library System. The applicant shall execute a joint Memorandum of Understanding with both the Riverside County Library System and Imperial County Free Library System that provides for the location of this library site in either Riverside or Imperial County and that this library will provide services to both systems. Regardless of the location of this library, the applicant shall participate

06/07/11
13:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 162

SPECIFIC PLAN Case #: SP00375

Parcel: 755-310-045

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 32 SP - LIBRARY PLANS REQ (5) (cont.)

RECOMMND

in development fees for library services as required by each County. In the event that the library is located in Imperial County, this condition of approval shall be set to NOT APPLY.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 33 SP - LIBRARY CONST (5)

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 14,000th building permit within the SPECIFIC PLAN an estimated 5,000-square-foot library facility (in addition to library space previously required) shall be constructed and operating. This structure may, alternatively, be located in Imperial County in which case this condition of approval shall be set to NOT APPLY.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 34 SP - URGENT CARE PLANS REQ

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 1,500th building permit within the SPECIFIC PLAN, detailed plans for an urgent care medical facility within the Travertine Point Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the DISTRICT REFINEMENT PLAN for the respective DISTRICT.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

06/07/11
13:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 163

SPECIFIC PLAN Case #: SP00375

Parcel: 755-310-045

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 35 SP - URGENT CARE CONST

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 2,500th building permit within the SPECIFIC PLAN an urgent care medical facility shall be constructed and operating.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 37 SP - HOSPITAL SITE

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

PRIOR TO THE ISSUANCE OF THE 5,000th building permit within the SPECIFIC PLAN, a site for a hospital within the Travertine Point Specific Plan area or other nearby location acceptable to the Planning Director shall be identified and approved by the Planning Department. The development of such site shall be subject to an agreement with a health care provider to construct and operate a hospital at such time as a provider determines there is sufficient need to make the construction and operation of a hospital financially feasible. The design shall substantially conform to the design criteria as specified in the district refinement plan for the respective district.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

100.PLANNING. 38 SP - HOSPITAL CONST

RECOMMND

Whenever a condition of approval uses the term "building permit" to trigger an event or to cause another action to take place, the condition shall be interpreted to mean "Dwelling Units" as enumerated within the TOTAL DWELLING UNIT TRACKING MATRIX.

06/07/11
13:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 164

SPECIFIC PLAN Case #: SP00375

Parcel: 755-310-045

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 38 SP - HOSPITAL CONST (cont.)

RECOMMND

PRIOR TO THE ISSUANCE OF THE 15,000th building permit within the SPECIFIC PLAN a structure for a hospital shall be constructed and operational.

To track total dwelling unit counts see condition "10.Planning.58 DU/BUILDING PERMIT MATRIX."

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____

DATE SUBMITTED: October 11, 2007

APPLICATION INFORMATION

Applicant's Name: Black Emerald LLC

E-Mail: jmdelara@fedins.com

Mailing Address: 91711 82nd Avenue

Thermal

Street

CA

92274

City

State

ZIP

Daytime Phone No: (760) 485-2763

Fax No: (_____) _____

Engineer/Representative's Name: Innovative Land Concepts, Inc.

E-Mail: pquill@1ilc.com

Mailing Address: 51245 Avenida Rubio

La Quinta

Street

CA

92253

City

State

ZIP

Daytime Phone No: (760) 834-5505

Fax No: (760) 771-8050

Property Owner's Name: Black Emerald LLC & Attached

E-Mail: jmdelara@fedins.com

Mailing Address: 91711 82nd Avenue & see attached apn List

Thermal

Street

CA

92274

City

State

ZIP

Daytime Phone No: (760) 485-2763

Fax No: (_____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR SPECIFIC PLAN LAND USE

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Juan M. De Lara
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Juan M. De Lara
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): See Attached apn List

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: 5,131 acres

General location (nearby or cross streets): North of County Line Avenue 86th, South of Avenue 81st, East of The Santa Rosa Mountain, West of The Salton Sea

Thomas Brothers map, edition year, page number, and coordinates: Page 5712 - See attached map

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

NOTICE OF PUBLIC HEARING
and
INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SPECIFIC PLAN NO. 375 / GENERAL PLAN AMENDMENT NO. 910 / CHANGE OF ZONE NO. 7623 / ENVIRONMENTAL IMPACT REPORT NO. 514 – Intent to Certify an Environmental Impact Report - Applicant: Black Emerald LLC - Engineer/Representative: Innovative Land Concepts, Inc. - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), and Open Space – Water (OS-W) - Location: Easterly and westerly of Highway 86 south northerly of the Imperial County line and southerly of 81st Avenue – 5,131 acres (3,936 in Riverside County)- Zoning: Watercourse (W-1) Watercourse, 20 Acre Minimum (W-1-20), Controlled Development (W-2), Light Agriculture, 10 Acre Minimum (A-1-10), Light Agriculture, 20 Acre Minimum (A-1-20), Heavy Agriculture, 10 Acre Minimum (A-2-10) and Heavy Agriculture, 20 Acre Minimum (A-2-20) - **REQUEST:** The **Specific Plan** proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space – Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space-Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the zoning for the site from Light Agriculture with a 5, 10 and 20 Acre Minimum (A-1-5, A-1-10, A-1-20), Heavy Agriculture with a 10, and 20 Acre Minimum (A-2-10 and A-2-20), Controlled Development (W-2) to Specific Plan (SP). The **Environmental Impact Report** has analyzed the impacts of the project. - APNs: 737090002, 737110001, 737110004, 737110006, 737110009, 737120005-9, 737140002, 737140003, 737140009, 737140010, 737170003, 737170004, 737170006-8, 737170010-15, 737180001, 737180002, 737180004, 737180007, 737180009-14, 737190001-7, 737190009-13, 737200002, 737200003, 737200004, 737200006-10, 737200016-20, 737200023, 737200024, 737200026-32, 737210001, 737210007-13, 737220001-7, 737220009, 737220010, 737230006, 737230013-15, 737240002, 737240003, 737240004, 737250002, 737260003, 737260005, 737260007-17, 737270001, 737270003, 737270005-11, 737280001-8, 737290001, 737290004, 737290005, 737290006, 737290011, 737290012, 737290014-19, 755270015, 755270016, 755270021, 755270022, 755270023, 755270024, 755300016, 755300017, 755300022-26, 755310012, 755310013, 755310015, 755310028-32, 755310035, 755310037, 755310038, 755310040, 755310042-45. (Legislative)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: May 25, 2011
PLACE OF HEARING: City of La Quinta
Council Chambers
78-495 Calle Tampico
La Quinta, CA 92247

For further information regarding this project, please contact Matt Straite, Project Planner at 951-955-8631 or e-mail mstraite@rcilma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. **Environmental Impact Report No. 514**, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/18/2011,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SP00375 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

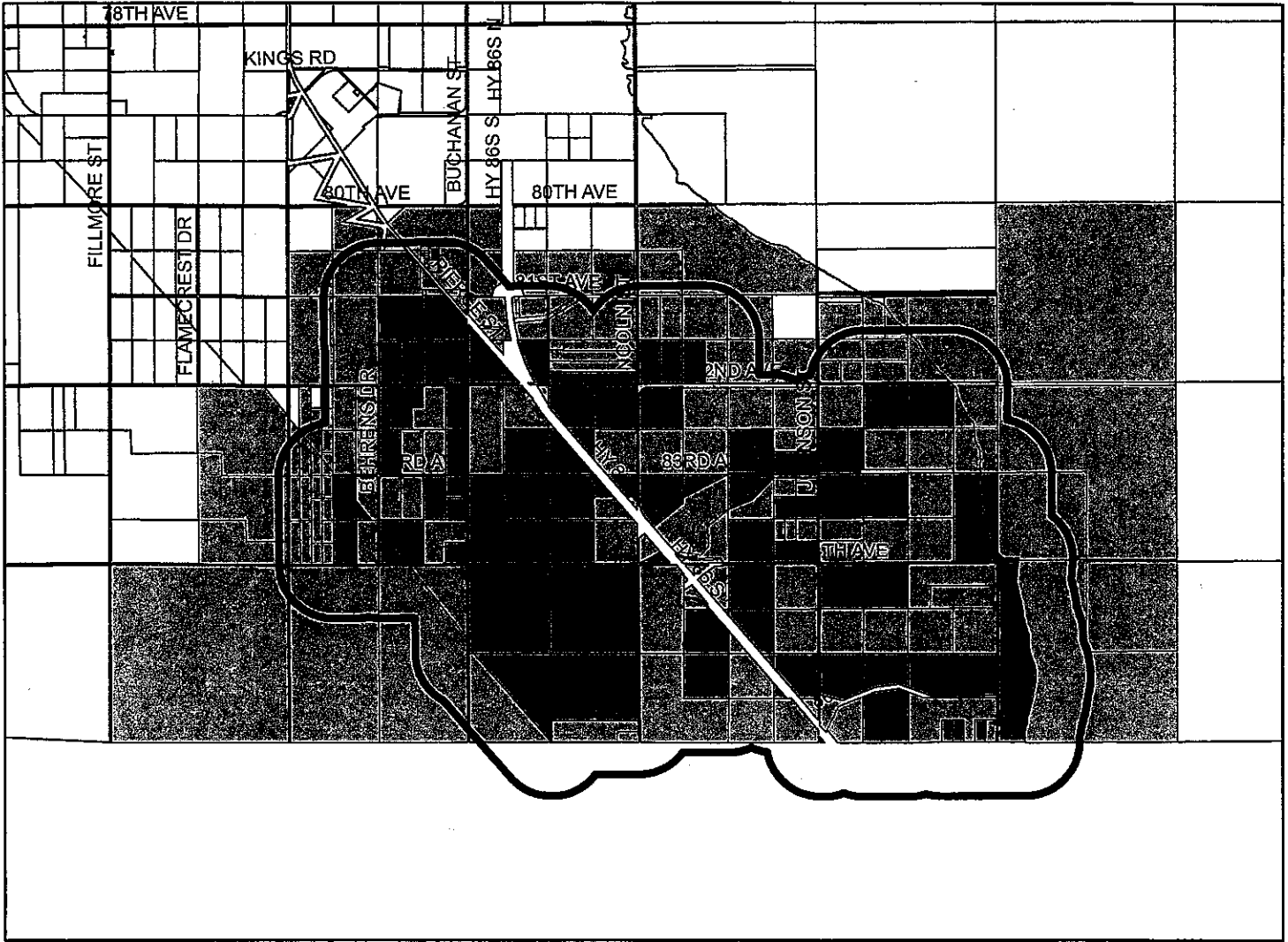
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

1600 feet buffer



Selected Parcels

755-251-004	737-090-004	755-310-003	737-140-013	737-240-002	737-240-004	755-261-003	755-270-016	737-130-001	737-210-010
737-200-030	737-280-002	737-090-003	737-120-006	737-120-007	737-120-008	737-120-009	737-160-015	737-200-008	737-200-009
737-140-014	737-140-015	755-310-020	755-310-023	737-200-032	737-240-003	737-080-011	737-090-017	737-090-018	737-100-004
737-110-006	737-120-005	737-140-010	737-140-011	737-160-012	737-160-013	737-160-025	737-160-026	737-190-010	737-190-011
737-200-023	737-200-024	737-210-009	737-210-011	737-230-005	737-230-006	737-250-004	737-280-008	737-290-016	755-290-020
755-290-022	755-310-026	755-290-021	737-200-010	737-220-004	755-252-002	755-262-001	737-080-018	755-262-012	755-262-016
737-090-002	737-110-002	755-300-002	737-100-003	737-080-015	737-090-013	737-090-014	737-090-015	737-090-016	737-090-019
755-310-022	755-310-024	737-160-021	737-160-022	737-210-014	737-210-015	737-210-016	737-210-017	737-230-002	737-230-012
737-230-013	755-262-009	755-251-012	755-251-013	755-310-021	755-310-013	737-160-006	737-160-007	737-160-017	737-160-019

rst 90 parcels shown



5,800 2,900 0 5,800 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 737080010, APN: 737080010
OSAMU HASHIZU
C/O KONO BROTHERS TRUST
87481 AVENUE 74
THERMAL CA 92274

ASMT: 737110001, APN: 737110001
TEONA LEONTE
C/O TEONA RENNIE
90100 82ND AVE
THERMAL, CA. 92274

ASMT: 737080017, APN: 737080017
KEN VONG, ETAL
90610 AVENUE 81
THERMAL CA 92274

ASMT: 737110002, APN: 737110002
FRANCISCO VALENZUELA, ETAL
49190 JAZMIN ST
COACHELLA CA 92236

ASMT: 737090002, APN: 737090002
FRANCISCO BAUTISTA, ETAL
P O BOX 1365
THERMAL CA 92274

ASMT: 737120009, APN: 737120009
CARDINAL PRODUCE SALES INC
P O BOX 96
COACHELLA CA 92236

ASMT: 737090003, APN: 737090003
CARDIEL VILLELA, ETAL
P O BOX 1795
MECCA CA 92254

ASMT: 737130001, APN: 737130001
ARSALAN DARMAL
38 WINFIELD DR
LADERA RANCH CA 92694

ASMT: 737090004, APN: 737090004
ALFONSO BAUTISTA, ETAL
81400 STATE HIGHWAY 86
THERMAL CA 92274

ASMT: 737140001, APN: 737140001
WESTERN AQUATIC ENTERPRISES INC
2053 LILAC LN
GLENDALE CA 91206

ASMT: 737090019, APN: 737090019
HAROLD JENKINS
3484 SAGE RD
FALLBROOK CA 92028

ASMT: 737140004, APN: 737140004
SHU CHING CHANG
91600 AVENUE 82ND
THERMAL CA 92274

ASMT: 737100006, APN: 737100006
WILLIAM JESSUP
90571 AVENUE 81
THERMAL CA 92274

ASMT: 737140005, APN: 737140005
NICHINGHSIANG FISH FARM
C/O MEI HWA TSAI NI
91600 82ND AVE
THERMAL, CA. 92274

ASMT: 737140006, APN: 737140006
NICHINGHSIANG FISH FARM
C/O MEI HWA TSAI NI
91800 AVENUE 82
THERMAL, CA. 92274

ASMT: 737200029, APN: 737200029
STATE OF CALIF
UNKNOWN 03-02-88

ASMT: 737140013, APN: 737140013
ANTHONY VINEYARDS INC
C/O ANTHONY VINEYARDS
PO BOX 9578
BAKERSFIELD CA 93389

ASMT: 737200030, APN: 737200030
BLAS RIVERA, ETAL
78365 HIGHWAY 111 STE 360
LA QUINTA CA 92253

ASMT: 737140015, APN: 737140015
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

ASMT: 737200031, APN: 737200031
TRI COLOR FARMS
86705 AVENUE 54 STE A
COACHELLA CA 92236

ASMT: 737160015, APN: 737160015
CARLOS CAMACHO
81940 JOHNSON ST
THERMAL, CA. 92274

ASMT: 737210008, APN: 737210008
LSABTO RANCH
C/O LEO OVERGAAG
P O BOX 5519
LA QUINTA CA 92248

ASMT: 737160016, APN: 737160016
OCEAN RICH FISHERIES INC
74081 W PETUNIA PL
PALM DESERT CA 92211

ASMT: 737210010, APN: 737210010
BIRNS HENRY ESTATE OF, ETAL
C/O MARSHA KELLY
28019 QUAIL CT
CARMEL CA 93923

ASMT: 737160020, APN: 737160020
KEITH KNIPSCHILD, ETAL
C/O NELSON BARAQUIA
81600 JOHNSON ST
THERMAL CA 92274

ASMT: 737220001, APN: 737220001
MADEX
P O BOX 661957
ARCADIA CA 91006

ASMT: 737190012, APN: 737190012
RED GLOBES PROP
121 E PACK SQ
OWATONNA MN 55060

ASMT: 737220002, APN: 737220002
YONEMITSU PROPERTIES
C/O FUSAKO YONEMITSU
26500 ENCINAL RD
SALINAS CA 93908

ASMT: 737220006, APN: 737220006
USA 737
DEPT OF INTERIOR BUREAU OF INDIAN AFFAIR
5750 DIVISION ST STE 201
RIVERSIDE CA 92506

ASMT: 737260008, APN: 737260008
PAUMA RANCHES INC
P O BOX 21845
LOS ANGELES CA 90021

ASMT: 737220007, APN: 737220007
USA 737, ETAL
C/O GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

ASMT: 737280002, APN: 737280002
C H BUCKLEY INC
2277 JERROLD AVE
SAN FRANCISCO CA 94124

ASMT: 737230013, APN: 737230013
IMPERIAL IRRIGATION DIST
P O BOX 937
IMPERIAL CA 92251

ASMT: 737290014, APN: 737290014
MAUD CARTER, ETAL
C/O WALTER E HERMANN
807 LINDEN LN
DAVIS CA 95616

ASMT: 737240003, APN: 737240003
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 737290015, APN: 737290015
SEVERIANO MORA, ETAL
75 MONTEREY AVE
THERMAL CA 92274

ASMT: 737240004, APN: 737240004
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

ASMT: 737290017, APN: 737290017
ROLAND JENSEN, ETAL
1252 BENNINGTON DR
SANTA ANA CA 92705

ASMT: 737250002, APN: 737250002
NOSTRATOLLAH MOROVATI, ETAL
201 OCEAN AVE APT 1009B
SANTA MONICA CA 90402

ASMT: 755251004, APN: 755251004
ALEX MA, ETAL
6544 TIMBERVIEW DR
SAN JOSE CA 95120

ASMT: 737250003, APN: 737250003
SALTON COMMUNITY SERVICES DIST
P O BOX 5268
SALTON CITY CA 92275

ASMT: 755251010, APN: 755251010
MARTHA BARRAGAN
80200 HIGHWAY 86
THERMAL CA 92274

ASMT: 755251013, APN: 755251013
ISAAC GONZALEZ, ETAL
89200 AVENUE 81
THERMAL CA 92274

ASMT: 755262009, APN: 755262009
IN KIM, ETAL
C/O CHUL SOO LEE
2601 CAMINO DEL SOL
FULLERTON CA 92033

ASMT: 755261002, APN: 755261002
S&, ETAL
C/O DAVID M SANCHEZ
65959 HARRISON ST
THERMAL CA 92274

ASMT: 755262014, APN: 755262014
PAUL RHEE, ETAL
965 S MAGNILIA NO 15
LOS ANGELES CA 90006

ASMT: 755261003, APN: 755261003
ANTONIO VALDEZ, ETAL
P O BOX 1267
COACHELLA CA 92236

ASMT: 755262016, APN: 755262016
FERNANDO TORRES, ETAL
90785 AVENUE 81
THERMAL CA 92274

ASMT: 755261004, APN: 755261004
STANLEY TAM, ETAL
P O BOX 1010
THERMAL CA 92274

ASMT: 755262017, APN: 755262017
MANUEL BARRAGAN, ETAL
80640 US HIGHWAY 86
THERMAL CA 92274

ASMT: 755262001, APN: 755262001
FELIX CHUO, ETAL
P O BOX 1329
THERMAL CA 92274

ASMT: 755270008, APN: 755270008
KRISHNAKANT PATEL, ETAL
44475 PALM ST
INDIO CA 92201

ASMT: 755262002, APN: 755262002
PAUL RHEE, ETAL
965 S MAGNOLIA NO 15
LOS ANGELES CA 90006

ASMT: 755270015, APN: 755270015
RED GLOBES PROP
C/O MICHAEL N KELLER
121 E PARK SQUARE
OWATONNA MN 55060

ASMT: 755262005, APN: 755262005
PAUL RHEE, ETAL
965 S MAGNOLIA AVE NO 15
LOS ANGELES CA 90006

ASMT: 755270016, APN: 755270016
AQUA FARMING TECH INC
P O BOX 733
INDIO CA 92202

ASMT: 755270020, APN: 755270020
SUN WORLD INTERNATIONAL
16350 DRIVER RD
BAKERSFIELD CA 93308

ASMT: 755310016, APN: 755310016
SHERRI STEINHAUER
C/O SHERRI STEINHAUER TRUST 5010
18 VIA HACIENDA
RANCHO MIRAGE CA 92270

ASMT: 755270024, APN: 755270024
TEONA LEONTE
90100 AVENUE 82
THERMAL, CA. 92274

ASMT: 755310017, APN: 755310017
SHERRI STEINHAUER
C/O SHERYL J STEINHAUER
5010 HAMMERSLEY RD
MADISON WI 53711

ASMT: 755290010, APN: 755290010
MEI CHEN, ETAL
13431 BEACH ST
CERRITOS CA 90703

ASMT: 755310020, APN: 755310020
COMBINED RESOURCES INC
C/O ROGELIO BANAGA
P O BOX 943
WINCHESTER CA 92596

ASMT: 755290021, APN: 755290021
DESERT RANCH
C/O TIMOTHY BLIXSETH
1000 2ND AVE 30TH FL
SEATTLE WA 98104

ASMT: 755310021, APN: 755310021
JOHN ROTH
P O BOX 7018
BURBANK CA 91510

ASMT: 755300002, APN: 755300002
FRIENDS OF THE DESERT MOUNTAINS
P O BOX 1281
PALM DESERT CA 92261

ASMT: 755310023, APN: 755310023
CONNIE SCHIVARELLI
P O BOX 764
RANCHO MIRAGE CA 92270

ASMT: 755310003, APN: 755310003
ALFRED STONE, ETAL
C/O CHESTER AMENDOLA
834 6TH ST NO 103
SANTA MONICA CA 90403

ASMT: 755310024, APN: 755310024
HUI WONG
4631 W 149TH ST
LAWNDALE CA 90260

ASMT: 755310013, APN: 755310013
JOSE CARARES, ETAL
C/O MARGARITA L MARTINEZ
68255 POLK ST
THERMAL CA 92274

ASMT: 755310025, APN: 755310025
PHILIP VILLANUEVA, ETAL
10032 PINWOOD VIEW
SANTEE CA 92071

ASMT: 755310026, APN: 755310026
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 755310027, APN: 755310027
MARION TUDOR, ETAL
C/O CECILIA TUDOR ROSE
93400 HAMMOND RD
MECCA CA 92254

ASMT: 755310045, APN: 755310045
RED GLOBES PROP
121 E PARK SQ
OWATONNA MN 55060

	<p>Building Industry Assoc. 77-570 Springfield Ln., Suite E Palm Desert, CA 92211-0473</p>	<p>California Rural Legal Assistance, Inc. Coachella Migrant 1460 6th St. P.O. Box 35 Coachella, CA 92236</p>
<p>San Diego County Planning 5201 Ruffin Road, Suite B San Diego, CA 92123</p>	<p>Assemblyman V. Manuel Pérez California State Assembly – 80th District 45-677 Oasis Street Indio, CA 92201</p>	<p>California State Representatives 45th District 1600 E. Florida Ave., Suite 301 Hemet, CA 92544</p>
<p>Senator Bill Emmerson California State Senate, 37th District 73-710 Fred Waring Dr., Suite 108 Palm Desert, CA 92260</p>	<p>City of Mecca Library 65250 Coachella St. P.O. Box 266 Mecca, CA 92254-6602</p>	<p>Coachella Library 1538 Seventh St. Coachella, CA 92236</p>
<p>Anza Borrego Foundation & Institute Linda Carson, Executive Director 587 Palm Canyon Drive, Stes 219 & 220 Borrego Springs, CA 92004</p>	<p>Coachella Valley Assoc. of Government 73-710 Fred Waring Dr., Suite 200 Palm Desert, CA 92260-2553</p>	<p>Coachella Valley Housing Coalition 45-701 Monroe St., Suite G Indio, CA 92201-3964</p>
<p>Coachella Valley Mosquito and Vector Control District 43-420 Trader Pl. Indio, CA 92201</p>	<p>Coachella Valley Mountains Conservancy 33488 Lansford St. Yucaipa, CA 92399-3441</p>	<p>Desert Recreation District 45305 Oasis St. Indio, CA 92201-4337</p>
<p>Coachella Valley Unified School District 87-225 Church St. P.O. Box 847 Thermal, CA 92274-8901</p>	<p>Riverside County Fire Department David Flake Administrative Center 210 West San Jacinto Avenue Perris, Ca 92570</p>	<p>District 11 Planning Dept. CA Dept. of Transportation 4050 Taylor Street MS-240 San Diego, CA 92110</p>
<p>Community Service District, Southern Coachella Valley 56-850 Higgins Dr. P.O. Box 302 Thermal, CA 92274-9739</p>	<p>Department of Public Works, San Bernardino County 825 E. 3rd St. San Bernardino, CA 92415-0835</p>	<p>Desert Office, Planning Department, Riverside County 38686 El Cerrito Rd. Palm Desert, CA 92211</p>
<p>Environmental & Project Planning Service Division, Orange County 300 N. Flower St. P.O. Box 4048 Santa Ana, CA 92702-4048</p>	<p>Farm Bureau, Imperial County 1000 Broadway El Centro, CA 92243-2315</p>	<p>Imperial Irrigation District 333 E. Barioni Blvd. P.O. Box 937 Imperial, CA 92251-1773</p>
<p>Imperial Irrigation District 81600 Ave. 58 P.O. Box 1080 La Quinta, CA 92253-1080</p>	<p>Indio Chamber of Commerce 82503 Hwy. 111 Indio, CA 92201-5633</p>	<p>Jacqueline Cochran Regional Airport 56-850 Higgins Dr. Thermal, CA 92274</p>
<p>Land Use Service Department, San Bernardino County 385 N. Arrowhead Ave., 3rd floor San Bernardino, CA 92415-0187</p>	<p>Mecca Community Council P.O. Box 1267 Mecca, CA 92254</p>	<p>Museum Development Monitoring Committee, San Bernardino County 2024 Orange Tree Ln. Redlands, CA 92374-2850</p>

College of the Desert
Palm Desert Library
73-300 Fred Waring Drive
Palm Desert, CA 92260-2870

Daryl Shippy
Economic Development Agency
P.O. Box 1180
Riverside, CA 92502

Imperial County Public Health Dept.
797 W. Main Street, Suite B
El Centro, CA 92243

Mike Peroni
The Altum Group
73-255 El Paseo Drive, Suite 15
Palm Desert, CA 92260-2590

Planning Department,
City of Rancho Cucamonga
10500 Civic Center Dr.
Rancho Cucamonga, CA 91730-3801

Southern Coachella Valley
Advisory Committee
P.O. Box 302
Thermal, CA 92274

Planning Department,
San Bernardino County
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187

Riverside County Trails Committee
82-831 Avenue 54
Vista Santa Rosa, CA 92274-9554

Salton Sea State Park
100-225 State Park Rd.
P.O. Box 3166
North Shore, CA 92254

Department of Parks and Recreation
200 Palm Canyon Drive
Borrego Springs, CA 92004

Anza-Borrego Desert State Park
Attn.: Mark C. Jorgensen, Superintendent
200 Palm Canyon Drive
Borrego Springs, CA 92004-5005

The Desert Sun
750 N. Gene Autry Trl.
P.O. Box 2734
Palm Springs, CA 92262-5463

Thermal Chamber of Commerce
P.O. Box 284
Thermal, CA 92274

Thermal Sanitary District
P.O. Box 363
Thermal, CA 92274

Torres-Martinez
Desert Cahuilla Indians
P.O. Box 1160
Thermal, CA 92274

Imperial County Agricultural
Commissioners Office
852 Broadway
El Centro, CA 92243

Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Dr.
Palm Springs, CA 92262-6706

Bureau of Indian Affairs,
U.S. Department of the Interior
P.O. Box 2245
Palm Springs, CA 92263

Cabazon Band of Mission Indians
84-245 Indio Springs Pkwy.
Indio, CA 92203-3405

Cahuilla Band of Indians
52701 Hwy. 371
P.O. Box 391760
Anza, CA 92539-1760

Imperial County Farm Bureau
1000 Broadway Street
El Centro, Ca 92243

Santa Rosa
Band of Cahuilla Mission Indians
325 N. Western St.
Hemet, CA 92343

The Augustine Casino
P.O. Box 846
Coachella, CA 92236

Beaumont City Hall
550 E. Sixth St.
Beaumont, CA 92223-2218

Calimesa City Hall
908 Park Ave.
Calimesa, CA 92320

Canyon Lake City Hall
31516 Railroad Canyon Rd.
Canyon Lake, CA 92587

Cathedral City,
City Hall
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

City of Indio
100 Civic Center Mall
Indio, CA 92201-4434

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

City of Perris
101 N. D St.
Perris, CA 92570-1917

City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Coachella City Hall
1515 Sixth St.
Coachella, CA 92236

Desert Hot Springs City Hall
65-950 Pierson Blvd.
Desert Hot Springs, CA 92240

Hemet City Hall
445 E. Florida Ave.
Hemet, CA 92543

Indian Wells City Hall
44-950 El Dorado Dr.
Indian Wells, CA 92210-7497

La Quinta City Hall
P.O. Box 1504
La Quinta, CA 92247-1504

Moreno Valley City Hall
14177 Frederick St.
Moreno Valley, CA 92553

Rick Dudley
Murrieta City Hall
1 Town Square
24601 Jefferson Avenue
Murrieta, CA 92562

Norco City Hall
2870 Clark Ave.
Norco, CA 92860

Palm Desert City Hall
73-710 Fred Waring Dr.
Palm Desert, CA 92260

Palm Springs City Hall
3200 E. Tahquitz Cyn. Way
Palm Springs, CA 92262

Rancho Mirage City Hall
69-825 Hwy 111
Rancho Mirage, CA 92270

Riverside City Hall
3900 Main St.
Riverside, CA 92522

CALTRANS
Forecasting / IGR-CEQA Review
464 W. 4th St., 6th Floor
Mail Stop 722
San Bernardino, CA 92401-1400

Coachella Valley Preserve
29200 Thousand Palms Cyn Rd.
Thousand Palms, CA 92276

College of the Desert
Community Education
43500 Monterey Ave.
Palm Desert, CA 92260-9305

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Desert Tortoise
Preserve Committee, Inc.
4067 Mission Inn Ave.
Riverside, CA 92501

Endangered Habitats League
8424 Santa Monica Blvd., Suite A592
Los Angeles, CA 90069-4267

Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Growth Managment,
U.S. Postal Service
P.O. Box 19001
San Bernardino, CA 92423

LAFCO
3850 Vine St., Suite 110
Riverside, CA 92507-4277

Office of Education, Riverside County
47336 Oasis St.
Indio, CA 92201-6946

Office of Environmental
Policy & Compliance,
U.S. Department of the Interior
1111 Jackson St., Suite 520
Oakland, CA 94607

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

Region 9,
U.S. Environmental Protection Agency
75 Hawthorne St., Lobby
San Francisco, CA 94102-3922

AIS Coordinator
Riverside District, U.S. Post Office
4150 Chicago Ave.
Riverside, CA 92507-9998

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

U.S. Department of Agriculture
14393 Park Avenue
Victorville, CA 92392-3302

U.S. Department of Housing & Urban
Development
34 Civic Center Plaza
Santa Ana, CA 92701-4003

Vista Santa Rosa Community Council
c/o Betty Talley
82-836 Beckman Dr.
Thermal, CA 92274

U.S. Department of the Interior
Bureau of Land Management
Palm Springs South Coast Field Office
1201 Bird Center Drive
Palm Springs, CA 92262

Department of the Interior
Bureau of Indian Affairs
1849 C Street N.W.
Washington DC 20240

Army Corps of Engineers
Southern California Area Office
40015 Sierra Highway Suite B145
Palmdale, Ca 93550

CA Department of Fish and Game
Inland Deserts Region
3602 Inland Empire Boulevard
Suite C-220
Ontario, Ca 91764

CA Department of Forestry
Riverside Unit
Unit Chief John Hawkins
210 West San Jacinto Road
Perris, Ca 92570

CA Department of Water Resources
State Water Project Division
1416 9th Street
Sacramento, Ca 95814

Connie Barrington, County Librarian
Imperial County Free Library
1125 Main Street
El Centro, Ca 92243

Imperial Co Air Pollution Control District
150 South 9th Street
El Centro, Ca 92243

Salton Sea Authority
44-199 Monroe Street, Suite C
Indio, CA 92201-4888

Coachella Valley Unified School District
87-225 Church Street
Thermal, Ca 92274

County of Riverside
Transportation Department
Director's Office
4080 Lemon Street
Riverside, Ca 92501

Riverside County Library System
Coachella Library
1538 Seventh Street
Coachella, Ca 92236

County of Riverside
Riverside County Administrative Center
4080 Lemon Street
Riverside, Ca 92502

Riverside County Farm Bureau
21160 Box Springs Road Suite 102
Moreno Valley, Ca 92557

Imperial County Sherriff's Department
328 Applestill Road
El Centro, Ca 92243

Imperial County Local
Agency Formation Commission
1122 State Street, Suite D
El Centro, Ca 92243

Imperial Valley
Association of Governments
940 West Main Street, Suite 208
El Centro, Ca 92243

Imperial County Farm Bureau
1000 Broadway Street
El Centro, Ca 92243

Anza-Borrego Desert State Park
Attn.: Mark C. Jorgensen
200 Palm Canyon Drive
Borrego Springs, CA 92004-5005

Anza Borrego Foundation & Institute
Linda Carson, Executive Director
587 Palm Canyon Drive,
Suites 219 & 220
Borrego Springs, CA 92004

San Diego County Planning
5201 Ruffin Road, Suite B
San Diego, CA 92123

Imperial County Local
Agency Formation Commission
1122 State Street, Suite D
El Centro, Ca 92243

Riverside County Farm Bureau
21160 Box Springs Road Suite 102
Moreno Valley, Ca 92557

Imperial County Sherriff's Department
328 Applestill Road
El Centro, Ca 92243

Imperial County Free Library System
1331 S Clark Road Bldg. 24
El Centro, Ca 92243

Imperial Valley
Association of Governments
940 West Main Street, Suite 208
El Centro, Ca 92243

Sierra Club
8304 Clairemont Mesa Blvd., Ste 101
San Diego CA 92101

Erin Chalmers
Shutte, Milhaily & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102

Johnson & Sedlack
26785 Camino Seco
Temecula, CA 92590

Paul D. Quill
51245 Avenida Rubio
La Quinta, CA. 92253

Black Emerald LLC
91711 82nd Ave.
Thermal CA 92274

Commenters on EIR:

Riverside County Sheriff's Department
Indio Station
82-695 Doctor Carreon Boulevard
Indio, Ca 92201

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Salton Community Services District
2098 Thomas R. Cannell Road
PO Box 5268
Salton City, CA 92275-5268

Friends of the Desert Mountains
45480 Portola Avenue
PO Box 1281
Palm Desert, CA 92261

Coachella Valley Water District
85-995 Avenue 52
Coachella, CA 92236

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

South Coast Air Quality Management District
Salton Sea Basin
21865 Copley Drive
Diamond Bar, Ca 91765

Native American Heritage Commission
915 Capitol Mall, Rm 364
Sacramento, CA 95814-4801

Caltrans
District 11, Division of Planning
4050 Taylor St. MS 240
San Diego, CA 92110

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

Worden Williams APC
462 Stevens Ave.
Solana Beach, CA 92075

Santa Rosa and San Jacinto Mountains
National Monument
1201 Bird Center Drive
Palm Springs, CA 92262

California Department of Conservation
Division of Land Resource Protection
801 K Street MS 18-01
Sacramento, CA 95814

ATTN: Joan Taylor
Tahquitz Group, Sierra Club
1850 Smoke Tree Ln
Palm Springs, CA 92264

Coachella Valley
Archaeological Society
P.O. Box 2344
Palm Springs, CA 92263

Colorado River Board of California
770 Fairmont Avenue, Suite 100
Glendale, CA 91203-1068

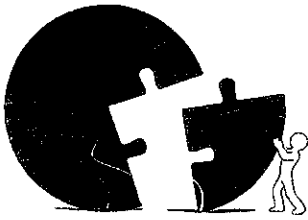
Imperial County Fire Department
2514 La Brucherie Road
Imperial, Ca 92251

California State
Dept. of Parks & Recreation
1416 9th St., Rm 1435
P.O. Box 942896
Sacramento, CA 95814

County of Imperial
Imperial County Planning and Development
Services Department
801 Main Street
El Centro, Ca 92243

County of Imperial
Department of Public Works
156 South 11th Street
El Centro, CA 92243

ATTN: Pramod Kuikarni
California Energy Commission
1516 Ninth St., Mail Stop 29
Sacramento, CA 95814-5504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 375 (Travertine Point Specific Plan), General Plan Amendment No. 00910, Change of Zone No. 07623, Environmental Impact Report No. 514
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

2007101145
State Clearinghouse Number (if submitted to the State Clearinghouse)

Black Emerald LLC
Project Applicant

91711 82nd Avenue, Thermal, CA, 92274
Address

The proposed Project within Riverside County is located along both the east and west sides of California State Route 86S between 81st Avenue and the Riverside/Imperial County line. The site is generally located west of the Salton Sea, south of the community of Mecca, and northeast of Anza-Borrego Desert State Park. The proposed Project site is located along the northwest shore of the Salton Sea.
Project Location

The Specific Plan proposes to arrange 4,918 acres into 5 planning districts for residential, business park, mixed use commercial, regional commercial, resort/tourism, and open space uses, and is currently proposing 16,655 residential units. The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element as it applies to the project site to eliminate the land use designations of Agriculture: Agriculture (AG), Community Development: Commercial Tourist (CT), Public Facilities (PF), Indian Land, and Open Space - Water (OS-W) and would establish Business Park (BP), Commercial Retail (CR), Commercial Tourist (CT), Mixed Use (MU), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential (VHDR), Highest Density Residential (HHDR), Public Facility (PF), Open Space- Recreation (OS-R), Open Space- Conservation (OS-C), and Open Space- Water (OS-W) designations as reflected on the Specific Plan Land Use Plan. . The Change of Zone proposes to and A-2-20), Controlled Development (W-2) to Specific Plan (SP) . The Environmental Impact Report will analyze the impacts of the project. .
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act **SELECT**.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

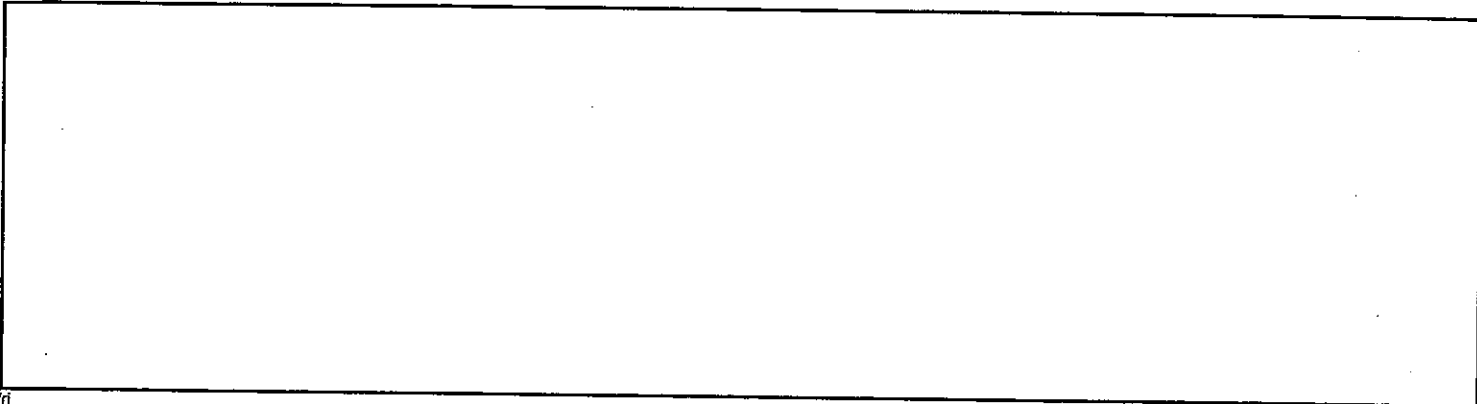
This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1101253

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: INNOVATIVE LAND CONCEPTS, INC
paid by: CK 01418 \$2,839.25
CALIFORNIA FISH AND GAME FOR EA41608/EIR00514
paid towards: CFG04952 CALIF FISH & GAME: DOC FEE
at parcel: 81495 HIGHWAY 86 THER
appl type: CFG3

By JCMITCHE May 16, 2011 12:36
posting date May 16, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,839.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0715611

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: INNOVATIVE LAND CONCEPTS, INC \$64.00
paid by: CK 1634165
CALIFORNIA FISH AND GAME FOR EA41608/EIR00514
paid towards: CFG04952 CALIF FISH & GAME: DOC FEE
at parcel: 81495 HIGHWAY 86 THER
appl type: CFG3

By _____ Oct 16, 2007 09:49
MBRASWEL posting date Oct 16, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!