

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County Sheriff's Department, Thermal Sheriff's Station

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Coachella Valley Unified School District

Findings of Fact: The project site is located within the Coachella Valley Unified School District (CVUSD). The nearest schools to the project site are Westside Elementary, located at 82225 Airport Boulevard in Thermal, approximately 2.25 miles to the north, and the Coachella Valley High School, located at 83800 Airport Boulevard, approximately 2.75 miles northeast of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**39. Libraries**

**Source:** Riverside County General Plan

**Findings of Fact:**

The closest library to the project site is the Coachella Valley Branch Library, located at 1538 7<sup>th</sup> Street in the City of Coachella, approximately 5.6 miles to the northeast of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**40. Health Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Eisenhower Health Center, located at 45280 Steeley Drive in the City of La Quinta, approximately 8.5 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational

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facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013; Riverside County Parks Lake Cahuilla County Park

Findings of Fact:

a) The project will include the construction of 230 residential units within the project site. The project will also include six pocket parks within the interior of the project site and an Equestrian Way Station located at the northeast corner. The nearest public park to the project site is Lake Cahuilla County Park, located at 58075 Jefferson Street (in La Quinta), approximately 3.5 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The project will include six pocket parks and an Equestrian Way Station that will be open to residents and guests. The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is located within the Desert Recreation District which requires all residential projects to pay park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact: According to the Area Plan, the project is located adjacent to a Class I Bike Path/Regional Trail along Avenue 60. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. The equestrian trail will also connect Avenue 60 along the eastern perimeter south to Avenue 61 and along the southern project boundary. No impacts will occur.

Mitigation: No mitigation measures are required.



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Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Urban Crossroads, *Vista Soleada (TTM 36590) Traffic Impact Analysis*, December 2013

Findings of Fact:

a) Nine intersections were analyzed in the Traffic Impact Analysis, including the two project entrance streets. The existing seven intersections operate at a level of service (LOS) A under Existing Conditions. The project will generate 2,197 weekday daily trips with 175 trips in the AM Peak Hour and 232 trips in the PM Peak Hour. The nine intersections analyzed in the Traffic Impact Analysis will experience a slight increase in the delay at each intersection but will still remain at a LOS A. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Trip generation from the proposed rural



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market was not analyzed in the Traffic Impact Report due to the provision that the commercial development will be built depending on market demand. An owner/operator is required to purchase the land with a site specific development proposal. Until that occurs, the parcel will be planted with date palm and be a part of the perimeter date grove buffer so the parcel will not generate any trips at the current state. According to the Institution of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition, the rural market falls under the "Specialty Retail Center (Code 826)" which has a daily trip generation of 44.32 trips per 1,000 square feet and the Riverside County land use standards indicate commercial retail land use allows for 0.20 to 0.35 FAR. Based on the ITE trip generation rate and Riverside County land use density, the proposed rural market can generate 946 daily trips. The predicted rural market trip generation will not create a substantial increase in traffic in the project area. Additional analysis may be required upon proposal and construction of the rural market. Impacts will remain less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will provide two gated entrances, roundabouts, and hammerhead intersections to minimize potential hazards as a result of the project design features. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The project will incorporate traffic control measures as a design feature which will minimize construction conflicts on Avenue 60, Avenue 61, and Jackson Street. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. Impacts will be less than significant.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide adequate internal pathways and connections to regional bike paths and trails. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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**Source:** Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 9 "Trails and Bikeways System"

**Findings of Fact:**

According to the General Plan, a Class I Bike Path/Regional Trail is designated along Avenue 60 on the southern edge of the project site. The project will provide a 12-foot wide public equestrian multi-use trail along Avenue 60 to connect to the proposed regional trail system. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** Riverside County Land Information System; Coachella Valley Water District, 2010 Urban Water Management Plan, Table 3-10 and Table 3-19

**Findings of Fact:**

a) The project site is currently used as farmland and is served by the Coachella Valley Water District (CVWD). The project will not require construction of new water treatment facilities or expansion of existing facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards.

b) Existing water use at the site totals 501.6 acre-feet per year with up to three crops. According to the CVWD 2010 Urban Water Management Plan (UWMP), average single family water demand is 448 gallons of potable water per day. The project will demand 115.4 acre-feet of potable water per year, which is a reduction of 386.2 acre-feet of potable water per year for the project area. In addition, the Vista Soleada Specific Plan emphasizes that the amount of turf and other high water usage materials will be kept to a minimum for water conservation and east of maintenance purposes. The reduction in water use on the site and surplus of water supplies will result in sufficient water supplies available to serve the project from existing entitlements and resources and will not require new or expanded entitlements. Impacts will be less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Coachella Valley Water District, 2010 Urban Water Management Plan; MSA Consulting, Inc., *Vista Soleada Specific Plan*, December 2013

Findings of Fact:

a) The proposed project will be fully served from public water and sewer systems managed by the Coachella Valley Water District (CVWD). The project proposes a system of 8-inch sewer mains within interior private streets to serve the community. This interior system will connect at the southern end of the project to an existing 10-inch sewer main extending east in Avenue 61, transitioning to a 15-inch main extending south to Jackson Street. The project will not require or result in construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which could cause significant environment effects.

b) Sewage is treated at Water Reclamation Plant #4 located at Avenue 62 and Filmore Street. The annual average flow to this facility is 4.75 million gallons per day (mgd) with a maximum capacity of 9.9 mgd. The project will generate 448 gallons per day (gpd), or 0.004 mgp, of wastewater. Project development will not require the construction or expansion of additional water treatment facilities. The plant is currently undergoing a planned renovation to enhance its ability to treat recycled water. No capacity issues are anticipated either now or in the future. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:



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a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate 1.67 tons per day, which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. The project site is relatively flat and currently vacant therefore construction of the project will generate minimal amounts of waste. Impacts will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan

**Findings of Fact:**

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee

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applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

**Source:**

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as



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per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA.PP10130R3

Revised: 12/17/2014 10:47 AM

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12:24

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CONDITIONS OF APPROVAL

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Parcel: 764-290-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 385 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 385.

CHANGE OF ZONE = Change of Zone No. 7814.

GPA = General Plan Amendment No. 1125.

EA = Environmental Assessment No. 42633

10. EVERY. 2 SP - SP Document

RECOMMND

20 sets of Specific Plan No. 385 shall provided and include the following:

a. Specific Plan Document, which shall include:

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

b. Environmental Assessment No. 42633 Document, which must include, but not be limited to, the following items:

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

If any specific plan conditions of approval differ from the

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10. GENERAL CONDITIONS

10. EVERY. 2                    SP - SP Document (cont.)                    RECOMMND

specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 3                    SP - Ordinance Requirements                    RECOMMND

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

10. EVERY. 4                    SP - Limits of SP DOCUMENT                    RECOMMND

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

10. EVERY. 5                    SP - HOLD HARMLESS                    RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,



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10. GENERAL CONDITIONS

10. EVERY. 5                      SP - HOLD HARMLESS (cont.)                      RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

BS GRADE DEPARTMENT

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

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

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

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

10.BS GRADE. 3                      SP - ALL CLEARNC'S REQ'D B-4 P                      RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1                              SP - #86-WATER MAINS                              RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 2                      SP - #47 SECONDARY ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

PARKS DEPARTMENT

10.PARKS. 1                      SP - PARK PLAN                      RECOMMND

The applicant shall provide park plan for both park sites to the Riverside County Regional Park and Open-Space District for review and approval.

PLANNING DEPARTMENT

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

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

10.PLANNING. 3                      SP - NO P.A. DENSITY TRANSPER                      RECOMMND

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

10.PLANNING. 4                      SP - GEO02347 NOT APPROVED                      RECOMMND

THIS CONDITION WAS WRITTEN TO ACCOMMODATE MOVING THIS PROJECT FORWARD TO PUBLIC HEARING WITH DICTATED AVOIDANCE MITIGATION PENDING REQUIRED TRENCHING OF LINEAMENTS (GEO02347 WILL NOT BE APPROVED UNTIL ALL GEOLOGIC/GEOTECHNICAL HAZARDS ARE ADEQUATELY ADDRESSED):

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated

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10. GENERAL CONDITIONS

10.PLANNING. 4                    SP - GEO02347 NOT APPROVED (cont.)                    RECOMMND

adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 5                    SP - PDA04874R1                    RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the above recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

10.PLANNING. 6                    SP - HUMAN REMAINS                    RECOMMND

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below.

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will 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 Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

10.PLANNING. 7                    SP - CLEAR GEOLOGIC HAZARDS                    RECOMMND

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active



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10.PLANNING. 7                    SP - CLEAR GEOLOGIC HAZARDS (cont.)                    RECOMMND

earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 8                    SP - UNANTICIPATED RESOURCES                    RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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10. GENERAL CONDITIONS

10.PLANNING. 8                    SP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 9                    SP - TREATMENT/REBURIAL AGREE                    RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

10.PLANNING. 10                    SP - NATIVE AMERICAN MONITOR                    RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

10.PLANNING. 11 SP - CULT.RESOURCE PROFESSION

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

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10.PLANNING. 12                    SP - NOTIFY COUNTY ARCHAEOLOGY                    RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

10.PLANNING. 13                    SP - ARTIFACT DISPOSITION                    RECOMMND

Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

TRANS DEPARTMENT

10.TRANS. 1                        SP - LANDSCAPING PLANS                        RECOMMND

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

10.TRANS. 2                        SP - WQMP REQUIREMENT                        RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Colorado River Regional Water Quality Control Board [Order No. R7-2008-0001], and beginning June 15, 2009, all projects that 1) are located within the drainage boundary (watershed) of the Whitewater



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10. GENERAL CONDITIONS

10.TRANS. 2

SP - WQMP REQUIREMENT (cont.)

RECOMMND

River; and 2) require discretionary approval by the County of Riverside required to comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 3

SP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by

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10. GENERAL CONDITIONS

10.TRANS. 3                      SP - WQMP ESTABL MAINT ENTITY (cont.)                      RECOMMND

the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 4                      SP - SP385/TS CONDITION                      RECOMMND

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

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

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Madison Street (NS) at:  
58th Avenue (EW) 60th Avenue (EW)

Monroe Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)  
61st Avenue (EW)

Jackson Street (NS) at:  
60th Avenue 62nd Avenue

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

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 30 days of project approval, Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EA documents shall be distributed in the following fashion:

Building and Safety Department Second Floor land use file  
1 copy  
Department of Transportation Department 1 copy  
County Planning Department in Riverside 1 copy  
City of La Quinta 1 copy  
Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

20.PLANNING. 3 SP - POST HARVEST PHASE II

RECOMMND

Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified,

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3                    SP - POST HARVEST PHASE II (cont.)                    RECOMMND

specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1                    SP - "WILL-SERVE" LETTER                    RECOMMND

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

An original copy of "will-serve" letter for water and sewer service from Coachella Valley Water District shall be submitted to the Department of Environmental Health for review and approval.

30.E HEALTH. 1                    SP - INDUSTRIAL HYGIENE                    RECOMMND

An original copy of a Noise Study shall be submitted to the Department of Environmental Health, Office of Industrial Hygiene for review and approval.

30.E HEALTH. 2                    SP - ENV CLEANUP PROGRAMS                    RECOMMND

An original copy of an Environmental Site Assessment, Phase 1 study (ESA Phase 1) shall be submitted to the Department of Environmental Health, Environmental Cleanup Programs for review and approval.

EPD DEPARTMENT

30.EPD. 1                    SP - MBTA BUOW SURVEYS                    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.EPD. 1 SP - MBTA BUOW SURVEYS (cont.)

RECOMMND

plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

Prior to issuance of any grading permit a nesting bird survey is required between February 1st and August 31st. No grading or site preparation shall occur between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted to EPD for review and approval prior to issuance of any grading permit. Nesting birds are protected by the Federal Migratory Bird Treaty Act (MBTA). If nesting activity is observed the California Department of Fish and Wildlife & U.S. Fish and Wildlife (USFWS) shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with the wildlife agencies shall be provided to EPD prior to initiating grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st.

PARKS DEPARTMENT

30.PARKS. 1 SP - TRAIL PLAN

RECOMMND

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

Prior to issuance of project recordation  
Prior to issuance of project recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

30.PARKS. 2 SP - OFFER OF DEDICATION

RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 2

SP - OFFER OF DEDICATION (cont.)

RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

30.PLANNING. 1

SP - PALEO MONITORING 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 GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

30.PLANNING. 2

SP - PALEO PRIMP & MONITOR

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. 2

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2                    SP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP."



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 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) the following condition of approval shall be satisfied:

"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. 40 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) the following condition of approval shall be satisfied:

"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 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. 41 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) the following condition of approval shall be satisfied:

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41                    SP - TILE DRAINS (3) (cont.)                    RECOMMND

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. 42                    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 EA 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. 43                    SP - NON-IMPLEMENTING MAPS                    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:

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

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

30.PLANNING. 44                    SP - DURATION OF SP VALIDITY                    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 SPECIFIC PLAN that this project is a part of has a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

life span of twenty (20) years at which time the County may elect to begin revocation of the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 46 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. 47 SP - ACOUSTICAL 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, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47            SP - ACOUSTICAL STUDY REQD (cont.)

RECOMMND

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

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

30.PLANNING. 48            SP - AIR QUALITY 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, an air quality study shall be submitted to the Planning Department for review and approval.

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

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

30.PLANNING. 50            SP - BIOLOGICAL 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 biological study shall be submitted to the Planning Department for review and approval.

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



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50 SP - BIOLOGICAL STUDY REQD (cont.)

RECOMMND

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. 51 SP - GEO STUDY 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:

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

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

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

30.PLANNING. 53 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:

"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 EA prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 53                    SP - EA REQUIRED (cont.)                    RECOMMND

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. 57                    SP - COMPLETE CASE APPROVALS                    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 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. 58                    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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 58            SP - AMENDMENT REQUIRED (cont.)            RECOMMND

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

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

30.PLANNING. 59            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 Riverside County Recreation and Park District, shall be annexed into the Desert Recreation District 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 Desert Recreation District is unwilling or unable to annex the property in question."

30.PLANNING. 60            SP - AG/DAIRY NOTIFICATION            RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 60            SP - AG/DAIRY NOTIFICATION (cont.)            RECOMMND

Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 61            SP - PA PROCEDURES            RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning 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. 63            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 County Counsel and submit said documents for review along



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63

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

RECOMMND

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 defaults in the payment of a maintenance assessment. An

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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. 66 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, 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 EA during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with."

30.PLANNING. 70 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 70                    SP - POST GRADING REPORT (cont.)                    RECOMMND

"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 were complied with."

30.PLANNING. 71                    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. 74                    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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 74 SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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. 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 include, but not be limited to, all Planning Areas".

30.PLANNING. 75 SP - CLEAR GEOLOGIC HAZARDS

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 Map Recordation, the potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.



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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 76 SP - CLEAR GEOLOGIC HAZARDS

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 grading permit issuance, the potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

30.PLANNING. 77 SP - PHASE IV MONITORING RPT

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 GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 86

SP - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

TRANS DEPARTMENT

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN

RECOMMND

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - LC LANDSCAPE CONCEPT PLAN (cont.)

RECOMMND

the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 3

SP - SP385/TS GEOMETRICS

RECOMMND

The intersection of Driveway 1 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn, one right-turn lane - stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

The intersection of Driveway 2 (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through/right-turn lane - stop controlled

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3                      SP - SP385/TS GEOMETRICS (cont.)

RECOMMND

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

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

30.TRANS. 4                      SP - SP385/TS AVE60 TRANSITION

RECOMMND

The project proponent shall provide an appropriate transition design for 60th Avenue which will taper the road improvements from the County's Arterial Highway to the City's Primary Arterial standard or as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      SP - TRAIL CONSTRUCTION COMPL

RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

100.PARKS. 2                      SP - TRAIL MAINTENANCE MECHANI

RECOMMND

Prior to the issuance of the 101 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.



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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK CONSTRUCTION

RECOMMND

PRIOR TO THE ISSUANCE OF THE 40th building permit in each of the three phases identified in the SPECIFIC PLAN, the park within those phases designated as Lot A, B, C, D, E, F, shall be constructed and fully operable.

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 230 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 3 SP - PARK PLANS REQUIRED

RECOMMND

PRIOR TO THE ISSUANCE OF THE 20th building permit within Phase 1 of the SPECIFIC PLAN, detailed park plans for all parks in the SPECIFIC PLAN, shall be submitted to and approved by the Planning Department and the Riverside County Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for all the park sites designated in the SPECIFIC PLAN i.e. Lots A, B, C, D, E, F. The detailed park plans shall conform with the design criteria in the specific plan document design guidelines document and with the requirements of the Riverside County Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The land division hereby permitted is to a schedule "A" subdivision to subdivide 80.9 gross acres into 230 residential lots, 9 open space lots, 1 equestrian way station lot (hitching posts, rider benches, could also have small stable for horse boarding), and 1 commercial lot.

10. EVERY. 2                      MAP - HOLD HARMLESS                      RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36590 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36590, Amended No. 2, dated 5/23/14.

Exhibit B Conceptual Architecture, dated 9/9/14

Exhibit G Grading Plans, dated 9/23/14

Exhibit L Landscaping Plans dated 2/28/14

Exhibit P Parks dated 2/24/14

Exhibit V Vista Santa Rosa Land Use Concept Plan dated 12/11/13

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

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10. GENERAL CONDITIONS

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

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

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

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

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the



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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

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

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

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

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

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

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

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 23                    MAP - MANUFACTURED SLOPES                    RECOMMND

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

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10.BS GRADE. 23            MAP - MANUFACTURED SLOPES (cont.)            RECOMMND

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24            MAP - FINISH GRADE            RECOMMND

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

E HEALTH DEPARTMENT

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

Tract Map 36590 is proposing to receive potable water service and sanitary service from Coachella Valley Water District (CVWD) per CVWD "Will-Serve" letter dated January 8, 2014. It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2            RETENTION BASINS - NO VECTORS            RECOMMND

Any proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3            INDUSTRIAL HYGIENE-NOISE STUDY            RECOMMND

Noise Consultant: Meridian Consultants LLC  
860 Hampshire Road, Suite P  
Westlake Village, CA 91361

Noise Study: "Technical Noise Report for the Vista Soleada Specific Plan," dated January 2014, revised May 2014

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36590 (Planning Case No.) shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 28, 2014 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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10.E HEALTH. 3 INDUSTRIAL HYGIENE-NOISE STUDY (cont.) RECOMMND

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

10.E HEALTH. 4 MAP - "WILL-SERVE" LETTER RECOMMND

An original copy of the "will-serve" letter for water and sewer service from Coachella Valley Water District shall be submitted to the Department of Environmental Health for review and approval.

(added as implementing condition for SP385)

FIRE DEPARTMENT

10.FIRE. 1 MAP\* - #14 - COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction.

PARKS DEPARTMENT

10.PARKS. 1 MAP - PARK PLAN RECOMMND

The applicant shall provide park plan for all park sites to the Riverside County Regional Park and Open-Space District for review and approval.

10.PARKS. 2 MAP - MAINTENANCE MECHANISM RECOMMND

The applicant shall submit a maintenance plan for parks, trails and all open space as identified in the tract map for review and approval to the Riverside County Regional Park and Open-Space District.

10.PARKS. 3 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction or 101 building permit issuance, whichever occurred first.

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PLANNING DEPARTMENT

10.PLANNING. 2                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 3                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 5                    MAP - FINAL PLAN OF DEVELOPMNT                    RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 6                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 8                    MAP - ZONING STANDARDS                    RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards in Specific Plan No. 385 and its Zoning Ordinance.

10.PLANNING. 9                    MAP - PROCEDURE FOR PHASING                    RECOMMND

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except



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10.PLANNING. 9                   MAP - PROCEDURE FOR PHASING (cont.)                   RECOMMND

as provided by Ordinance No. 460.

10.PLANNING. 13                  MAP - ORD NO. 659 (DIF)                   RECOMMND

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

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

10.PLANNING. 14                  MAP - ORD 875 OPN SPACE FEE                   RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be

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10.PLANNING. 14            MAP - ORD 875 OPN SPACE FEE (cont.)            RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16            MAP - SUBMIT BUILDING PLANS            RECOMMND

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

10.PLANNING. 17            MAP - LIGHTING ORD.655            RECOMMND

The project is located within the Mt. Palomar Observatory Zone B Special Lighting Area. The project shall be designed to incorporate lighting requirements consistent with Ordinance No. 655 including but not limited to, the use of low landscape bollard lights near the entry gates, at roundabouts, at hammerhead intersections.

10.PLANNING. 18            MAP - NOISE MEASURES            RECOMMND

The following noise measures shall take place as per indicated in the Department of Industrial Hygiene letter dated May 28, 2014.

25a. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

25b. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

25c. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.

25d. Implement noise attenuation measures to the extent feasible, which may include, but are not limited to,

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10.PLANNING. 18 MAP - NOISE MEASURES (cont.)

RECOMMND

temporary noise blankets stationary construction noise sources.

25e.Use electric air compressors and similar power tools rather than diesel equipment, where feasible.

25f.Turn off construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.

25g.No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

25h.Clearly post construction hours, allowable workdays, and the phone number of the job superintendent at all construction entrances to allow for surrounding owners to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

25i.Construction staging areas along with the operation of earth-moving equipment within the project area shall be located as far away from vibration- and noise-sensitive sites as possible.

25j.The exterior noise standard shall apply to an outdoor location on each residential lot that is adjacent to the residential structure and encompass a minimum of 600 square feet. The applicable location shall be at rear of the infrastructure.

25k.Provide "windows closed" condition requiring mechanical ventilation per the 2012 California Building Code requirements in Section 1203 Ventilation for residential units along 60th Avenue and 61st Avenue.

10.PLANNING. 19 MAP - TILE DRAINS(1)

RECOMMND

Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District indicating that the subsurface drainage facilities (tile drains) in the implementing project area can accommodate the new urban drainage to the satisfaction of CVWD.

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10.PLANNING. 19 MAP - TILE DRAINS(1) (cont.)

RECOMMND

(added as implementing condition for SP385)

10.PLANNING. 20 MAP - TILE DRAINS(2)

RECOMMND

Given the high ground water table in the project area all implementing projects must provide a letter from Coachella Valley Water District 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 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 as 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.

(added as implementing condition for SP385)

10.PLANNING. 21 MAP - TILE DRAINS(3)

RECOMMND

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.

(added as implementing condition for SP385)

10.PLANNING. 22 MAP - M/M PROGRAM (GENERAL)

RECOMMND

The EA 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.

(added as implementing condition for SP385)



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10.PLANNING. 23 MAP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

(added as implementing condition for SP385)

10.PLANNING. 24 MAP - DURATION OF SP VALIDITY

RECOMMND

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years at which time the County may elect to begin revocation of the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

10.PLANNING. 25 MAP - PROJECT LOCATION EXHIBIT

RECOMMND

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

(added as implementing condition for SP385)

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10.PLANNING. 26 MAP - ACOUSTICAL STUDY REQD

RECOMMND

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

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

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

(added as implementing condition for SP385)

10.PLANNING. 27 MAP - AIR QUALITY STUDY REQD

RECOMMND

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

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

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

(added as implementing condition for SP385)

10.PLANNING. 29 MAP - BIOLOGICAL STUDY REQD

RECOMMND

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

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

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10.PLANNING. 29            MAP - BIOLOGICAL STUDY REQD (cont.)            RECOMMND  
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.

(added as implementing condition for SP385)

10.PLANNING. 31            MAP - EA REQUIRED            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 EA 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.

(added as implementing condition for SP385)

10.PLANNING. 32            MAP - COMPLETE CASE APPROVALS            RECOMMND

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

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

(added as implementing condition for SP385)

10.PLANNING. 33            MAP - AMENDMENT REQUIRED            RECOMMND

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

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10.PLANNING. 33 MAP - AMENDMENT REQUIRED (cont.)

RECOMMND

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.

(added as implementing condition for SP385)

10.PLANNING. 34 MAP - GEO02347 NOT APPROVED

RECOMMND

THIS CONDITION WAS WRITTEN TO ACCOMMODATE MOVING THIS PROJECT FORWARD TO PUBLIC HEARING WITH DICTATED AVOIDANCE MITIGATION PENDING REQUIRED TRENCHING OF LINEAMENTS (GEO02347 WILL NOT BE APPROVED UNTIL ALL GEOLOGIC/GEOTECHNICAL HAZARDS ARE ADEQUATELY ADDRESSED):

The potential hazards associated with the "unclassified geologic lineaments" identified in County geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

10.PLANNING. 35 MAP - PDA04871R1

RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the



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10.PLANNING. 35           MAP - PDA04871R1 (cont.)

RECOMMND

County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

10.PLANNING. 36           MAP - HUMAN REMAINS

RECOMMND

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below.

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will 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 Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

10.PLANNING. 37           MAP - TRAIL PLAN

RECOMMND

The applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

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10.PLANNING. 38            MAP - CLASS II BIKEWAY            RECOMMND

The applicant shall provide a Class II bike trail on the south side of 60th avenue.

10.PLANNING. 39            MAP - UNANTICIPATED RESOURCES            RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the

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10.PLANNING. 39            MAP - UNANTICIPATED RESOURCES (cont.)            RECOMMND

project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 40            MAP - TREATMENT/REBURIAL AGREE            RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

10.PLANNING. 41            MAP - NATIVE AMERICAN MONITOR            RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for

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10.PLANNING. 41                   MAP - NATIVE AMERICAN MONITOR (cont.)                   RECOMMND

Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

10.PLANNING. 42                   MAP - CULT.RESOURCE PROFESSION                   RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

10.PLANNING. 43                   MAP - NOTIFY COUNTY ARCHAEOLOG                   RECOMMND

The applicant shall notify the County Archaeologist a minimum of one week in advance of the extended Phase II testing and site grading operations to allow the County



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10.PLANNING. 43                   MAP - NOTIFY COUNTY ARCHAEOLOG (cont.)                   RECOMMND

Archaeologist the opportunity to arrange to observe the related cultural resources field activities.

10.PLANNING. 44                   MAP - ARTIFACT DISPOSITION                   RECOMMND

Recovered archaeological materials collected during field studies will be returned to the laboratory of the Project Archaeologist for initial processing and characterization of the recovered assemblage. Materials will be cleaned, sorted by class for material identification, analyzed, and briefly described. The recovered assemblage will be subjected to special analyses with the Tribe's approval. The special studies may include morphological analysis of flaked and ground stone tools, faunal analyses, ceramic analyses, botanical studies, shell artifact analyses, and radiocarbon assays. Upon completion of the project, and following analysis, cultural materials recovered during this project will be turned over to the Torres Martinez in accordance with a Treatment and Reburial of Remains Agreement entered into between the project proponent and the Torres Martinez Band. This shall include all cultural materials collected during all investigations related to this project.

TRANS DEPARTMENT

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

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

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10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

10.TRANS. 4                    MAP - DRAINAGE 1                    RECOMMND

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

10.TRANS. 5                    MAP - DRAINAGE 2                    RECOMMND

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

10.TRANS. 6                    MAP - ENCROACHMENT PERMIT                    RECOMMND

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

10.TRANS. 7                    MAP - PRIVATE STREETS                    RECOMMND

The internal streets within the land division shall not be offered for dedication.

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10.TRANS. 8

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 9

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 10

MAP - TS/CONDITIONS

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - TS/CONDITIONS (cont.)

RECOMMND

and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Madison Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)

Monroe Street (NS) at:  
58th Avenue (EW)  
60th Avenue (EW)  
61st Avenue (EW)

Jackson Street (NS) at:  
60th Avenue  
62nd Avenue

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

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

10.TRANS. 11 MAP - FLOOD HAZARD REPORT

RECOMMND

This is a proposal to divide 79 acres into 230 residential lots, open spaces and equestrian feature. The proposed development includes grading of the site to construct basins and open spaces and walkways. The developer's engineer has prepared a technical drainage study (dated June 2014) addressing the on-site drainage issues associated with the specific development areas. The subdivider shall provide mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. The retention of the post-development runoff from the 100 year event shall be required as part of the drainage improvements for this project.



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10.TRANS. 12                    MAP - FLOOD HAZARD REPORT 2                    RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard.

10.TRANS. 13                    MAP - DRAINAGE 4                    RECOMMND

The subdivider shall delineate or record by separate instrument the locations of the retention basins to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated January 9, 2014. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined on the map or recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

10.TRANS. 14                    MAP - RETENTION BASIN                    RECOMMND

For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.

10.TRANS. 15                    MAP - RETENTION BASIN MAINTEN                    RECOMMND

Maintenance of the basins, paseos and drainage facilities shall be the responsibility of Property Owners Association or individual property landowners as approved by the Transportation Department. Proper documentation will be provided in the form of an 'Operational and Maintenance responsibilities requirements' or CC&R's to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed basins, paseos and drainage facilities.

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10.TRANS. 16                      MAP - ORD 460 10-YR/100-YR                      RECOMMND

The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. Curb heights shall be limited to a maximum of 6-inches. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17                      MAP - DRAIN EASEMENT                      RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be shown on the map or recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 18                      MAP - PERP DRAIN PATT/FACILITY                      RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 19                      MAP - LC LANDSCAPE REQUIREMENT                      RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems

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10.TRANS. 19                      MAP - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 20                      MAP - SUBMIT FINAL WQMP                      RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Colorado River Regional Water Quality Control Board [Order No. R7-2008-0001], and beginning June 15, 2009, all projects that 1) are located within the drainage boundary (watershed) of the Whitewater River; and 2) require discretionary approval by the County of Riverside required to comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism

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10.TRANS. 20                      MAP - SUBMIT FINAL WQMP (cont.)                      RECOMMND

for the aforementioned BMPs. A template for this report is included as 'Exhibit 1' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 21                      MAP - WQMP ESTABL MAINT ENTITY                      RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 22                      MAP - BMP MAINT AND INSPECTION                      RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -



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10.TRANS. 22                    MAP - BMP MAINT AND INSPECTION (cont.)                    RECOMMND

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                    MAP - EXPIRATION DATE                    RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 11                    MAP - POST HARVEST PHASE II                    RECOMMND

Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified, specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11 MAP - POST HARVEST PHASE II (cont.)

RECOMMND

revision of the Tract Map and potentially the Specific Plan.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 2 MAP - PHASES SEPARBLE

RECOMMND

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2                    MAP - PHASES SEPARABLE (cont.)                    RECOMMND

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

40.PLANNING. 3                    MAP - LOT ACCESS/UNIT PLANS                    RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

50.FIRE. 2                        MAP-#47-SECONDARY ACCESS                        RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

50.FIRE. 3                        MAP-#53-ECS-WTR PRIOR/COMBUS                        RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                      MAP-#53-ECS-WTR PRIOR/COMBUS (cont.)                      RECOMMND

the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5                      MAP\*-#70-ECS-ADDRESS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway.

PARKS DEPARTMENT

50.PARKS. 1                      MAP - OFFER OF DEDICATION                      RECOMMND

Prior to, or in conjunction with the recreation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2                      MAP - TRAIL MAINTENANCE                      RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is



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50. PRIOR TO MAP RECORDATION

50.PARKS. 2                    MAP - TRAIL MAINTENANCE (cont.)                    RECOMMND

taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 2                    MAP - PREPARE A FINAL MAP                    RECOMMND

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

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

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

B. All lots identified as Date Palm Estate lots on the FINAL MAP shall have a minimum lot size of 3/4 acres. All lots identified as Citrus Village lots on the FINAL MAP shall have a minimum lot size of 4,000 sq.ft.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan No. 385 and its Zoning Ordinance, and with the Riverside County General Plan.

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

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1125, Specific Plan No. 385 and Change of Zone No. 7814

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS (cont.)                    RECOMMND

have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 6                    MAP - FINAL PLAN OF DEVELOPMNT                    RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

50.PLANNING. 8                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Coachella Valley Recreation and Park District County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a Class II bike trail located on the south side of 60th Avenue, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13            MAP - FINAL MAP PREPARER            RECOMMND

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

50.PLANNING. 14            MAP - ECS SHALL BE PREPARED            RECOMMND

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

50.PLANNING. 18            MAP - AGENCY CLEARANCE            RECOMMND

A clearance letter from the following departments shall be provided to the Riverside County Planning Department verifying compliance with their conditions:

Riverside County Waste Department, dated January 21, 2014  
Department of Industrial Hygiene, dated May 28, 2014  
Coachella Valley Water District, dated January 8, 2014

50.PLANNING. 22            MAP - ECS NOTE MT PALOMAR LIGH            RECOMMND

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

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

50.PLANNING. 24            MAP - CV REC AND PARK DISTRICT            RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

50.PLANNING. 25            MAP - CLASS II BICYCLE TRAIL            RECOMMND

The land divider shall submit documents to the Planning Department for review, which documents shall be subject to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 25                    MAP - CLASS II BICYCLE TRAIL (cont.)                    RECOMMND

the approval of that department and the Office of County Counsel, which shall incorporate a Class II bicycle trail on the south side of 60th Avenue to be maintained as approved by the Transportation Department, which may include provisions for maintenance by a property owners association. Once approved, the documents shall be recorded at the same time that the FINAL MAP is recorded. A certified copy of the recorded document shall be provided to the Planning Department and retained in the land division case file.

50.PLANNING. 26                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

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

"Lot Nos.1 through 19, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D)



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 26            MAP - ECS NOTE RIGHT-TO-FARM (cont.)            RECOMMND  
properties.

50.PLANNING. 29            MAP - COMPLY WITH ORD 457            RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 36            MAP - AG/DAIRY NOTIFICATION            RECOMMND

The land divider 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 the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 37            MAP - FEE BALANCE            RECOMMND

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

50.PLANNING. 41            MAP - AGRICULTURAL USES CEASE            RECOMMND

Prior to map recordation, all agricultural uses occurring onsite shall cease including field crops, flower and vegetable gardening, tree crops, and greenhouses uses only for purposes of progration and culture, include the sale thereof from the premises and one unlighted sign that does not exceed two square feet in size pertaining to the sale of products.

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50.PLANNING. 42                    MAP - ECS NOTE TILE DRAIN LINE                    RECOMMND

The following environmental constraints note shall be placed on the ECS:

"At the time of the approval of the tentative map by the County of Riverside, property within this map contained sub-surface tile drainage lines intended to direct sub-surface drainage waters away from the property. Such sub-surface tile drainage lines should be considered in the design of improvements on this property, such as, but not necessarily limited to, the placement of wellings, swimming pools and sewer and septic systems. The location of such sub-surface tile drainage lines may be obtained from the Coachella Valley Water District."

50.PLANNING. 43                    MAP - PERIMETER BUFFER                    RECOMMND

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet illustrates that a 100-foot open space buffer shall be provided along the northern, eastern and southern property line consistent with Specific Plan No. 385. This buffer shall be preserved for only open space purposes. No residential or commercial development is allowed unless specific within Specific Plan No. 385.

50.PLANNING. 44                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

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

(added as implementing condition for SP385)

50.PLANNING. 45                    MAP - PA PROCEDURES                    RECOMMND

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

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50.PLANNING. 45 MAP - PA PROCEDURES (cont.)

RECOMMND

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.

(added as implementing condition for SP385)

50.PLANNING. 46 MAP - CC&R RES PUB COMMON AREA

RECOMMND

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

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

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50.PLANNING. 46

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

RECOMMND

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', 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



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50.PLANNING. 46 MAP - CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

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.

(added as implementing condition for SP385)

50.PLANNING. 47 MAP - CC&R RES PRI COMMON AREA RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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50.PLANNING. 47

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

RECOMMND

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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.

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50.PLANNING. 47 MAP - CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

(added as implementing condition for SP385)

50.PLANNING. 48 MAP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

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

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50.PLANNING. 48           MAP - COMMON AREA MAINTENANCE (cont.)           RECOMMND

amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, all Planning Areas".

(added as implementing condition for SP385)

50.PLANNING. 49           MAP - PARK AGENCY REQUIRED           RECOMMND

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 Riverside County Recreation and Park District, shall be annexed into the Desert Recreation District 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 Desert Recreation District is unwilling or unable to annex the property in question.

(added as implementing condition for SP385)

50.PLANNING. 50           MAP - CLEAR GEOLOGIC HAZARDS           RECOMMND

Prior to Map Recordation, the potential hazards associated with the "unclassified geologic lineaments" identified in County Geologic Report GEO02347 shall be fully investigated, assessed and appropriately mitigated. Mitigation shall include avoidance if the lineaments are found to be associated with active earthquake faulting or if geotechnical and/or structural mitigation cannot be reasonably demonstrated adequate for any potentially adverse impacts that could result from the physical cause of the lineaments.

50.PLANNING. 52           MAP - CC&R RES HOA COM. AREA           RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:



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50.PLANNING. 52

MAP - CC&R RES HOA COM. AREA (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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 home owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the home owner's 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 home owners' association established herein shall manage and continuously maintain the 'common area', more

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50.PLANNING. 52 MAP - CC&R RES HOA COM. AREA (cont.) (cont.) RECOMMND

particularly described on Tentative Tract Map No. 36590, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The home owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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50.PLANNING. 53 MAP - PDA04871R1

RECOMMND

The County of Riverside and Tribal representatives from the Torres Martinez Band of Cahuilla Indians disagree with the County Archaeological Report PDA No.4871R1 recommendations. The Tribe recommends and the County concurs, that in order to avoid potential cemetery-related features being unearthed during construction activities, that completion of the original scope of work for the Phase II testing program be completed and the extended Phase II testing program be completed, post-harvest of the site, as agreed upon by the applicant.

50.PLANNING. 54 MAP - POST HARVEST PHASE II

RECOMMND

Prior to map recordation, grading, or building permit whichever occurs first, extended PHASE II Testing is required. At the conclusion of the 2015 carrot harvest (est. mid-April) completion of the Phase II investigations will be required within the current boundary of site CA-RIV-5211 as identified in the cultural report submitted by Applied Earthworks in October 2014. A Post-harvest Testing Plan shall be developed by the Project Archaeologist and approved by the County Archaeologist. Should any cemetery related features be identified, specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. If the remains are determined to be of Native American origin, they will be avoided through project design and preserved in place in perpetuity unless decided otherwise by the Most Likely Descendant (MLD) designated by the Native American Heritage Commission (NAHC). This will necessarily require a revision of the Tract Map and potentially the Specific Plan.

50.PLANNING. 55 MAP - TREATMENT/REBURIAL AGREE

RECOMMND

A Treatment and Reburial of Remains Agreement shall be entered into by the project proponent and the Torres Martinez Band of Cahuilla Indians. This shall include provision by the applicant of a pre-determined location agreed upon by the proponent and the tribe for repatriation of any and all artifacts. This area shall be set aside in perpetuity to be used by the Torres Martinez as a reburial/repatriation location for all surface and subsurface artifacts that are collected during activities related to this project.

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50.PLANNING. 56

MAP - NATIVE AMERICAN MONITOR

RECOMMND

The developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Torres Martinez Band of Cahuilla Indians who, at the tribe's discretion, shall be on-site during all ground disturbing activities associated with the Phase II Testing (extended). The developer shall submit a copy of a signed contract between the Torres Martinez Band of Cahuilla Indians and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase II Archaeological report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor. 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

50.PLANNING. 57

MAP - CULT.RESOURCE PROFESSION

RECOMMND

The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of



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50.PLANNING. 57                    MAP - CULT.RESOURCE PROFESSION (cont.)                    RECOMMND

site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

50.PLANNING. 58                    MAP - ECS NOTE ARCHAEOLOGICAL                    RECOMMND

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-04871R1 was prepared for this property on September 2014, by Applied Earth Works Inc, and is on file at the County of Riverside Planning Department. The property is subject to surface and subsurface alteration restrictions based on the results of the report, and any subsequent future reports or investigations as identified by the extended Phase II Archaeological Testing shall be indicated on the ECS map."

TRANS DEPARTMENT

50.TRANS. 3                        MAP - EASEMENT/SUR                        RECOMMND

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

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50.TRANS. 4                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on 60th Avenue and 61st Avenue and so noted on the final map, with the exception of development access openings as approved by the Transportation Department.

50.TRANS. 5                    MAP - STREET NAME SIGN                    RECOMMND

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

50.TRANS. 7                    MAP - ST DESIGN/IMPRV CONCEPT                    RECOMMND

The street design and improvement concept of this project shall be coordinated with the Vista Santa Rosa Design Guidelines and Specific Plan No. 385.

50.TRANS. 9                    MAP - SOILS 2                    RECOMMND

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

50.TRANS. 13                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

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

50.TRANS. 18                    MAP - LIGHTING PLAN                    RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed and located at intersections along public streets and in accordance with the Vista Santa Rosa Design Guidelines as approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

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50.TRANS. 19

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along 60th Avenue and 61st Avenue.
- (2) Trails along 60th Avenue and 61st Avenue.
- (3) Street lights on 60th Avenue and 61st Avenue.

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

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

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

50.TRANS. 22

MAP - EXISTING MAINTAINED

RECOMMND

60th Avenue along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, located 43-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, pages 1 and 2 (86'/128')

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50.TRANS. 22                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department.

NOTE: A 5-foot wide meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick shall be constructed within the 21-foot parkway per Standard No. 404 modified to reflect the Vista Santa Rosa Design Guidelines and as approved by the Transportation Department.

61st Avenue along project boundary is a paved County maintained road designated as a Local Street and shall be improved with concrete curb and gutter, located 20-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right of way in accordance with County Standard No. 105, pages 1 and 2 (40'/60') Section "C" modified to reflect the Vista Santa Rosa Design Guidelines as approved by the Transportation Department.

NOTE: A 5-foot wide meandering, colored, stabilized and compacted decomposed granite walkway/trail 8-inches thick shall be constructed within the 10-foot parkway per Standard No. 404 modified to reflect the Vista Santa Rosa Design Guidelines and as approved by the Transportation Department.

50.TRANS. 23                      MAP - IMPROVEMENTS                      RECOMMND

The internal private street designated as Street "A" from 60th Avenue to Street "B" and Street "A" from 61st Avenue to Street "D", shall be improved to include widening at the entry, Type "A-8", Standard No. 201, transitioning to a no curb, a curbed center median, a minimum of 50--feet of vehicular stacking distance from the gate control mechanism and a turn around area as approved by the Transportation Department.

The private streets designated as Street's "A" thru "S" shall be improved in accordance with County Standard No. 112, Section "B", modified, and per Specific Plan No. 385, with 28-feet of asphalt concrete pavement and 10-foot wide graded shoulders as approved by the Transportation



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50.TRANS. 23                    MAP - IMPROVEMENTS (cont.)                    RECOMMND  
Department.

50.TRANS. 24                    MAP - UTILITY PLAN                    RECOMMND

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

50.TRANS. 26                    MAP - LANDSCAPING/TRAILS                    RECOMMND

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

Landscaping shall be improved within 60th Avenue and 61st Avenue. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

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

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50.TRANS. 26                    MAP - LANDSCAPING/TRAILS (cont.)                    RECOMMND

be placed within the public road rights-of-way.

50.TRANS. 28                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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

50.TRANS. 29                    MAP - IMP PLANS                    RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 32                    MAP - SIGNING & STRIPING PLAN                    RECOMMND

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

50.TRANS. 33                    MAP - SOUTH VALLELY PARKWAY                    RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will

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50.TRANS. 33                      MAP - SOUTH VALLELY PARKWAY (cont.)                      RECOMMND

provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

50.TRANS. 34                      MAP - TS/DESIGN                      RECOMMND

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

None

50.TRANS. 35                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Driveway 1 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn, one right-turn lane - stop controlled  
Southbound: N/A  
Eastbound: one shared through/right-turn lane  
Westbound: one left-turn lane, one through lane

The intersection of Driveway 2 (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one shared left-turn/through/right-turn lane - stop controlled  
Eastbound: one left-turn lane, one through lane  
Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards

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50.TRANS. 35                    MAP - TS/GEOMETRICS (cont.)                    RECOMMND

and Specifications must be provided.

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

50.TRANS. 36                    MAP - TS/AVE60 TRANSITION                    RECOMMND

The project proponent shall provide an appropriate transition design for 60th Avenue which will taper the road improvements from the County's Arterial Highway to the City's Primary Arterial standard or as approved by the Transportation Department.

50.TRANS. 37                    MAP -FINAL MAP DRAIN EASEMENT1                    RECOMMND

The subdivider shall delineate and record all drainage easements to the benefit of the public and agencies over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed." Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 38                    MAP -FINAL MAP DRAIN EASEMENT2                    RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50.TRANS. 39                    MAP - FLOODWAYS ECS                    RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) identifying the location of the easement and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 40                    MAP - RETENTION BASIN                    RECOMMND

For retention basin sizing and calculations refer to memorandum dated July 1, 2014, from Alan French to Majeed Farshad.