

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

607B



FROM: TLMA – Planning Department


SUBMITTAL DATE:
May 7, 2015

SUBJECT: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851 (FAST TRACK NO. 2012-11) – No Further CEQA Required – Applicant: Thermal Operating Company – Engineer/Representative: Albert A. Webb and Associates – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan – Land Use: Heavy Industrial (HI), Commercial Office (CO), Commercial Retail (CR), Light Industrial (LI), Medium High Density Residential (MHDR), Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) as reflected on the Specific Plan (SP303A2) Land Use Plan – Location: Easterly of Tyler Street, northerly of Avenue 62, southerly of Avenue 60, and westerly of Polk Street – Gross Acreage: 19.78 acres – Zoning: Specific Plan (SP) – **REQUEST: Parcel Map No.36844 proposes a Schedule “E” subdivision of approximately 15 acres in 15 commercial lots. **Parcel Map No. 36735** proposes a Schedule “E” subdivision of 41.64 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). **Tract Map No.36851** proposes a schedule “A” subdivision of 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase.**

Departmental Concurrence


Steve Weiss, AICP
Planning Director

(Continued on next page)


Juan C. Perez
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.: _____ District: 4 _____ Agenda Number: _____

16-3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735,
TENTATIVE TRACT MAP NO. 36851**

DATE: May 7, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 5 and 6, concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No. 25677 will not trigger any aspect of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

APPROVE TENTATIVE PARCEL MAP NO. 36735, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 36844, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 36851, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003. It included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed as part of this project is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will convert 20 of the existing lots to permit duplexes, similar to condominium units. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

Parcel Map No. 36844 proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last map proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 46 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735,
TENTATIVE TRACT MAP NO. 36851**

DATE: May 7, 2015

PAGE: Page 3 of 3

There have been no projects constructed within the Specific Plan except the track, some member garages and other track related structures and a High School located to the south of the project site, at the southern edge of the Specific Plan.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review of the TTC and the previous changes to the Specific Plan and public hearing process by planning staff.

ATTACHMENTS:

A. STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

DATE: May 7, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PARCEL MAP NO. 36844, PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

PLEASE SCHEDULE FOR JULY 21ST

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Matt Straite
Board of Supervisors: July 21, 2015

Parcel Map No. 36844
Parcel Map No. 36735
Tentative Tract Map No. 36851
(Fast Track No. 2012-11)
Applicant: Thermal Operating Company
Engineer/Representative: Albert A. Webb and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Parcel Map No. 36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots and two letter lots: Lot A: open space, Lot B: private street.

Parcel Map No. 36735 proposes a Schedule "E" subdivision of approximately 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), four letter lots: Lot A: private street, Lot B: CVWD drainage easement Lot C: retention basin, and Lot D: right-of-way lot (abutting east side of Tyler Street).

Tract Map No. 36851 proposes to subdivide 19.24 acres into twenty (20) lots for the placement of forty (40) condominium units. Each condominium unit will be processed as a separate phase.

The project is located with the Kohl Ranch Specific Plan (SP303A3), more specifically it is northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street.

BACKGROUND:

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003. It included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed as part of this project is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will convert 20 of the existing lots to permit duplexes, similar to condominium units. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

Parcel Map No. 36844 proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will

TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 2 of 5

require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last map proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 46 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

There have been no projects constructed within the Specific Plan except the track, some member garages and other track related structures and a High School located to the south of the project site, at the southern edge of the Specific Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Mixed Use (MU) as reflected on the Specific Plan (SP303A3) Land Use Plan. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP) |
| 5. Existing Land Use (Ex. #1): | Vacant graded lots. |
| 6. Surrounding Land Use (Ex. #1): | Existing date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west. |
| 7. Project Data: | Total Acreage: 15 Gross Acres, 46 and 19.24 for PM36844, PM36735 and TR36851 respectively.
Total Proposed Lots: 15, 9 and 20 for PM36844, PM36735 and TR36851 respectively.
Schedule: E, E and A for PM36844, PM36735 and TR36851 respectively. |
| 8. Environmental Concerns: | No further CEQA review is required |

RECOMMENDATIONS:

THE PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 4 and 5 concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No 25677 will not trigger any aspect

TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 3 of 5

of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

APPROVAL of **TENTATIVE PARCEL MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE PARCEL MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE TRACT MAP NO.**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the Environmental Impact Report No. 396 and all Addenda including Addendum No. 4 and 5 which is incorporated herein by reference.

1. The project site is designated Mixed Use in the Eastern Coachella Valley Area Plan as reflected in the Kohl Ranch Specific Plan No. 303A3.
2. The proposed use, residential and commercial parcels/lots are inconsistent with the Mixed Use (MU) designation as reflected in Specific Plan (SP 303A3).
3. The project site is surrounded by properties which are designated Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.24 acres for the placement of forty (40) condominium units, is a permitted use, subject to approval of a plot plan in the Kohl Ranch Specific Plan zone.
6. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 46 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.24 acres for the placement of forty (40) condominium units, is consistent with the development standards set forth in the Specific Plan zone and Ordinance 460.
7. Based on the review of the project by staff and other County departments, the project is consistent with all the requirements of Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan on the north, south, and west, and Heavy Agriculture 10 acre Minimum (A-2-10) on the east.
9. Date orchards, a race track and residential uses have been constructed and are operating in the project vicinity.

10. The project is not located within the sphere of influence of any city.
11. The Project is within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), however, the project site is not required for a conservation area.
12. The three proposed subdivision maps are all consistent with the provisions of the State CEQA Guidelines, section 15162 because:
 - a. Addendum No. 5 to the EIR studied the potential impacts to Tentative Tract Map No. 36851 being proposed in this Form 11 for approval. The Map was intended to go for approval with the Specific Plan Amendment No. 3 and other related projects; however, the map was not ready at the time the Specific Plan Amendment went to the Board. The Board considered the Addendum, with a full, detailed analysis of the Tract map and approved the Specific Plan Amendment. Therefore, the Board has already incorporated the CEQA review for the map into the EIR.
 - b. Addenda's 3, 4 and 5 to Environmental Impact report No. 396 specifically all addressed the construction of the Thermal Club Motorsports Park (TTC). The lots and parcels created by the proposed subdivisions were included in the analysis and master plan of the racetrack complex.
 - c. All technical studies included in the aforementioned CEQA documents and technical studies included full analysis, including construction and operation, of the full buildout of the TTC. The proposed subdivisions are consistent with the previously approved master plan for the TTC, and thus consistent with the previous analysis.
 - d. There are no changes proposed in these subdivisions compared to the CEQA analysis done for the TTC.
 - e. There is no new information which was not available at the time of the previous CEQA analysis that could not have been known previously.

CONCLUSIONS:

1. The proposed project is in conformance with the Mixed Use (MU) Land Use Designations as reflected on the Specific Plan (SP303A3) Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A and E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.

TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 5 of 5

7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. High Fire Area
3. The project site is located within:
 - a. Liquefaction area; and,
 - b. CSA #125

The subject site is currently designated as Assessor's Parcel Numbers 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012, 759-180-006, 759-200-005, 759-200-010, 759-200-015, 759-210-002, 759-210-008, 759-210-012, 759-210-018, 759-210-020, 759-210-021, 759-220-003, 759-220-029, 759-220-030, 759-220-025, 759-230-003, 759-230-007.

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

Date Revised: 07/13/15



Fast Track Authorization

Case No.: PP24690; PM36315;
PM36293

FTA No. 2011-11

SUPERVISOR John Benoit

SUPERVISORIAL DISTRICT: 4

Company/Developer: TRM 122, LLC Contact: Phil Clayton

Address: 50-855 Washington Street #C234, La Quinta, CA 92253

Phone: (310) 486-4774 Fax: _____ Email: phil.clayton@thermal122.com

Architectural Firm: N/A Contact: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Engineering Firm: Land Development Consult Contact: Hersel Zahab

Address: 1520 Brookhollow Drive #433, Santa Ana, CA 92705

Phone: (714) 329-0333 Fax: (714) 557-7707 Email: _____

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 759-180-001; 759-190-004; 759-150-001; 759-160-001; 759-170-001

Cross Streets/Address NWC of 62nd Ave. and Polk St. Site Acreage 330

Land Use Designation HI; OS-C; CO; VRDR; LI; CR; MHDR Zoning SP

Redevelopment Project Area/Sub-Area: Thermal and Airport Sub-Area

Unincorporated Community Thermal

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 120 Wages per Hour \$10-25 Construction Jobs 40

Capital Investment \$80,000,000 Taxable Sales \$2,000,000 Bldg Size: 2,000,000

Project Type Commercial Industrial Office Residential Other _____

Industrial Classification N/A Other _____

Commercial Classification Other Other Race Track

Project Description:

330 acre automobile race track with 254 founders lots and kart track.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl, Managing Director of EDA Date

Robert Moran, EDA Development Manager Date

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Matt Straite
Board of Supervisors: July 21, 2015

Parcel Map No. 36844
Parcel Map No. 36735
Tentative Tract Map No. 36851
(Fast Track No. 2012-11)
Applicant: Thermal Operating Company
Engineer/Representative: Albert A. Webb and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Parcel Map No. 36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

Parcel Map No. 36735 proposes a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), three letter lots: Lot A: private street, Lot B: retention basin, and Lot C: right-a-way lot (abutting east side of Tyler Street).

Tract Map No. 36851 proposes to subdivide 19.78 acres into twenty (20) lots for the placement of forty (40) condominium units. Each condominium unit will be processed as a separate phase.

The project is located with the Kohl Ranch Specific Plan (SP303A3), more specifically it is northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street.

BACKGROUND:

The Kohl Ranch Specific Plan was first adopted by the Riverside County Board of Supervisors and the related Environmental Impact Report No. 396 (EIR No. 396) was certified on November 16, 1999 (Resolution No. 99-378). Specific Plan No. 303, Amendment No. 1 amended the Kohl Ranch Specific Plan in January 2003 which included the addition of an 88 acre portion for the Coachella Valley Unified School District. Specific Plan Amendment No. 2 along with Plot Plan No. 24690 was approved in 2011 entitling a private members only race track, the Thermal Club Motorsports Park (TTC). Unlike many other tracks, TTC would not allow purchase of a pass for the privilege of driving laps around the track. Property owners would pay a property owner's association ("POA") fee for expenses associated with common areas, such as maintenance of interior streets and landscaped areas, property taxes and insurance. The third Amendment to the Specific Plan was adopted earlier this year and permitted the ability to have residential-type uses within the Thermal Motorsports project. One of the three maps proposed in this Form 11 is Tentative Tract Map No. 36851. This map would allow the development of two unit condominiums on select single lots throughout the map area. There is no one location where the duplexes would be permitted, they are scattered throughout the subdivision that was already permitted surrounding the track area. In essence, this map will 'condo-ize' 20 of the existing lots to permit duplexes. It should be noted, these duplexes are still very large in nature and each with very large garages, permitting about 8 passenger vehicles/ RV's in each individual garage on the bottom floor and residential type uses on the second floor, each with an individual patio overlooking the race track.

Parcel Map No. 36844 proposes to subdivide the area of the newly approved BMW project within the TTC, Plot Plan No 25677 (planning area A-6), and some additional individual lots to the south of Jasper Lane for future commercial uses (garages). Each of the lots south of Jasper Lane will

require separate individual plot plans to be submitted in the future. Parcel Map No.36844 proposes a Schedule "E" subdivision of approximately 15 acres in 15 commercial lots.

The last pam proposed in this Form 11 is Parcel Map No. 36735 which proposes a Schedule "E" subdivision of 41.64 acres into 9 individual commercial lots (minimum lot size of 15,951 square feet). This map will create additional individual commercial lots intended for future commercial garages. Each of the lots will require separate individual plot plans to be submitted in the future.

There have been no projects constructed within the Specific Plan except the track and a High School located to the south of the project site, at the southern edge of the Specific Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Mixed Use (MU) as reflected on the Specific Plan (SP303A3) Land Use Plan.
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP)
5. Existing Land Use (Ex. #1): Vacant graded lots.
6. Surrounding Land Use (Ex. #1): Existing date orchard to the north and south, graded lot to the east, and an existing date orchard and residences to the west.
7. Project Data: Total Acreage: 15 Gross Acres, 41.64 and 19.78 for PM36844, PM36735 and TR36851 respectively.
Total Proposed Lots: 15, 9 and 20 for PM36844, PM36735 and TR36851 respectively.
Schedule: E, E and A for PM36844, PM36735 and TR36851 respectively.
8. Environmental Concerns: No further CEQA review is required

RECOMMENDATIONS:

THE PLANNING STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDER a finding of **Nothing Further Required**, based on the findings incorporated in the initial study and Environmental Impact Report No. 396 Addendum No. 5 and 6 concluding that the Kohl Ranch Specific Plan (SP00303A3) and Plot Plan No 25677 will not trigger any aspect

TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 3 of 5

of CEQA Guidelines Section 15162 and thus will not have a significant effect on the environment beyond those effects previously identified in the EIR; and,

APPROVAL of TENTAIVE PARCEL MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of TENTAIVE PARCEL MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of TENTAIVE TRACT MAP NO., subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the Environmental Impact Report No. 396 and all Addenda including Addendum No. 5 and 6 which is incorporated herein by reference.

1. The project site is designated Mixed Use in the Eastern Coachella Valley Area Plan as reflected in the Kohl Ranch Specific Plan No. 303A3.
2. The proposed use, residential and commercial parcels/lots are inconsistent with the Mixed Use (MU) designation as reflected in Specific Plan (SP 303A3).
3. The project site is surrounded by properties which are designated Commercial Retail (CR) to the south, Light Industrial (LI), Medium High Density Residential (MHDR) to the south and the west, Open Space: Conservation (OS-C), and Very High Density Residential (VHDR) Agricultural (AG) to the east as reflected on the Specific Plan (SP303A3) Land Use Plan.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, a subdivision of 15 acres in 15 lots, a Schedule "E" subdivision of 41.64 acres into 9 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of twenty (20) lots on 19.78 acres for the placement of forty (40) condominium units, is a permitted use, subject to approval of a plot plan in the Kohl Ranch Specific Plan zone.
6. The proposed use, a subdivision of 15 acres in 16 lots, a Schedule "E" subdivision of 41.64 acres into 8 individual lots (minimum lot size of 15,951 square feet), and a schedule "A" subdivision of nineteen (19) lots on 19.78 acres for the placement of thirty-eight (38) condominium units, is consistent with the development standards set forth in the Specific Plan zone and Ordinance 460.
7. Based on the review of the project by staff and other County departments, the project is consistent with all the requirements of Ordinance No. 460.
8. The project site is surrounded by properties which are zoned Specific Plan on the north, south, and west, and Heavy Agriculture 10 acre Minimum (A-2-10) on the east.
9. Date orchards, a race track and residential uses have been constructed and are operating in the project vicinity.

TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT MAP NO. 36851

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 4 of 5

16. The project is not located within the sphere of influence of any city.
17. The Project is within the Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP), however, the project site is not required for a conservation area.
10. The three proposed subdivision maps are all consistent with the provisions of the State CEQA Guidelines, section 15162 because:
 - a. Addenda's 3, 4 and 5 to Environmental Impact report No. 396 specifically all addressed the construction of the Thermal Club Motorsports Park (TTC). The lots and parcels created by the proposed subdivisions were included in the analysis and master plan of the racetrack complex.
 - b. All technical studies included in the aforementioned CEQA documents and technical studies included full analysis, including construction and operation, of the full buildout of the TTC. The proposed subdivisions are consistent with the previously approved master plan for the TTC, and thus consistent with the previous analysis.
 - c. There are no changes proposed in these subdivisions compared to the CEQA analysis done for the TTC.
 - d. There is no new information which was not available at the time of the previous CEQA analysis that could not have been known previously.

CONCLUSIONS:

1. The proposed project is in conformance with the Mixed Use (MU) Land Use Designations as reflected on the Specific Plan (SP303A3) Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A and E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

**TENTATIVE PARCEL MAP NO. 36844, TENTATIVE PARCEL MAP NO. 36735, TENTATIVE TRACT
MAP NO. 36851**

(Fast Track No. 2011-11)

Board of Supervisors Staff Report: July 21, 2015

Page 5 of 5

2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. High Fire Area

3. The project site is located within:
 - a. Liquefaction area; and,
 - b. CSA #125

The subject site is currently designated as Assessor's Parcel Numbers 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012, 759-180-006, 759-200-005, 759-200-010, 759-200-015, 759-210-002, 759-210-008, 759-210-012, 759-210-018, 759-210-020, 759-210-021, 759-220-003, 759-220-029, 759-220-030, 759-220-025, 759-230-003, 759-230-007.

Y:\Planning Master Forms\Staff Report.doc

Date Prepared: 01/01/01

Date Revised: 07/13/15

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36851 PM36844 PM36735
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 05/08/2015
Vicinity Map



Author: Vinnie Nguyen

Zoning District: Low Coachella Valley

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations were adopted by the Board of Supervisors and are subject to future change. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://www.planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

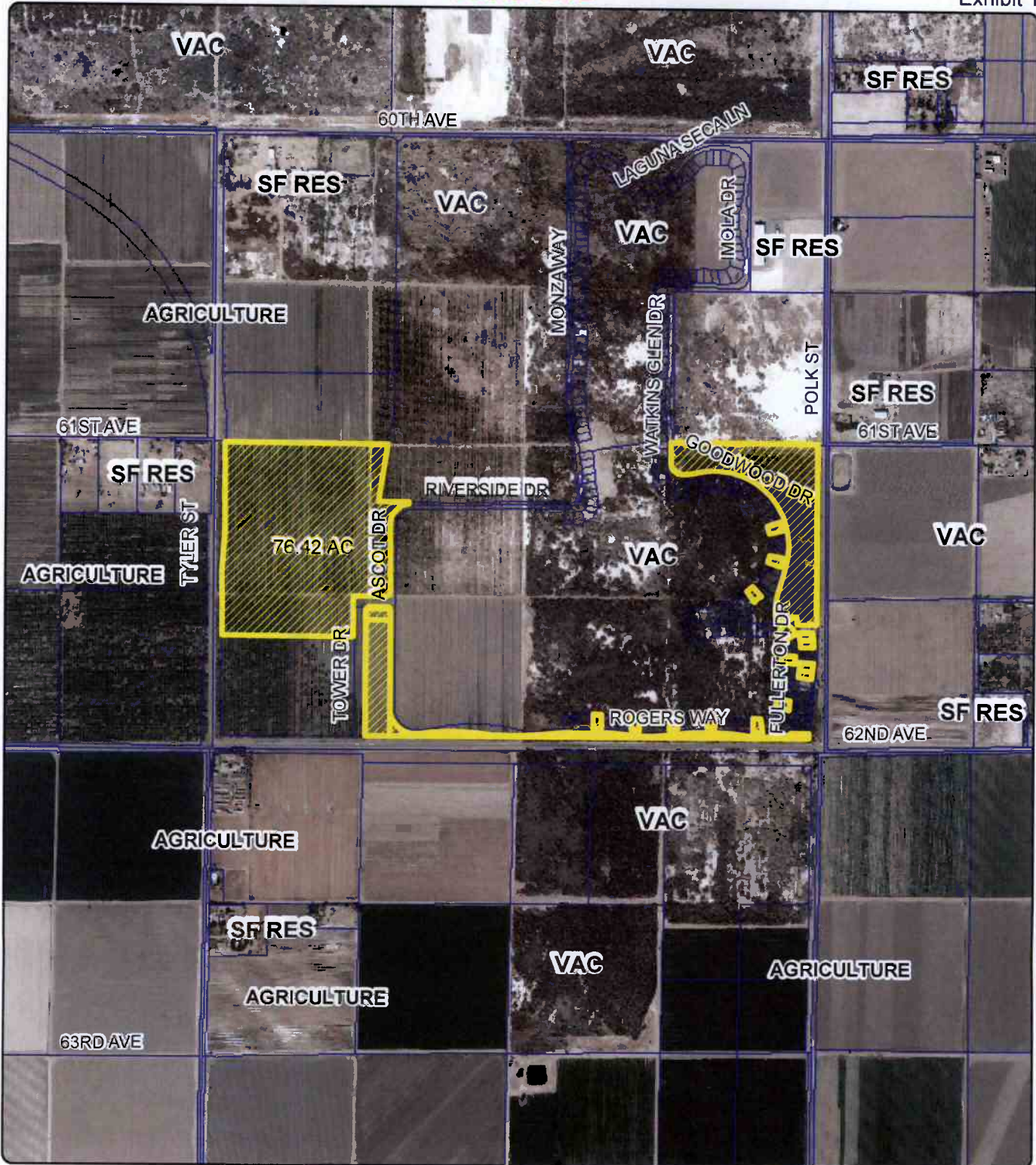
TR36851 PM36844 PM36735

Supervisor Benoit
District 4

Date Drawn: 05/08/2015

LAND USE

Exhibit 1



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

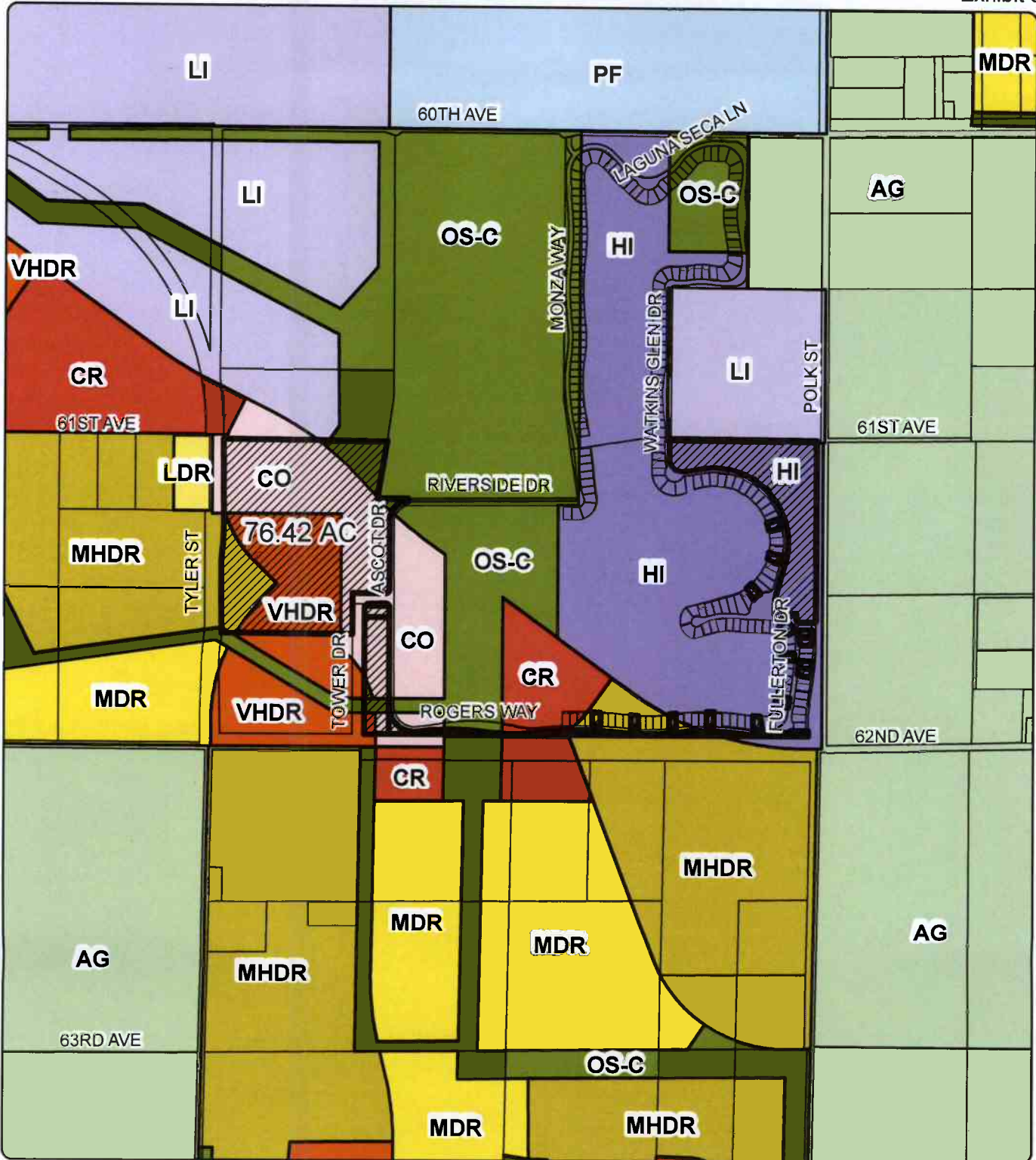
TR36851 PM36844 PM36735

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 105/08/2015

Exhibit 5



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctime.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

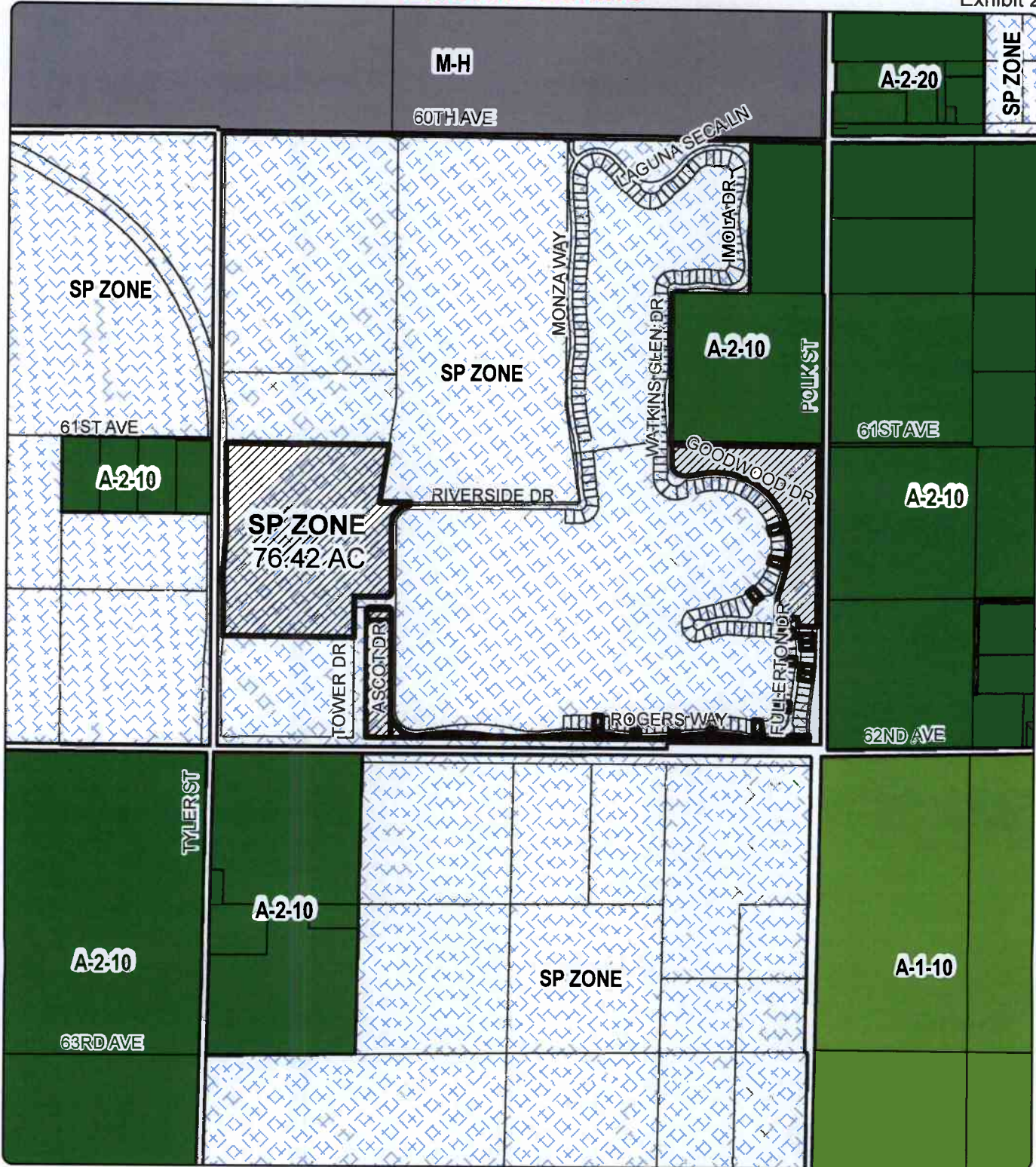
TR36851 PM36844 PM36735

Supervisor Benoit
District 4

Date Drawn: 05/08/2015

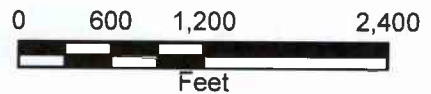
Exhibit 2

EXISTING ZONING



Zoning District: Low Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



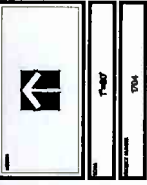
T.E.D. ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.8888 FAX: 714.944.8889
 WWW.TEDASSOCIATES.COM

PERMITS
 TRIMATE PANCE MAP NO. 36644
 THE THERMAL CLUB
 THERMAL
 CA
 OF THE UNINCORPORATED TERRITORY
 OF THE SAN JOAQUIN COUNTY OF CALIFORNIA
 STATE OF CALIFORNIA



PROJECT
 TRIMATE PANCE MAP NO. 36644
 THE THERMAL CLUB
 THERMAL, CA
 LANDSCAPE ARCHITECTURE
 PREPARED FOR: THERMAL CLUB
 PREPARED BY: T.E.D. ASSOCIATES, INC.
 DATE: 08/15/2019

MASTER PLANTING
 PROJECT
 2019



NO.	DATE	TYPE	BY

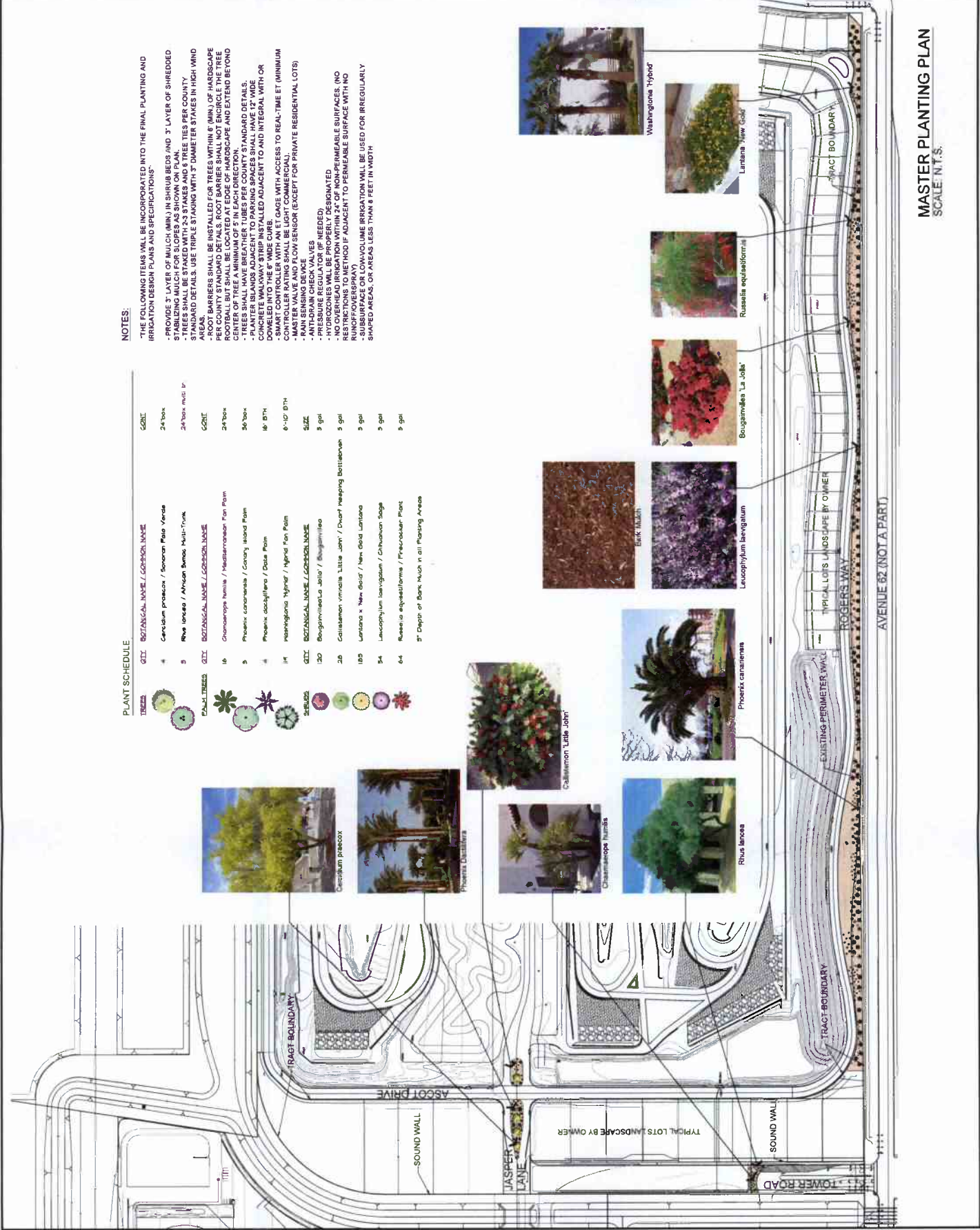
JOB NAME
 TRIMATE PANCE MAP NO. 36644
DATE
 08/15/2019
DESIGNED FOR
 THERMAL CLUB
EFFECTIVE DATE
 08/15/2019
DESIGNED BY
 T.E.D. ASSOCIATES, INC.
CHECKED BY
 T.E.D. ASSOCIATES, INC.
SCALE
 1/8" = 1'-0"

SHEET NO.
 TOTAL SHEETS
L-1.0

- NOTES:**
- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL PLANTING AND IRRIGATION DESIGN PLANS AND SPECIFICATIONS-
 - PROVIDE 3" LAYER OF MULCH (MIN) IN SHRUB BEDS AND 3" LAYER OF SHREDED STABILIZING MULCH FOR SLOPES AS SHOWN ON PLAN.
 - TREES SHALL BE STAKED WITH 2-3 STAKES AND 5 TREE TIES PER COUNTY AREA.
 - BARBERS SHALL BE INSTALLED FOR TREES WITHIN 8' (MIN) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND PER COUNTY STANDARD DETAILS.
 - TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
 - PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
 - MASTER VALVE AND FLOW SENSOR EXCEPT FOR PRIVATE RESIDENTIAL LOTS
 - ANTI-DRAIN CHECK VALVES
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDRIZONES WILL BE PROPERLY DESIGNATED
 - ALL IRRIGATION SYSTEMS SHALL BE PERMANENTLY EMBEDDED SURFACES, NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF(SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS; OR AREAS LESS THAN 8 FEET IN WIDTH)

PLANT SCHEDULE

ITEM	BOTANICAL NAME / COMMON NAME	SIZE
1	Cercidium praecox / Sonoran Palo Verde	24" box
2	Rhus lancea / African Bursera Multi-Trunk	24" box multi tr
3	Phoenix canariensis / Canary Island Palm	6-10 DBH
4	Phoenix dactylopera / Date Palm	18" DBH
5	Phoenix roebelenii / Queen Palm	18" DBH
6	Phoenix carolinensis / Queen Palm	18" DBH
7	Phoenix dactylopera / Date Palm	18" DBH
8	Phoenix carolinensis / Queen Palm	18" DBH
9	Phoenix dactylopera / Date Palm	18" DBH
10	Phoenix carolinensis / Queen Palm	18" DBH
11	Phoenix carolinensis / Queen Palm	18" DBH
12	Phoenix carolinensis / Queen Palm	18" DBH
13	Phoenix carolinensis / Queen Palm	18" DBH
14	Phoenix carolinensis / Queen Palm	18" DBH
15	Phoenix carolinensis / Queen Palm	18" DBH
16	Phoenix carolinensis / Queen Palm	18" DBH
17	Phoenix carolinensis / Queen Palm	18" DBH
18	Phoenix carolinensis / Queen Palm	18" DBH
19	Phoenix carolinensis / Queen Palm	18" DBH
20	Phoenix carolinensis / Queen Palm	18" DBH
21	Phoenix carolinensis / Queen Palm	18" DBH
22	Phoenix carolinensis / Queen Palm	18" DBH
23	Phoenix carolinensis / Queen Palm	18" DBH
24	Phoenix carolinensis / Queen Palm	18" DBH
25	Phoenix carolinensis / Queen Palm	18" DBH
26	Phoenix carolinensis / Queen Palm	18" DBH
27	Phoenix carolinensis / Queen Palm	18" DBH
28	Phoenix carolinensis / Queen Palm	18" DBH
29	Phoenix carolinensis / Queen Palm	18" DBH
30	Phoenix carolinensis / Queen Palm	18" DBH
31	Phoenix carolinensis / Queen Palm	18" DBH
32	Phoenix carolinensis / Queen Palm	18" DBH
33	Phoenix carolinensis / Queen Palm	18" DBH
34	Phoenix carolinensis / Queen Palm	18" DBH
35	Phoenix carolinensis / Queen Palm	18" DBH
36	Phoenix carolinensis / Queen Palm	18" DBH
37	Phoenix carolinensis / Queen Palm	18" DBH
38	Phoenix carolinensis / Queen Palm	18" DBH
39	Phoenix carolinensis / Queen Palm	18" DBH
40	Phoenix carolinensis / Queen Palm	18" DBH
41	Phoenix carolinensis / Queen Palm	18" DBH
42	Phoenix carolinensis / Queen Palm	18" DBH
43	Phoenix carolinensis / Queen Palm	18" DBH
44	Phoenix carolinensis / Queen Palm	18" DBH
45	Phoenix carolinensis / Queen Palm	18" DBH
46	Phoenix carolinensis / Queen Palm	18" DBH
47	Phoenix carolinensis / Queen Palm	18" DBH
48	Phoenix carolinensis / Queen Palm	18" DBH
49	Phoenix carolinensis / Queen Palm	18" DBH
50	Phoenix carolinensis / Queen Palm	18" DBH
51	Phoenix carolinensis / Queen Palm	18" DBH
52	Phoenix carolinensis / Queen Palm	18" DBH
53	Phoenix carolinensis / Queen Palm	18" DBH
54	Phoenix carolinensis / Queen Palm	18" DBH
55	Phoenix carolinensis / Queen Palm	18" DBH
56	Phoenix carolinensis / Queen Palm	18" DBH
57	Phoenix carolinensis / Queen Palm	18" DBH
58	Phoenix carolinensis / Queen Palm	18" DBH
59	Phoenix carolinensis / Queen Palm	18" DBH
60	Phoenix carolinensis / Queen Palm	18" DBH
61	Phoenix carolinensis / Queen Palm	18" DBH
62	Phoenix carolinensis / Queen Palm	18" DBH
63	Phoenix carolinensis / Queen Palm	18" DBH
64	Phoenix carolinensis / Queen Palm	18" DBH
65	Phoenix carolinensis / Queen Palm	18" DBH
66	Phoenix carolinensis / Queen Palm	18" DBH
67	Phoenix carolinensis / Queen Palm	18" DBH
68	Phoenix carolinensis / Queen Palm	18" DBH
69	Phoenix carolinensis / Queen Palm	18" DBH
70	Phoenix carolinensis / Queen Palm	18" DBH
71	Phoenix carolinensis / Queen Palm	18" DBH
72	Phoenix carolinensis / Queen Palm	18" DBH
73	Phoenix carolinensis / Queen Palm	18" DBH
74	Phoenix carolinensis / Queen Palm	18" DBH
75	Phoenix carolinensis / Queen Palm	18" DBH
76	Phoenix carolinensis / Queen Palm	18" DBH
77	Phoenix carolinensis / Queen Palm	18" DBH
78	Phoenix carolinensis / Queen Palm	18" DBH
79	Phoenix carolinensis / Queen Palm	18" DBH
80	Phoenix carolinensis / Queen Palm	18" DBH
81	Phoenix carolinensis / Queen Palm	18" DBH
82	Phoenix carolinensis / Queen Palm	18" DBH
83	Phoenix carolinensis / Queen Palm	18" DBH
84	Phoenix carolinensis / Queen Palm	18" DBH
85	Phoenix carolinensis / Queen Palm	18" DBH
86	Phoenix carolinensis / Queen Palm	18" DBH
87	Phoenix carolinensis / Queen Palm	18" DBH
88	Phoenix carolinensis / Queen Palm	18" DBH
89	Phoenix carolinensis / Queen Palm	18" DBH
90	Phoenix carolinensis / Queen Palm	18" DBH
91	Phoenix carolinensis / Queen Palm	18" DBH
92	Phoenix carolinensis / Queen Palm	18" DBH
93	Phoenix carolinensis / Queen Palm	18" DBH
94	Phoenix carolinensis / Queen Palm	18" DBH
95	Phoenix carolinensis / Queen Palm	18" DBH
96	Phoenix carolinensis / Queen Palm	18" DBH
97	Phoenix carolinensis / Queen Palm	18" DBH
98	Phoenix carolinensis / Queen Palm	18" DBH
99	Phoenix carolinensis / Queen Palm	18" DBH
100	Phoenix carolinensis / Queen Palm	18" DBH



MASTER PLANTING PLAN
 SCALE: N.T.S.

AVENUE 62 (NOT A PART)



TKD ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
2001 BROADWAY SUITE 200
THERMAL, CA 95128
TEL: (951) 261-4400
WWW.TKDASSOCIATES.COM

TRACTING PARCEL MAP NO. 3894
THE THERMAL CLUB

THE UNINCORPORATED TERRITORY
OF THERMAL COUNTY OF INVERNE
STATE OF CALIFORNIA



LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
NO. 17968
THERMAL, CALIFORNIA

PLANTING PLAN



PROJECT NO. 2004

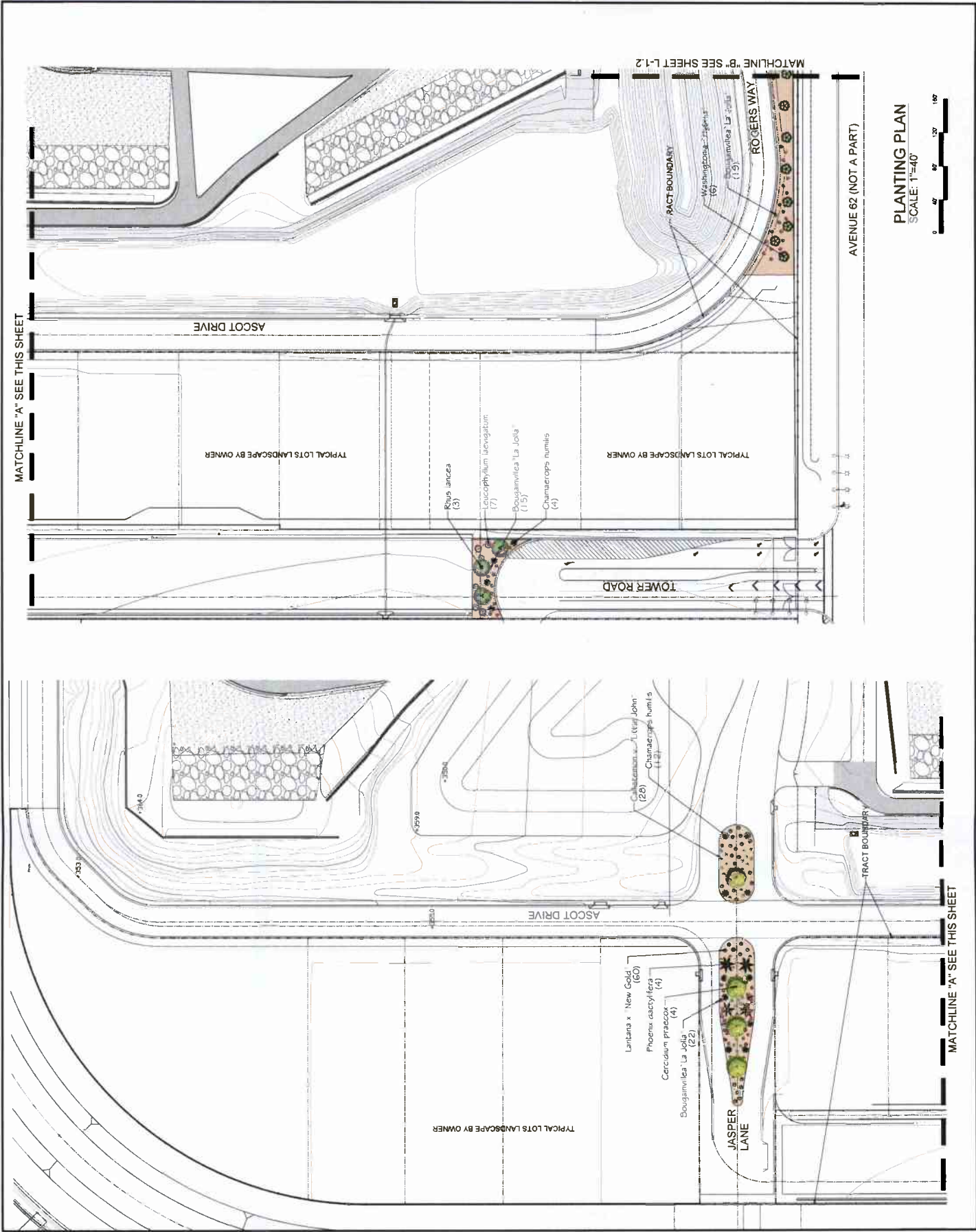
NO.	DATE	TYPE	BY

PROJECT INFO

JOB NAME	
CLIENT TITLE	
DESIGNED FOR	
EFFECTIVE DATE	
DESIGNED BY	
CHECKED BY	
JOB NUMBER	
FILE NAME	

TOTAL SHEETS

L-1.1



PLANTING PLAN
SCALE: 1"=40'



MATCHLINE "A" SEE THIS SHEET

MATCHLINE "B" SEE THIS SHEET

MATCHLINE "B" SEE SHEET L-1.2

AVENUE 62 (NOT A PART)

ASCOT DRIVE

TOWER ROAD

JASPER LANE

TYPICAL LOTS LANDSCAPE BY OWNER

TYPICAL LOTS LANDSCAPE BY OWNER

Rhus arcea (3)
Leucophyllum laevigatum (7)
Bougainvillea 'La Jolla' (15)
Chamaecrista humilis (4)

Plantation "L'Orchid John"
Chamaecrista humilis (12)

Lantana x New Gold (60)
Phoenix cactylifera (4)
Cercolium praecox (4)
Bougainvillea 'La Jolla' (22)

TRACT BOUNDARY

TRACT BOUNDARY

ROGERS WAY



T.K.D. ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 1700 JAWAY DRIVE, SUITE 100
 THERMAL, CA 92580
 TEL: 951-261-1111
 FAX: 951-261-1112

TRIMLINE PARCEL MAP NO. 36844
 THE THERMAL CLUB
 THERMAL, CA



DATE: 10/15/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 1104

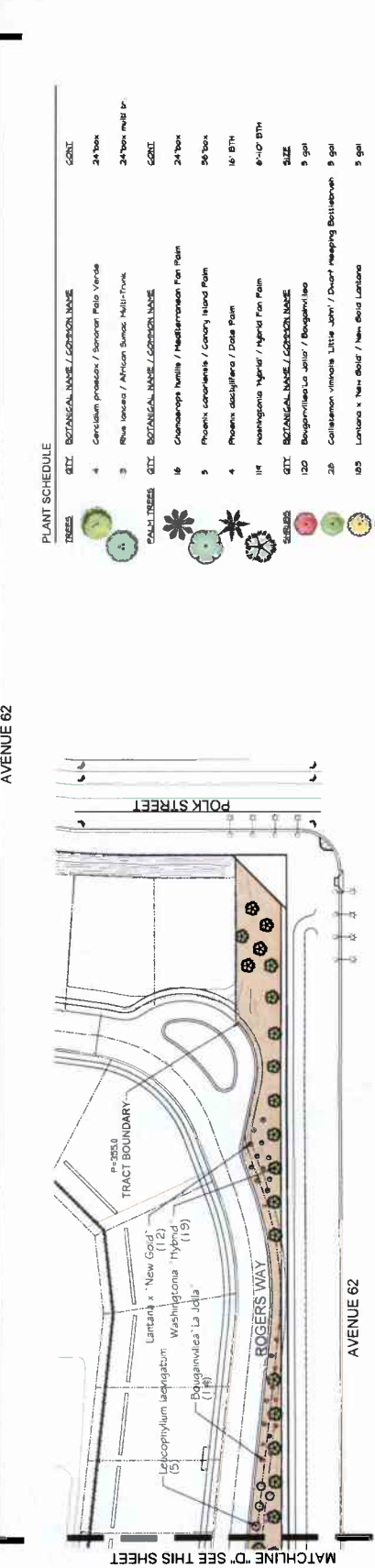
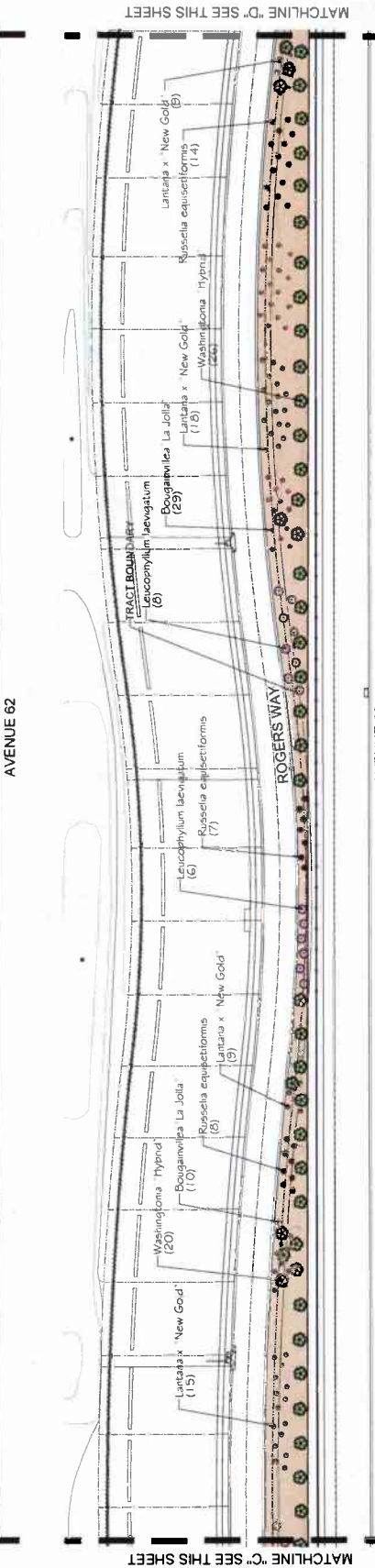
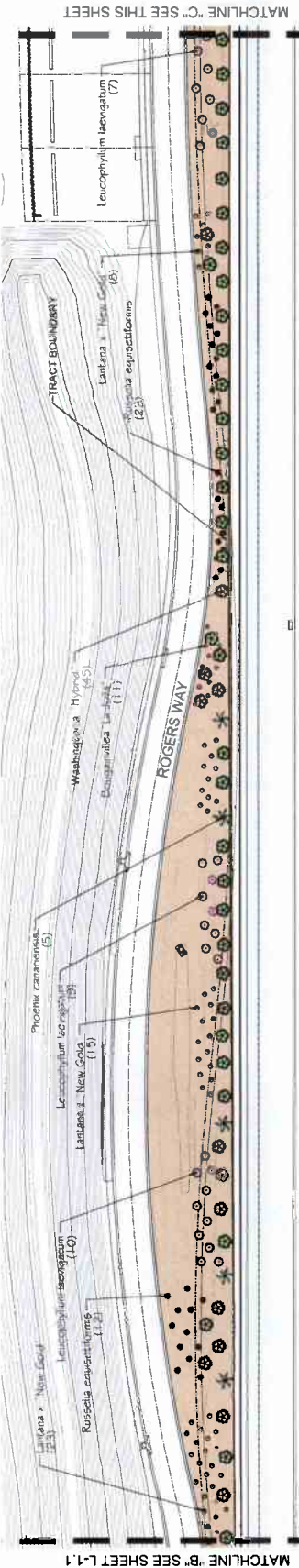
PLANTING PLAN



NO.	DATE	REVISION	BY

JOB NAME	
PROJECT TITLE	
DESIGNED FOR	
EFFECTIVE DATE	
DESIGN BY	
CHECKED BY	
DATE	

SHEET NO. **L-1.2**
 TOTAL SHEETS



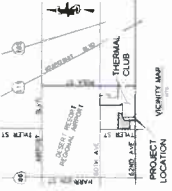
PLANT SCHEDULE

QTY	BOTANICAL NAME / COMMON NAME	SIZE
4	Candelia pinnata / Sonoran Palo Verde	24" box
3	Rhus uncinata / African Sumac Multi-Trunk	24" box multi tr.
16	CRONACHEPT HEMIS / MEDITERRANEAN Fan Palm	24" box
5	PROSEPIA CONOPSEUS / Canary Island Palm	36" box
4	PROSEPIA ACYLIFERA / Date Palm	16" BTH
114	MANGONIA NEGUNDA / Argand Fan Palm	6-10" BTH
120	Bougainvillea La Jolla / Bougainvillea	5 gal
26	Collinsonia viminalis Little John / Dwarf weeping Bottlebrush	5 gal
105	Lantana x New Gold / New Gold Lantana	5 gal
54	Leucophyllum laevigatum / Chihuahuan Sage	5 gal
64	Russelia equisetiformis / Firecracker Plant	5 gal

PLANTING PLAN
 SCALE: 1"=40'



TENTATIVE PARCEL MAP NO. 36844 - THE THERMAL CLUB
PORTION OF PARCEL 1 OF PM 36315,
AND LOT "A" AND PARCELS 216, 217, AND 225 OF PM 36293-1,
AND PARCEL 10 OF PM 36735
SCHEDULE "E"



PROJECT DATA

PROJECT NAME	THE THERMAL CLUB
OWNER	THE THERMAL CLUB
PREPARED BY	RCCE CONSULTANTS, INC.
DATE	09/20/2011
PROJECT NO.	36844-01
DATE OF PREPARATION	09/20/2011
SCALE	1" = 100'
PROJECT LOCATION	1500 1st St, Thermal, CA 95760
LOCAL AGENCIES	San Joaquin County, California
APPROVED BY	San Joaquin County, California
DATE OF APPROVAL	09/20/2011
PROJECT NO.	36844-01
DATE OF APPROVAL	09/20/2011
SCALE	1" = 100'
PROJECT LOCATION	1500 1st St, Thermal, CA 95760
LOCAL AGENCIES	San Joaquin County, California
APPROVED BY	San Joaquin County, California
DATE OF APPROVAL	09/20/2011

LEGAL DESCRIPTION

THE THERMAL CLUB, A COMMUNITY DEVELOPMENT, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36844, IS A PORTION OF PARCEL 1 OF PM 36315, AND LOT "A" AND PARCELS 216, 217, AND 225 OF PM 36293-1, AND PARCEL 10 OF PM 36735, ALL AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36844, AND IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES THEREON AS SHOWN THEREON.

CHRONOLOGICAL ORDER OF APPROVAL

DATE	DESCRIPTION
09/20/2011	APPROVAL OF TENTATIVE PARCEL MAP NO. 36844 BY SAN JOAQUIN COUNTY SUPERVISORS
09/20/2011	ISSUANCE OF TENTATIVE PARCEL MAP NO. 36844 BY SAN JOAQUIN COUNTY SUPERVISORS

EXISTING ENCUMBRANCES

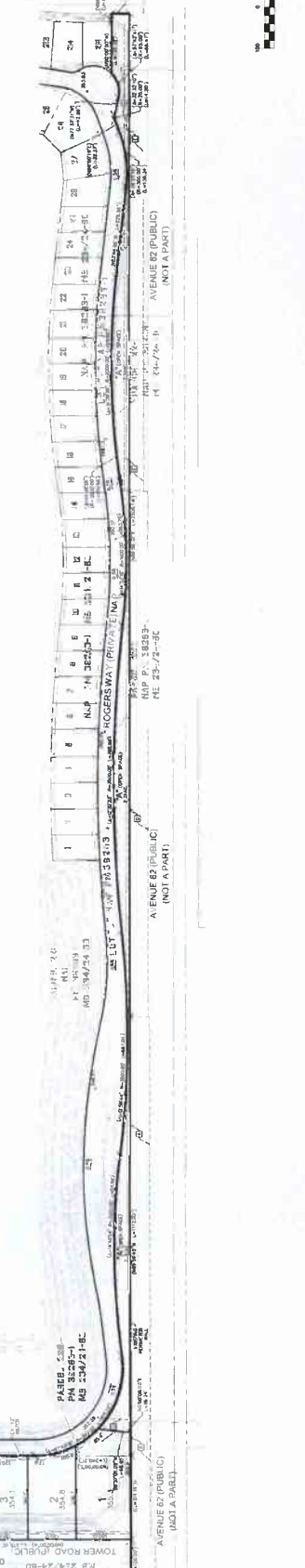
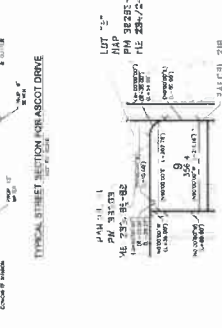
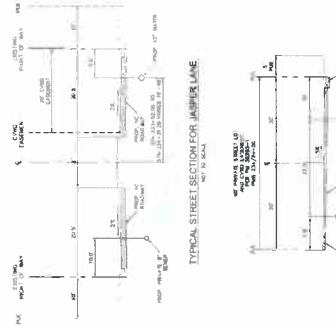
NO.	DESCRIPTION
1	THE THERMAL CLUB, A COMMUNITY DEVELOPMENT, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36844, IS A PORTION OF PARCEL 1 OF PM 36315, AND LOT "A" AND PARCELS 216, 217, AND 225 OF PM 36293-1, AND PARCEL 10 OF PM 36735, ALL AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36844, AND IS SUBJECT TO THE EASEMENTS AND ENCUMBRANCES THEREON AS SHOWN THEREON.

EARTHWORK ESTIMATE

TYPE	AMOUNT
GRAVEL	10000.00
ASPHALT	5000.00
CONCRETE	2000.00
PAVING	1000.00
LANDSCAPING	500.00
UTILITIES	1000.00
OTHER	1000.00
TOTAL	20500.00

LOT AREA (SF)

LOT NO.	AREA (SF)
1	10000
2	10000
3	10000
4	10000
5	10000
6	10000
7	10000
8	10000
9	10000
10	10000
11	10000
12	10000
13	10000
14	10000
15	10000
16	10000
17	10000
18	10000
19	10000
20	10000
21	10000
22	10000
23	10000
24	10000
25	10000
26	10000
27	10000
28	10000
29	10000
30	10000
31	10000
32	10000
33	10000
34	10000
35	10000
36	10000
37	10000
38	10000
39	10000
40	10000
41	10000
42	10000
43	10000
44	10000
45	10000
46	10000
47	10000
48	10000
49	10000
50	10000
51	10000
52	10000
53	10000
54	10000
55	10000
56	10000
57	10000
58	10000
59	10000
60	10000
61	10000
62	10000
63	10000
64	10000
65	10000
66	10000
67	10000
68	10000
69	10000
70	10000
71	10000
72	10000
73	10000
74	10000
75	10000
76	10000
77	10000
78	10000
79	10000
80	10000
81	10000
82	10000
83	10000
84	10000
85	10000
86	10000
87	10000
88	10000
89	10000
90	10000
91	10000
92	10000
93	10000
94	10000
95	10000
96	10000
97	10000
98	10000
99	10000
100	10000



REVISIONS

NO.	DATE	DESCRIPTION
1	09/20/2011	ISSUANCE OF TENTATIVE PARCEL MAP NO. 36844

SCALE 1" = 100'

DATE 09/20/2011

FILE NO. 0990-201

STAMP

BENCH MARK

APPROVED BY

APPROVED

DRAWING NAME TENTATIVE PARCEL MAP NO. 36844

PROJECT NO. 0990-201

SHEET 1 OF 1

RCCE CONSULTANTS, INC.

DATE 09/20/2011

FILE NO. 0990-201

SCALE 1" = 100'

STAMP

BENCH MARK

APPROVED BY

APPROVED

DRAWING NAME TENTATIVE PARCEL MAP NO. 36844

PROJECT NO. 0990-201

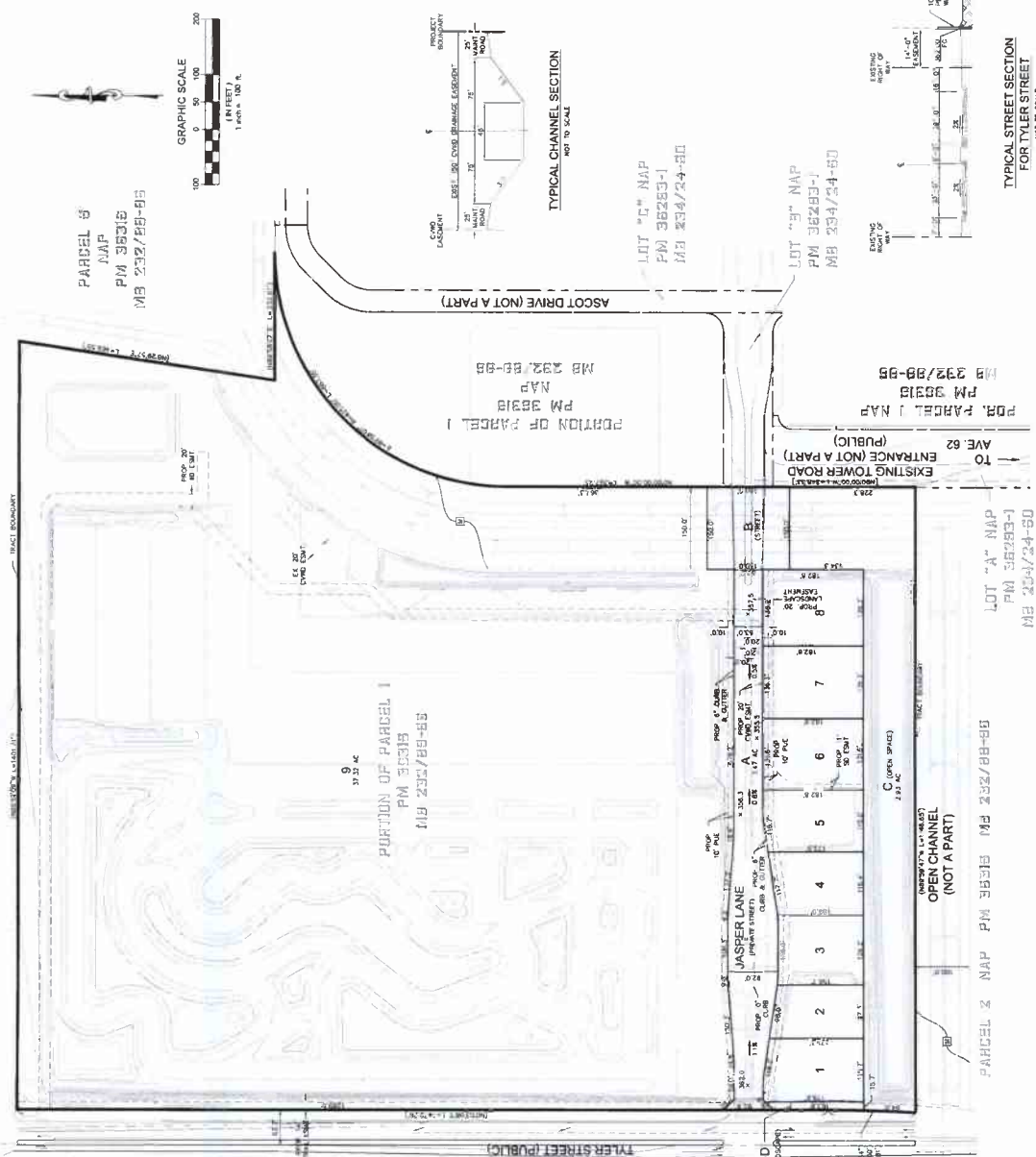
SHEET 1 OF 1

TENTATIVE PARCEL MAP NO. 36735 - THE THERMAL CLUB PORTION OF PARCEL 1 OF PM 36315 SCHEDULE "E"

PARCEL 3 MAP PM 38912 MB 232/58-88

PARCEL 8
MAP
PM 38318
MB 232/58-85

PARCEL 1
PORTION OF PARCEL 1
MAP
PM 38318
MB 232/58-85



LEGAL DESCRIPTION:
AS PER PARCEL MAP NO. 36315, PARCELS 1 AND 2 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, RECORDED IN BOOK 232 PAGES 88-89.

PROJECT DESCRIPTION:
THE THERMAL CLUB IS PROPOSING A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARCEL MAP NO. 36315 INTO 11 LOTS. PARCELS 1 AND 2, PART OF STREET LOTS TO PROVIDE ACCESS FROM THESE LOTS.

CHRONOLOGICAL ORDER OF APPROVAL:

PROJECT PLAN NO.	DATE
PROPOSED PARCEL MAP NO. 36735	APRIL 2022
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021
PROPOSED PARCEL MAP NO. 36735	MAY 2021

PROJECT DATA:

APPLICANT:	THERMAL OPERATING COMPANY, LLC
OWNER:	THERMAL OPERATING COMPANY, LLC
OWNER ADDRESS:	17171 AVENUE 68, THERMAL, CA 92580
OWNER PHONE:	(951) 255-1234
OWNER FAX:	(951) 255-1234
OWNER EMAIL:	info@thermalclub.com
PREPARED BY:	PC CONSULTANTS, INC.
DATE OF PREPARATION:	MARCH 1, 2025
PROJECT NUMBER:	PM 36735
TITLE:	TENTATIVE PARCEL MAP NO. 36735
DATE:	MARCH 1, 2025
SCALE:	AS SHOWN

EXISTING EASEMENTS:

DESCRIPTION:	EXISTING EASEMENT	DATE
DESCRIPTION:	EXISTING EASEMENT	DATE
DESCRIPTION:	EXISTING EASEMENT	DATE

PROPOSED EASEMENTS:

DESCRIPTION:	PROPOSED EASEMENT	DATE
DESCRIPTION:	PROPOSED EASEMENT	DATE
DESCRIPTION:	PROPOSED EASEMENT	DATE

NOTES:

- ALL PROPOSED LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- NO SUBDIVISION SHALL BE MADE WITHOUT THE APPROVAL OF THE COUNTY OF RIVERSIDE.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.
- ALL LOTS SHALL BE SUBJECT TO THE RESTRICTIONS OF THE THERMAL CLUB DEVELOPMENT DEED.

LOT	GROSS AREA (SQ FT)	NET AREA (SQ FT)
1	28,176	28,176
2	18,848	18,848
3	18,848	18,848
4	18,848	18,848
5	18,848	18,848
6	18,848	18,848
7	18,848	18,848
8	18,848	18,848
9	18,848	18,848

LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED EASEMENTS
- EXISTING EASEMENTS

KEY MAP:
NOT TO SCALE

TYPICAL CHANNEL SECTION:
NOT TO SCALE

TYPICAL STREET SECTION:
NOT TO SCALE

REVISIONS:

DATE	NO.	BY	DESCRIPTION
	1	AT	AS SHOWN

DESIGNED BY: PC CONSULTANTS, INC.

SCALE: 1" = 100'

FILE NO.: 0590-200

DATE: 3/1/25

DESIGNED BY: PC CONSULTANTS, INC.

SCALE: 1" = 100'

FILE NO.: 0590-200

DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

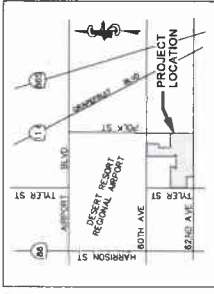
APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

APPROVED BY: [Signature] DATE: 3/1/25

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 TENTATIVE TRACT MAP NO. 36851
 FOR CONDOMINIUM PURPOSES
 LOCATED IN SECTION 33, T.6 S., R. 8 W., S.B.M.



OWNER
 DELTA LAND COMPANY, LLC
 1150 N. 10TH STREET
 TORRANCE, CA 90504
 PH: 310-406-4774

ENGINEER
 SCHOONIA VALLEY LIMITED
 1150 N. 10TH STREET
 TORRANCE, CA 90504
 PH: 310-406-4774

AREA OF AFFECTED APNS - H24 AC

LAND USE
 EXISTING ZONING: SP NO. 3028
 PROP. ZONING: SP NO. 3028

UTILITIES
 COACHELLA VALLEY WATER DISTRICT
 COACHELLA VALLEY WATER DISTRICT / PRIVATE
 THE GAS COMPANY
 THE POWER COMPANY
 THE CABLE COMPANY

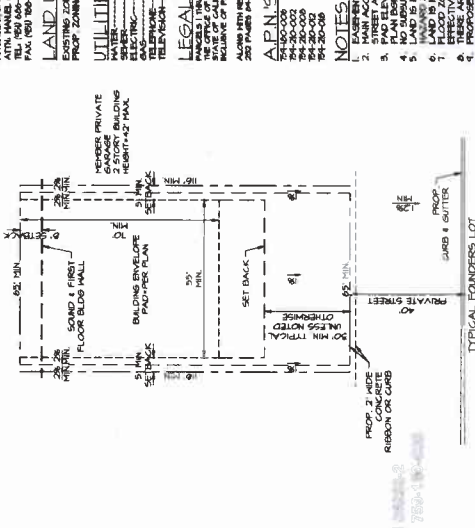
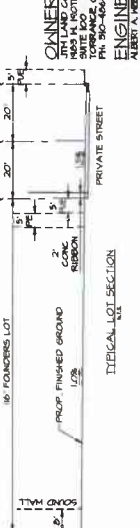
LEGAL DESCRIPTION
 THAT CERTAIN PORTIONS OF PARCELS 1 OF PARCEL MAP NO. 2088 RECORDED IN BOOK 280 PAGES 24-26

APNS
 794-20-020
 794-20-021
 794-20-022
 794-20-023
 794-20-024
 794-20-025

NOTES
 1. EXISTING RECORD ARE AS SHOWN
 2. MAIN ACCESS SHALL BE ON AVENUE 62 WITH NECESSARY ACCESS ON POLK STREET
 3. RAMP ELEVATIONS ARE INDICATED ON THE PLAN PER APPROVED GRADING
 4. NO EXISTING UTILITIES ARE SHOWN
 5. LAND IS IN HIGH LIQUEFACTION POTENTIAL AREA AND IS NOT WITHIN A FAULT ZONE
 6. LAND IS NOT SUBJECT TO OVERFLOW INUNDATION OR FLOOD HAZARD
 7. THERE ARE NO EXISTING WELLS ON THE PROPERTY
 8. PROJECT WILL COMPLY WITH NECESSARY REQUIREMENTS

EASEMENTS
 1. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 2. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 3. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 4. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 5. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 6. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 7. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 8. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 9. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782
 10. AN EASEMENT FOR AN UNDERGROUND PIPELINE, RECORDED SEPTEMBER 14, 2004 AS INST. NO. 2004-028782

IN THE UNINCORPORATED TERRITORY OF THERMAL,
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 TENTATIVE TRACT MAP NO. 36851
 FOR CONDOMINIUM PURPOSES

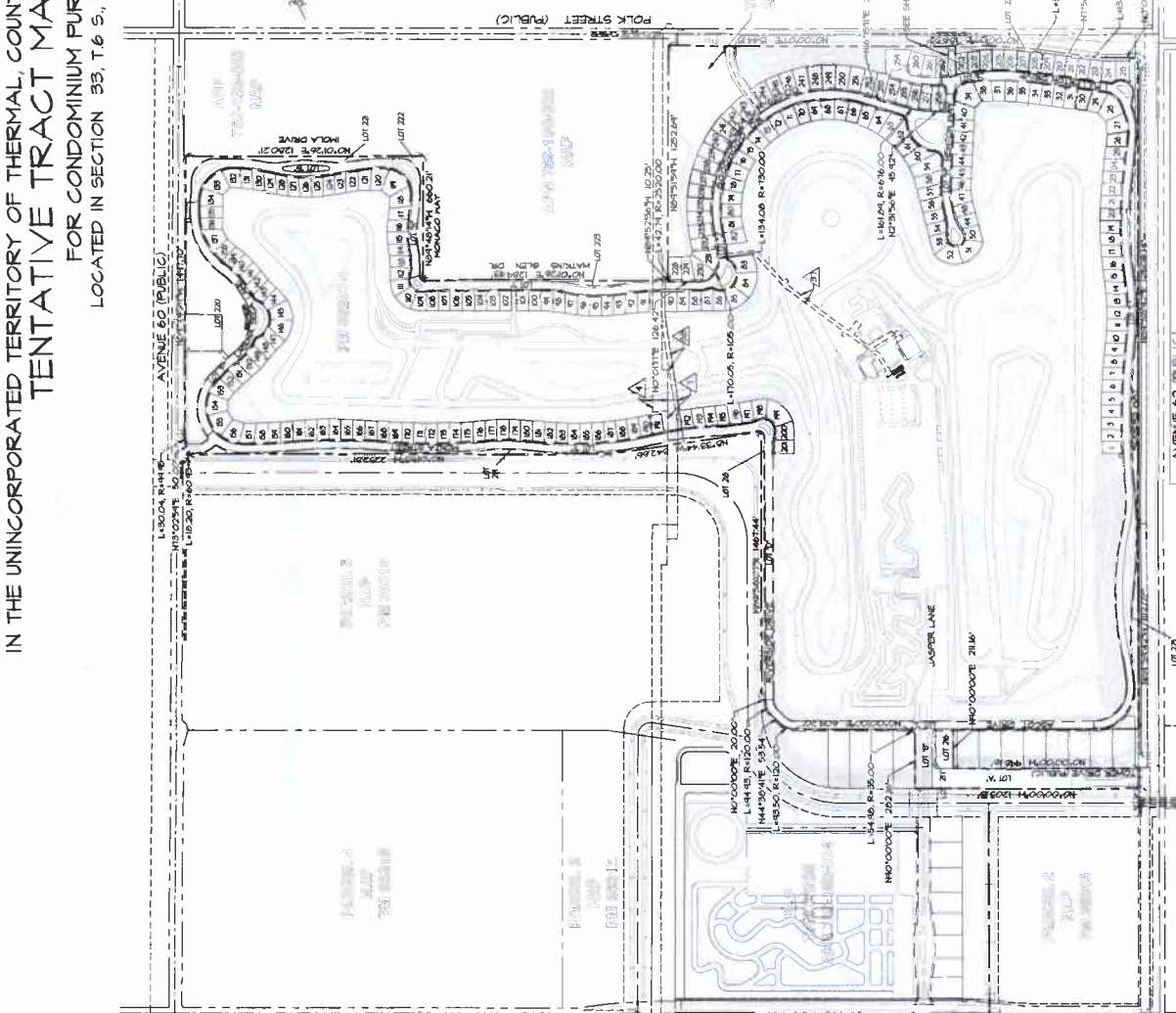


PHASING
 EACH CONDO LOT WILL BE PROCESSED AS
 A SEPARATE PHASE.

LEGEND
 [Symbol] LOTS FOR CONDOMINIUM PURPOSES



DATE	7/30/24	SHEET NO.	1
DESIGNED	AWF/BBS	DRAWN	AWF/BBS
CHECKED	AWF/BBS	SCALE	AS SHOWN
APPROVED	AWF/BBS	PROJECT NO.	36851
DATE	7/30/24	SHEET NO.	1



DATE	7/30/24	SHEET NO.	1
DESIGNED	AWF/BBS	DRAWN	AWF/BBS
CHECKED	AWF/BBS	SCALE	AS SHOWN
APPROVED	AWF/BBS	PROJECT NO.	36851
DATE	7/30/24	SHEET NO.	1

LOT 20



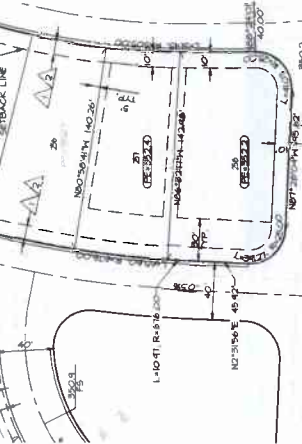
LOT 26



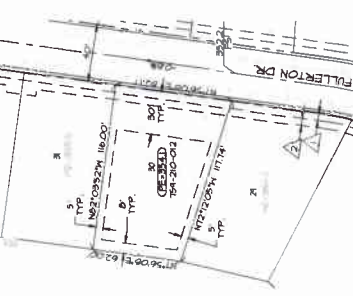
LOTS 240, 241



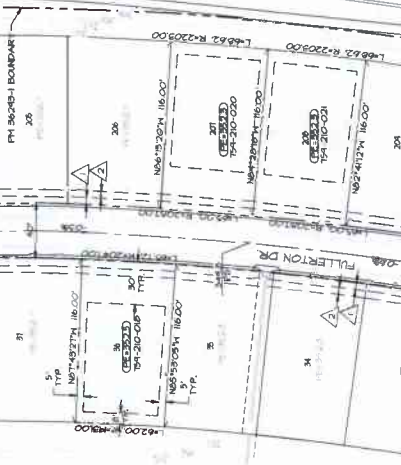
LOTS 251, 258



LOT 30



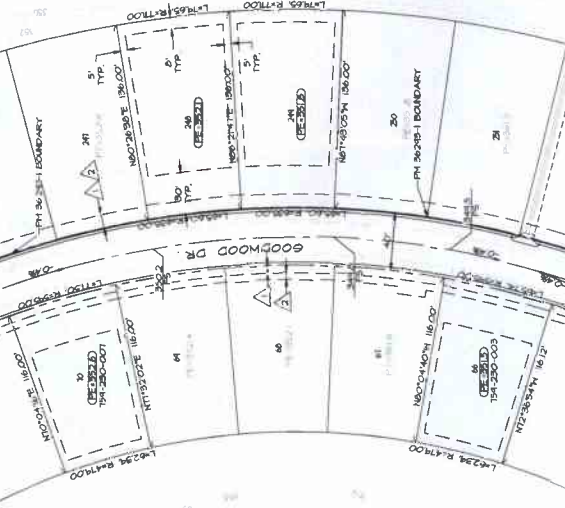
LOTS 36, 201, 202



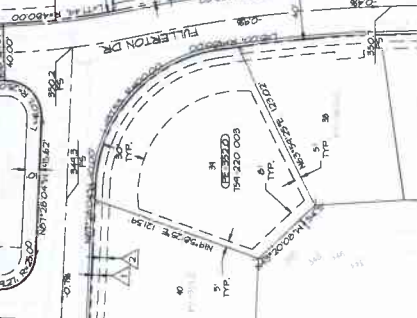
LOTS 61



LOTS 66, 10, 248, 249



LOTS 203, 204



LOTS 236, 231



LEGEND

- INDICATES PUBLIC UTILITY EASEMENT (PUE)
- INDICATES PRIVATE PEDESTRIAN EASEMENT (PE)
- INDICATES PRIVATE DRAINAGE EASEMENT
- SLOPE DIRECTION

IN THE UNINCORPORATED TERRITORY OF THERMAL
 COUNTY OF RIVERSIDE STATE OF CALIFORNIA
 TENTATIVE TRACT MAP NO. 36851
 FOR CONDOMINIUM PURPOSES
 SITE PLAN

DATE	DESCRIPTION	SHEET NO.	TOTAL SHEETS
10/15/2024	PRELIMINARY	2	3
11/15/2024	REVISED	2	3
12/15/2024	REVISED	2	3

DATE	REVISIONS

WBB
 ARCHITECTS
 1000 N. GARDEN ST.
 ANAHEIM, CA 92815
 TEL: (714) 771-1111
 FAX: (714) 771-1112

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule E subdivision of approximatly 15 acres in 15 commercial lots.

10. EVERY. 1 SPA - Amendment Description INEFFECT

Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units.

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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

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.

10. EVERY. 2 SPA - Replace all previous

INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions as stipulated under this Specific Plan No. 303, Amendment No. 3

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

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

TENTATIVE MAP = Tentative Commercial Parcel Map No. 36844 dated 4/16/15.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS (cont.) RECOMMND

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

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 303, Amendment No. 3 shall 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. Final Environmental Impact Report No. 396 Document, which must include, but not be limited to, the following items:

1. Addendum to Environmental Impact Report
2. Supplemental studies such as Greenhouse Gas Analysis, Acoustic studies, Air Quality Impact Analysis,
3. A list of persons, organizations and public agencies consulted, and or list of people requesting to be notified.
4. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

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.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 303 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 303 , Amendment No. 3

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,
DATED FEBRUARY 2015

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

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. 6 SP - Limits of SP DOCUMENT INEFFECT

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. 7 SP - HOLD HARMLESS INEFFECT

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,

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

(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, 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 INEFFECT

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 OBEYED INEFFECT

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 PMT INEFFECT

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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT (cont.) INEFFECT
reports, and departmental clearances.

10.BS GRADE. 4 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. 6 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 yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 7 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. 9 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. 10 MAP - DUST CONTROL RECOMMND
All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 11 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.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.BS GRADE. 12 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. 14 MAP - SLOPE SETBACKS RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - HEALTH NOTES INEFFECT

Please see E. Health comments in SP00303A2, as follows:

The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

As aforementioned in our comments for Amendment No.1, a major concern continues to be the negative impact this project will have on the groundwater overdraft situation which currently exists in the Coachella Valley.

A significant amount of water consumption is anticipated for projects subjected to Amendment No. 2 since this document includes lakes for landscaping and recreational activities such as fishing and water skiing.

In addition, a mixture of proposed schools, low residential to high residential projects, and industrial and commercial projects allowed under this document will add an additional burden to the existing water supply in the area.

The Coachella Valley Water District (CVWD) has a preliminary water management plan drafted. However, this plan has not yet been finalized and approved. Moreover, it is our understanding that mitigation measures such as recharging the lower basin cannot be implemented until the finalization and approval of CVWD's water management plan has occurred.

The area encompassing SP#303 Amendment No. 2 has been known to have a diminishing water table in which a drop of almost 90 ft has occurred in some areas. Therefore, all measures to minimize the negative impact to this diminishing resource should be implemented and utilized.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - HEALTH NOTES (cont.) INEFFECT

Even the use of canal water (for non-potable purposes) should be restricted since this water would come from California's limited allotment of Colorado River Water.

All other available sources should be fully utilized first (such as reclaimed wastewater and even returned irrigation water from the Whitewater River).

Furthermore, any water features designed for body contact (such as water skiing and/or swimming) must meet this Department's water quality and design standards.

If you have any questions, please call (760) 393-3390.

FIRE DEPARTMENT

10.FIRE. 1 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants - 6"x4"x 2-2 1/2" shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. Fire hydrants shall be located 500 feet apart from one another.

Prior to issuance of building permits, the water system for fire protection must be provided as approved by the Fire Department and the local water authority.

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.FIRE. 2 USE -FIRE ACCESS RECOMMND

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

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.

10.FIRE. 3 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 4 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 5 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

07/10/15
16:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.FIRE. 6 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

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.

PLANNING DEPARTMENT

10.PLANNING. 1 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 E, unless modified by the conditions listed herein.

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

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. 2 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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

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. 2 SP - P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall only be permitted, as identified in the text of the flexibility rules spelled out in the Specific Plan Amendment No. 3 and any changes would require a Specific Plan Amendment.

10.PLANNING. 3 SP NO RESIDENCY PA-5 THRU E-8 INEFFECT

Any unit within Planning Areas E-5 through E-8 shall not be used as a primary residence.

10.PLANNING. 4 SP -OVERNIGHT PA E-5 THRU E-8 INEFFECT

If the project is within Planning Areas E-5 through E-8, Overnight stays shall be limited to 45 consecutive nights by any owner, renter, visitor or any occupant including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. The HOA shall be responsible for enforcement of this provision.

10.PLANNING. 5 SP - IF HUMAN REMAINS FOUND INEFFECT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 5 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS INEFFECT

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

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), to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP zone.

10.PLANNING. 7 SP - ALTERNATIVE ENERGY GEN INEFFECT

All non-residential structures over 1,000 square feet including, but not limited to public (libraries, public community centers, schools, and joint-use facilities), and private recreation (buildings owned by an HOA) - shall add renewable energy generating technology to the site or structure to reduce non-renewable electricity by thirty three percent (33%) versus the "Business as Usual" scenario, which is defined as the regulations in effect pursuant to the CARB Scoping Plan.

10.PLANNING. 8 MAP - PROCEDURE FOR PHASING DRAFT

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 as provided by Ordinance No. 460.

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN INEFFECT

All multifamily attached residential implementing projects with sub-Homeowners Associations serving as professional management shall add renewable energy generating technology to the site to reduce non-renewable electricity.

10.PLANNING. 12 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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 15 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 - IF HUMAN REMAINS FOUND RECOMMND

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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.PLANNING. 18 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. Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL) RECOMMND

"The EIR and Addendum 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."

10.PLANNING. 20 MAP - ALUC CLEARANCE RECOMMND

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015." Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

TRANS DEPARTMENT

10.TRANS. 1 SP - SP303A3 TS/CONDITION INEFFECT

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.

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP303A3 TS/CONDITION (cont.)

INEFFECT

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

SR-86 (NS) at:
60th Avenue (EW)
"B" Street (NS) at:
Tyler Street (EW)
Tyler Street (NS) at:
60th Avenue (EW)
Polk Street (NS) at:
60th Avenue (EW)
SR-86 (NS) at:
61st Avenue (EW)
Tyler Street (NS) at:
61st Avenue (EW)
SR-86 (NS) at:
62nd Avenue (EW)
"A" Street (NS) at:
62nd Avenue (EW)
"B" Street (NS) at:
62nd Avenue (EW)
Tyler Street (NS) at:
62nd Avenue (EW)
"C" Street (NS) at:
62nd Avenue (EW)
"D" Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
62nd Avenue (EW)
Fillmore Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
"D" Street (EW)
Tyler Street (NS) at:
64th Avenue (EW)
"C" Street (NS) at:
64th Avenue (EW)
"E" Street (NS) at:
64th Avenue (EW)
Polk Street (NS) at:
64th Avenue (EW)
Tyler Street (NS) at:
"F" Street (EW)
Tyler Street/Middleton Street (NS) at:
66th Avenue (EW)

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.) (cont.) INEFFECT

"E" Street (NS) at:
66th Avenue (EW)
Polk Street (NS) at:
66th Avenue (EW)
Fillmore Street (NS) at:
66th Avenue (EW)

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. 2 SP - SP303A3/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 SP - SP303A3/WRCOG TUMF INEFFECT

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

10.TRANS. 4 SP - SOUTH VALLEY PARKWAY INEFFECT

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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.TRANS. 4 SP - SOUTH VALLEY PARKWAY (cont.) INEFFECT

establishing the RBBB fee structure.

Prior to the issuance of building permits for any implementing project for SP00303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 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. 5 SP - SP LANDSCAPING PLANS INEFFECT

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. 6 MAP - DRAINAGE 1 RECOMMND

The land divider 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. 7 MAP - DRAINAGE 2 RECOMMND

The land divider 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

PARCEL MAP Parcel Map #: PM36844

Parcel: 759-180-012

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - DRAINAGE 2 (cont.) RECOMMND

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 purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 8 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.

10.TRANS. 9 MAP - UTILITY INSTALL. 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose 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. 11 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

5. DRT CORRECTIONS REQUIRED

E HEALTH DEPARTMENT

5.E HEALTH. 1 DRT - CORRECTIONS REQUIRED

The following item(s) need to be addressed:

1) Provide will serve letters for TR36851 for water and sanitary sewer from Coachella Valley Water District (CVWD).

When this department has recieved this documentation, Department of Environmental Health will issue SAN53 for this project.

2) Provide additional information about structures located in the middle of tract map. The following may apply:

- At time of Building plan check, any food facility that is proposed will require review and approval from the Department of Environmental Health to ensure compliance with the California Retail Food Code. The grease interceptor sizing should be size according to the sewer purveyorüs guidelines.

- At time of Building plan check, any food facility that is proposed will require review and approval from the Department of Environmental Health to ensure compliance with the California Retail Food Code. The grease interceptor sizing should be size according to the sewer purveyorüs guidelines.

- Any hazardous materials that are to be used/stored on-site may require review and approval from Hazardous Materials Management Branch.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

Specific Plan No. 303 Amendment No. 3 proposes to alter the land use within the northeastern section of the project area in order to incorporate an outdoor film studio, racing related residential uses, live/work units as allowable under the new Mixed-Use land use designation, revision of zoning ordinance, revision of existing standards for Mixed-Use designation, and a more detailed specific plan implementation and administrative processing discussion. In addition, the project proposal will divide the existing planning area E-2 into 5 new planning areas which will consist of E-2, E-5, E-6, E-7, and E-8. The existing planning area A-6 will be consolidated into existing planning area E-4. Planning areas A-6, E-2, E-4, E-5, E-6, E-7, and E-8, will have a land use designation of Mixed-Use

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 1 SPA - Amendment Description (cont.) INEFFECT

and will be used to define and describe land use restrictions and conditions relative to ALUC Safety zones, and identify the special development needs related to a motorsports racing park. Targeted densities within planning areas F-2, G-5, G-10, G-11, H-2, and H-4 will also be adjusted to allow for horizontal and vertical mixed-use units in planning areas E-4, E-5, E-6, E-7, and E-8, so as not to exceed the maximum unit count of 7,171 units.

10. EVERY. 2 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions as stipulated under this Specific Plan No. 303, Amendment No. 3

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 303, Amendment No. 3 shall 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. Final Environmental Impact Report No. 396 Document, which must include, but not be limited to, the following items:

1. Addendum to Environmental Impact Report

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

2. Supplemental studies such as Greenhouse Gas Analysis, Acoustic studies, Air Quality Impact Analysis,
3. A list of persons, organizations and public agencies consulted, and or list of people requesting to be notified.
4. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 303 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 303 , Amendment No. 3

CHANGE OF ZONE = Change of Zone No. 7852.

Addendum to EIR = Environmental Impact Report No. 396,
DATED FEBRUARY 2015

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

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. 6 SP - Limits of SP DOCUMENT INEFFECT

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.

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS

INEFFECT

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, 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 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.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

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

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 OBEYED INEFFECT

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

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

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.

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

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or 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.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

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. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 11 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 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 USE - WATER AND SEWER SERVICE RECOMMND

TR36851 is proposing potable water service from CVWD and sanitary sewer service from CVWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1 SP - HEALTH NOTES INEFFECT

Please see E. Health comments in SP00303A2, as follows:

The Department of Environmental Health (DEH) has reviewed Amendment No. 2 to SP 303 and has the following comments:

As aforementioned in our comments for Amendment No.1, a major concern continues to be the negative impact this project will have on the groundwater overdraft situation which currently exists in the Coachella Valley.

A significant amount of water consumption is anticipated for projects subjected to Amendment No. 2 since this document includes lakes for landscaping and recreational activities such as fishing and water skiing.

In addition, a mixture of proposed schools, low residential to high residential projects, and industrial and commercial projects allowed under this document will add an additional burden to the existing water supply in the area.

The Coachella Valley Water District (CVWD) has a preliminary water management plan drafted. However, this plan has not yet been finalized and approved. Moreover, it is our understanding that mitigation measures such as recharging the lower basin cannot be implemented until the finalization and approval of CVWD's water management plan has occurred.

The area encompassing SP#303 Amendment No. 2 has been known to have a diminishing water table in which a drop of almost 90 ft has occurred in some areas. Therefore, all measures to minimize the negative impact to this diminishing resource should be implemented and utilized.

Even the use of canal water (for non-potable purposes) should be restricted since this water would come from California's limited allotment of Colorado River Water.

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.E HEALTH. 1 SP - HEALTH NOTES (cont.) INEFFECT

All other available sources should be fully utilized first (such as reclaimed wastewater and even returned irrigation water from the Whitewater River).

Furthermore, any water features designed for body contact (such as water skiing and/or swimming) must meet this Department's water quality and design standards.

If you have any questions, please call (760) 393-3390.

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, with no portion of any lot frontage more than 165 feet from a fire hydrant.

10.FIRE. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

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.

10.FIRE. 3 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

10.FIRE. 4 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 5 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 6 SP-#101-DISCL/FLAG LOT INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.FIRE. 6 SP-#101-DISCL/FLAG LOT (cont.) INEFFECT

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 7 SP-#47 SECONDARY ACCESS INEFFECT

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.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

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. 2 SP - P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall only be permitted, as identified in the text of the flexibility rules spelled out in the Specific Plan Amendment No. 3 and any changes would require a Specific Plan Amendment.

10.PLANNING. 3 SP NO RESIDENCY PA-5 THRU E-8 INEFFECT

Any unit within Planning Areas E-5 through E-8 shall not be used as a primary residence.

10.PLANNING. 4 SP -OVERNIGHT PA E-5 THRU E-8 INEFFECT

If the project is within Planning Areas E-5 through E-8, Overnight stays shall be limited to 45 consecutive nights by any owner, renter, visitor or any occupant including but not limited to any vehicle maintenance staff, housekeeping staff, or any form of grounds keeper. The HOA shall be responsible for enforcement of this provision.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.PLANNING. 5

SP - IF HUMAN REMAINS FOUND

INEFFECT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 6

SP - INADVERTANT ARCHAEO FINDS

INEFFECT

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

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),

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.PLANNING. 6 SP - INADVERTANT ARCHAEO FINDS (cont.) INEFFECT

to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7 SP - ALTERNATIVE ENERGY GEN INEFFECT

All non-residential structures over 1,000 square feet including, but not limited to public (libraries, public community centers, schools, and joint-use facilites), and private recreation (buildings owned by an HOA) - shall add renewable energy genreating technology to the site or structure to reduce non-renewable electricity by thirty three percent (33%) verses the "Business as Usual" scenario, which is defined as the regulations in effect pursuant to the CARB Scoping Plan.

10.PLANNING. 8 SP - MULTIFAMILY ENERGY GEN INEFFECT

All multifamily attached residential implementing projects with sub-Homeowners Associations serving as professional management shall add renewable energy generating technology to the site to reduce non-renewable electricity.

10.PLANNING. 9 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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

10.PLANNING. 10 MAP - ALUC CLEARANCE RECOMMND

"The project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015." Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

The land divider 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. 1 SP - SP303A3 TS/CONDITION INEFFECT

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.)

INEFFECT

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.

SR-86 (NS) at:
60th Avenue (EW)
"B" Street (NS) at:
Tyler Street (EW)
Tyler Street (NS) at:
60th Avenue (EW)
Polk Street (NS) at:
60th Avenue (EW)
SR-86 (NS) at:
61st Avenue (EW)
Tyler Street (NS) at:
61st Avenue (EW)
SR-86 (NS) at:
62nd Avenue (EW)
"A" Street (NS) at:
62nd Avenue (EW)
"B" Street (NS) at:
62nd Avenue (EW)
Tyler Street (NS) at:
62nd Avenue (EW)
"C" Street (NS) at:
62nd Avenue (EW)
"D" Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
62nd Avenue (EW)
Fillmore Street (NS) at:
62nd Avenue (EW)
Polk Street (NS) at:
"D" Street (EW)
Tyler Street (NS) at:
64th Avenue (EW)
"C" Street (NS) at:
64th Avenue (EW)
"E" Street (NS) at:
64th Avenue (EW)
Polk Street (NS) at:
64th Avenue (EW)
Tyler Street (NS) at:
"F" Street (EW)

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP303A3 TS/CONDITION (cont.) (cont.) INEFFECT

Tyler Street/Middleton Street (NS) at:
66th Avenue (EW)
"E" Street (NS) at:
66th Avenue (EW)
Polk Street (NS) at:
66th Avenue (EW)
Fillmore Street (NS) at:
66th Avenue (EW)

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. 2 MAP - DRAINAGE 2 RECOMMND

The land divider 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 purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 2 SP - SP303A3/IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3 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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

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

drainage courses with appropriate Q's, and that their omission or unacceptablility 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.

10.TRANS. 3 SP - SP303A3/WRCOG TUMF INEFFECT

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

10.TRANS. 4 MAP - UTILITY INSTALL. 1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 4 SP - SOUTH VALLEY PARKWAY INEFFECT

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 for any implementing project for SP00303A3, whether a development

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 4 SP - SOUTH VALLEY PARKWAY (cont.) INEFFECT

plan, or recordation of an implementing subdivision map, each individual project within any phase of SP00303A3 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. 5 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. 5 SP - SP LANDSCAPING PLANS INEFFECT

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. 6 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.

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

10. GENERAL CONDITIONS

10.TRANS. 6 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

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. 7 MAP - PRIVATE STREETS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

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 - FINAL DOCUMENTS INEFFECT

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard 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/EIR documents shall be distributed in the following fashion:

Building and Safety Departmnet: 1 copy
Transportation Department: 1 copy
County Planning Department in Riverside:

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - FINAL DOCUMENTS (cont.)

INEFFECT

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.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF.

MET

Prior to approval/action 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 developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - CULTURAL RESOURCE PROF. (cont.) MET

copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 2 SP - PHASE IV MONITOR REPORT MET

Prior to the scheduling for a public hearing/approval/action 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 (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist 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 County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL) MET

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

"The EIR and Addendum 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. 4 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS (cont.) NOTAPPLY

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 Should this project be an application for phasing or project with a prefix of "SP" will be considered as NOT financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT MET

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. 8 SP - ACOUSTICAL STUDY REQD MET

Prior to the approval of any implementing project within any residential Planning Areas of 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.

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.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD (cont.) MET

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. 12 SP - ADDENDUM EIR NOTAPPLY

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

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

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

30.PLANNING. 13 SP - EA REQUIRED NOTAPPLY

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 EIR prepared for the SPECIFIC PLAN.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP - EA REQUIRED (cont.) NOTAPPLY

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

30.PLANNING. 14 SP - SUPPLEMENT TO EIR NOTAPPLY

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

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

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

30.PLANNING. 15 SP - SUBSEQUENT EIR NOTAPPLY

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

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.) NOTAPPLY

Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

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

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS MET

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. 17 SP - AMENDMENT REQUIRED MET

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

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) MET

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."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation and Park 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 the Desert Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION NOTAPPLY

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION (cont.) NOTAPPLY

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."

30.PLANNING. 20 SP *- PA PROCEDURES MET

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. 21 SP - COMMON AREA MAINTENANCE MET

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:

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) MET

"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.

d. The common areas to be maintained by the master maintenance organization."

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA MET

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

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

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.

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.

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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 written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

NOTAPPLY

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 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.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)NOTAPPLY

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."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - PALEO M/M PROGRAM

MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 26

SP - GENERIC M/M PROGRAM

MET

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 EIR for SPECIFIC PLAN 303 AMENDMENT NO. 3 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30

SP *- ENTRY MONUMENTATION

MET

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT MET

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

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

30.PLANNING. 32 SP - SCHOOL MITIGATION MET

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. 33 SP - GEO STUDY REQUIRED MET

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."

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

MET

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

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

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

MET

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

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND (cont.) MET

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

30.PLANNING. 36 SP - HYDRO STUDY MET

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 HYDROLOGY 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. 37 SP - PARK SCHEDULE NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), a schedule for the development of the park for the phase of the specific plan that the residential project is in shall be submitted to and approved by the Desert Recreation District. Conditions of

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - PARK SCHEDULE (cont.) NOTAPPLY

approval reflecting the construction schedule will be placed on the SPECIFIC PLAN for all future implementing projects to comply.

This condition may be considered NOT APPLICABLE if the implementing project is not residential in nature. Accordingly, this condition may be considered MET only on the implementing projects for which a parks construction schedule has been approved, and may be considered MET for the entire SPECIFIC PLAN once the construction schedule for the every park in the SPECIFIC PLAN has been approved. This condition may not be DEFERRED.

30.PLANNING. 38 ALUC CLEARANCE LETTER 1-28-15 MET

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 project applicant shall comply with the terms and conditions based on the findings and conclusions stated in County of Riverside Airport Landuse Commission (ALUC) letter dated January 28, 2015."

Portions of this condition may be applicable to multiple milestones of development and therefore may be applied according the appropriate milestones as specified in the ALUC letter dated January 28, 2015, or as deemed appropriate by the Planning Director.

30.PLANNING. 39 SP - DISCLOSURE STATEMENTS MET

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 the project is within Planning Areas E-5 through E-8, PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the applicant shall submit to the Planning Director for review and approval a completed occupancy disclosure form for the project.

The approved disclosure form, along with its attachments, shall be included as part of the lease/sales agreements and as part of the sales literature for the project. The disclosure statement shall include information, current as

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - DISCLOSURE STATEMENTS (cont.) MET

of the date of submittal. The following shall be included at a minimum:

a.Information on Noise resulting from aircraft and/or helicopter operations from Jacqueline Cochran airport.

b.Information on Noise resulting from the race track operations.

c.Overnight stays shall be limited to 45 consecutive nights."

30.PLANNING. 40 SP - CVWD COMPLIANCE MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to District approval of future development plans within the Kohl Ranch Specific Plan subject to regional flooding" in the letter from the Coachella Valley Water District dated September 16, 2010 have been addressed to the satisfaction of the Coachella Valley Water District. Specifically the letter requests:

-The developer will be required to pay fees for a flood management review by our consultant. Flood protection measures shall include detailed hydraulic analysis and plans for flood control that comply with Riverside County Ordinance No. 458, District, FEMA, and California Drainage Law regulations and standards.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP303A3/TS REQUIRED MET

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 303A3 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase. The project proponent of the subsequent development shall be responsible for the mitigation measures identified in the traffic studies including those which are above and beyond the conditioned improvements of SP00303A3.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - SP303A3/TS INSTALLATION

MET

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Jackson Street (NS) at Avenue 60 (EW)
Jackson Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Airport Boulevard (EW)
Harrison Street (NS) at Avenue 60 (EW)
Harrison Street (NS) at Avenue 62 (EW)
Harrison Street (NS) at Avenue 64 (EW)
Harrison Street (NS) at Avenue 66 (EW)
Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Tyler Street (NS) at Avenue 66 (EW)
"B" Street (NS) at "A" Street (EW)
"B" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "A" Street (EW)
"C" Street (NS) at Avenue 62 (EW)
"C" Street (NS) at "E" Street (EW)
"C" Street (NS) at Avenue 66 (EW)
"D" Street (NS) at "A" Street (EW)
Polk Street (NS) at Airport Boulevard (EW)
Polk Street (NS) at Avenue 60 (EW)
Polk Street (NS) at Avenue 62 (EW)
Polk Street (NS) at "E" Street (EW)
Polk Street (NS) at Avenue 66 (EW)
Polk Street (NS) at Harrison Street (EW)
Grapefruit Boulevard (NS) at Airport Boulevard (EW)
Grapefruit Boulevard (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 66 (EW)
SR-111 (NS) at Avenue 62 (EW)
SR-86S Southbound (NS) at Avenue 62 (EW)
SR-86S Northbound (NS) at Avenue 62 (EW)

or as approved by the Transportation Department.

Additional Traffic Signals may be identified in site specific traffic studies.

30.TRANS. 3

SP - SOUTH VALLEY PARKWAY

DEFERRED

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 40

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SOUTH VALLEY PARKWAY (cont.) DEFERRED

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 for any implementing project for SP303A3, whether a development plan, or recordation of an implementing subdivision map, each individual project within any phase of SP303A3 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.

30.TRANS. 4 SP - SP303A3/CREDIT DEFERRED

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.
For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Contractors-Corner>

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 41

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS

DEFERRED

The intersection of SR-86 (NS) at 60th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane, one right-turn lane with overlap

The intersection of "B" Street (NS) at Tyler Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of SR-86 (NS) at 61st Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one through lane
Westbound: one through lane

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

Northbound: one left-turn lane, two through lanes
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of SR-86 (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane, one right-turn lane with overlap

The intersection of "A" Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 42

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP303A3/GEOMETRICS (cont.)

DEFERRED

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes

The intersection of "B" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: two through lanes, one right-turn lane

The intersection of Tyler Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

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

The intersection of "C" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

The intersection of "D" Street (NS) at 62nd Avenue (EW)
shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes, one
right-turn lane
Westbound: one left-turn lane, two through lanes, one
right-turn lane

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) DEFERRED

The intersection of Polk Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Fillmore Street (NS) at 62nd Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lanes
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of Polk Street (NS) at "D" Street (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: two through lanes
Eastbound: one left-turn lane, one right-turn lane
Westbound: N/A

The intersection of Tyler Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, one right-turn lane
Southbound: one left-turn lane, one through lane
Eastbound: N/A
Westbound: one left-turn lane, (two through lanes - future), one right-turn lane

The intersection of "C" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left-turn lane, one right-turn lane
Eastbound: one left-turn lane, two through lanes
Westbound: two through lanes, one right-turn lane

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (cont)DEFERRED

The intersection of "E" Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: two left-turn lanes, two through lanes, one right-turn lane
- Southbound: one left-turn lane, one through lane, one right-turn lane
- Eastbound: one left-turn lane, two through lanes, one right-turn lane
- Westbound: two left-turn lanes, two through lanes, one right-turn lane

The intersection of Polk Street (NS) at 64th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: two through lanes, one right-turn lane
- Eastbound: two left-turn lanes, one right-turn lane
- Westbound: N/A

The intersection of Tyler Street (NS) at "F" Street (EW) shall be improved to provide the following geometrics:

- Northbound: two through lanes
- Southbound: one left-turn lane, one through lane
- Eastbound: N/A
- Westbound: one left-turn lane, one right-turn lane

The intersection of Tyler Street-Middleton Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

The intersection of "E" Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one left-turn lane, one right-turn lane
- Eastbound: one left-turn lane, one through lane
- Westbound: two through lanes, one right-turn lane

The intersection of Polk Street (NS) at 66th Avenue (EW)

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP303A3/GEOMETRICS (cont.) (cont.) (cont) DEFERRED

shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, two through lanes, one
right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through 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. 6 SP - LC LANDSCAPE CONCEPT PLAN INEFFECT

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 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)

06/17/15
15:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - LC LANDSCAPE CONCEPT PLAN (cont.) INEFFECT

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. 7 SP - LC LNDSACP CMN AREA MNTN INEFFECT

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7

SP - LC LNDSCP CMN AREA MNTNN (cont.)

INEFFECT

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).

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, the following: Planning Area(s) _____.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 300' in length, shall provide a

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

turnout near the midpoint of the driveway. Where the driveway exceeds 300', turnouts shall be provided. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2013 CFC and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Thermal Club has 24 hour Security.

50.FIRE. 4 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. Copy of CVWD plans to Riverside County Fire Department.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.FIRE. 5 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. 6 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, located no more than 5 feet from entrance. A permanent monument will be provided for the address, in any of the following ways: Attached to a permanent fence near entrance. Address on a metal plate attached to a pole buried in 18"x18" concrete base. Block, brick, or rock stand no less than 3 feet in height and 1 foot in width. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

PLANNING DEPARTMENT

50.PLANNING. 1 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 Desert Recreation and Park 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.

50.PLANNING. 3 MAP- PA PROCEDURES RECOMMND

PRIOR TO MAP RECORDATION, "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 planning area. 2. The project proponent shall file a change of zone application along with a legal

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3

MAP- PA PROCEDURES (cont.)

RECOMMND

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."

50.PLANNING. 4

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. d. The common areas to be maintained by the master maintenance organization."

50.PLANNING. 6

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50. PLANNING. 6

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

RECOMMND

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.

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

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 6 MAP- CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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 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."

TRANS DEPARTMENT

50.TRANS. 1 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.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 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.

50.TRANS. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND

Tyler Street from 60th Avenue southerly to northerly boundary of Parcel 3 of Parcel Map No. 36315 shall be restricted for access purposes as approved by the Transportation Department. Only temporary access maybe approved by an encroachment permit until new alignment of Tyler Street is constructed to meet Specific Plan No. 303, Amended No. 2. This portion of Tyler Street shall be vacated once the new alignment of Tyler Street is in place.

50.TRANS. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Specific Plan No. 303, Amended No. 2.

50.TRANS. 5 MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 7 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461 and Thermal Design Guidelines.

TRACT MAP Tract #: TR36851

Parcel: 759-250-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - CORNER CUT-BACK I 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. 9 MAP - ASSESSMENT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

50.TRANS. 10 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. 11 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 12 MAP - DEDICATION/IMPROVEMENTS RECOMMND

62nd Avenue along project boundary (Parcel 1 of Parcel Map No. 36315) is a paved County maintained road designated as an Expressway and shall be improved with concrete curb and gutter, curbed and landscaped median (half-width landscaped within full-width graded median), and match up asphalt concrete paving; reconstruction; or resurfacing of existing