

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34651 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34651, Amended No. 5, dated Sept 2009

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted a Schedule C land division of approximately 55 acres into 13 minimum 2 acre parcels intended to be sold to builders.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 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 & Safety Department.

10.BS GRADE. 3 MAP-G1.3 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. 4 MAP-G1.5 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 15 to April 15.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

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

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.BS GRADE. 15

MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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

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

10.BS GRADE. 16

MAP* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

E HEALTH DEPARTMENT

10.E HEALTH. 1

MAP-CVWD WATER AND SEWER

RECOMMND

CVWD sewer and water is required for this project. The developer may be reequred to install additional facilities for domestic water and sanitation. CVWD sewer and water must be available before issuance of any permits for this project.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 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.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - GEO01937 RECOMMND

County Geologic Report (GEO) No. 1937, submitted for these projects (SP00360 & TR34651), was prepared by Leighton and Associates, Inc and is entitled: "Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated October 2, 2006. In addition the following report was submitted for this project:

"Response to Riverside County Planning Department Review Letter Dated December 18, 2007, Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated January 15, 2008.

This additional report is now included as part of GEO No. 1937.

GEO No. 1937 concluded:

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO01937 (cont.)

RECOMMND

1.The consultant concluded that the active southern segment San Andreas Fault Zone is located about 3.4 miles northeast of the site.

2.No active or potentially active faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.

3.The potential for the surface fault rupture on the site is considered very low.

4.The peak horizontal ground acceleration (10% probability of exceedance in 50 years) is estimated to be 0.73g at this site. The design basis earthquake expected on this section of the San Andreas Fault is 7.5M.

5.The results of the liquefaction analysis for the site indicate that the potential for liquefaction is very low at the site. However, during a strong seismic event seismically-induced settlement can occur within loose to moderately dense, dry or saturated granular soils. The potential total seismic -induced settlement is calculated to be up to 5.5 inches, with differential settlement of one-half to two-thirds of the total settlement.

6.On-site soils are considered to be moderately to highly susceptible to collapse.

GEO No. 1937 recommended:

1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

2.Remedial soil removals and replacement with engineered fill is expected to mitigate the liquefaction effects of differential settlement. Post-tensioned foundation and slab systems are also recommended by the consultant to further mitigate differential settlements.

3.Remedial grading measures are proposed to mitigate the collapse potential.

GEO No. 1937 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1937 is hereby accepted for Planning purposes. This

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO01937 (cont.) (cont.) RECOMMND

approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential for seismically-induced ground settlement and soil collapse at this site as described elsewhere in this conditions set.

10.PLANNING. 5 MAP FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

10.PLANNING. 8 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 8 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

group and the County Planning /Director.

10.PLANNING. 9 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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), and the Planning Director 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, with the concurrence of the Planning Director, 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. 10 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 11 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 C, unless modified by the conditions listed herein.

10.PLANNING. 12 MAP - FEES FOR REVIEW RECOMMND

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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - FEES FOR REVIEW (cont.) RECOMMND

intended to comply with.

10.PLANNING. 14 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 19 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 20 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

Ordinance.

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

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 25 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

TRANS DEPARTMENT

10.TRANS. 3 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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

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. 4 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. 9 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. 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.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.TRANS. 11 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. 12 MAP - TS/CONDITIONS RECOMMND

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

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

- Cook Street (NS) at Varner Road (EW)
- Cook Street (NS) at I-10 Westbound Ramps (EW)
- Cook Street (NS) at I-10 Eastbound Ramps (EW)
- Avenue 38 (NS) at Project West Entrance (EW)
- Avenue 38 (NS) at Project East Entrance (EW)
- Avenue 38 (NS) at Varner Road (EW)
- Berkey Drive (NS) at Varner Road (EW)
- Washington Street (NS) at Avenue 38 (EW)
- Washington Street (NS) at Varner Road (EW)
- Washington Street (NS) at I-10 Eastbound Ramps (EW)
- I-10 Westbound Ramps (NS) at Varner Road (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.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.TRANS. 13 MAP - FLOOD HAZARD REPORT RECOMMND

This is a proposal to subdivide 55.2 acres into 13 lots to build multi family dwelling units (APN 626-130-019). This project lies within the Thousand Palms area on the north east side of Varner and south of 38 TH Ave. The subdivider shall provide mitigation measures to contain 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project.

10.TRANS. 14 MAP - FLOOD HAZARD REPORT 3 RECOMMND

The subdivider shall comply with Riverside County Ordinance No. 458.12 as amended in the preparation of on-site flood protection facilities for this project.

10.TRANS. 15 MAP - DRAINAGE PROTECTION RECOMMND

The subdivider shall protect downstream properties from damages caused by alteration of 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.

10.TRANS. 16 MAP - DRAINAGE 3 RECOMMND

A hydrology study shall be submitted to the Transportation Department for review and approval for each lot in this land division as proposed development is submitted for County review.

10.TRANS. 17 MAP - DRAINAGE 4 RECOMMND

The developer of each lot within this land division shall delineate and record by separate instrument the locations of the retention basins and drainage channels to the benefit of Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider and the developer of each lot within this land division shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated May 20, 2009. A note shall be placed on the final map as follows: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate

ACT MAP Tract #: TR34651

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.TRANS. 17 MAP - DRAINAGE 4 (cont.) RECOMMND

instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

10.TRANS. 18 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

10.TRANS. 19 MAP - RETENTION BASIN MAINTEN RECOMMND

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

10.TRANS. 20 MAP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of TR34651 and TR35058 shall submit an agreement to Transportaiton Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of TR34651 and westerly boundary of TR35058. In the event the agreement has not been reached TR34651 shall go back to Planning Department for redesign and resubmittal.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or

ACT MAP Tract #: TR34651

Parcel: 626-130-019

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP - EXPIRATION DATE (cont.)

RECOMMND

revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP -PRELIMINARY PHASE GRADING

RECOMMND

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

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this

ACT MAP Tract #: TR34651

Parcel: 626-130-019

40. PRIOR TO PHASING (UNITIZATION)

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

TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 3 MAP-#47-SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Secondary access shall be available during all phases.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS SETTLEMENT RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of settlement (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS SETTLEMENT (cont.) RECOMMND

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1937, is subject to the potential hazard of settlement. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Specific Plan No. 360A1 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations ultimately applied to the property.

50.PLANNING. 9 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Desert Recreation District.

50.PLANNING. 10 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees, dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460, or that the Desert Recreation District will allow the required fees to be differed to future subdivisions.

50.PLANNING. 11 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a 10' foot wide regional trail along Ave. 38, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 12 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

maintenance of a ten to fourteen foot (10'-14') wide regional trail located along Ave 38. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

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

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

50.PLANNING. 21 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 26 MAP - ECS NOTE AIRPORT RECOMMND

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

"This land division is within 2 miles of the Bermuda Dunes Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Bermuda Dunes Airport maintained operations to the south of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Airport."

50.PLANNING. 28 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 4 MAP - IMP PLANS RECOMMND

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

50.TRANS. 5 MAP - OFF-SITE IMPROVEMENTS RECOMMND

The landowner/developer shall acquire/provide sufficient public off-site rights-of-way for the improvements required that do not lie within the Tract boundaries as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right of way, the map shall be returned for re-design. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

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

50.TRANS. 7 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

50.TRANS. 8 MAP - EASEMENT 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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - EASEMENT (cont.) RECOMMND

the nature of their interests, shown on the map.

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Varner Road and 38th Avenue and so noted on the final map.

50.TRANS. 10 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. 11 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. 13 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Tract Map No. 35058 for Specific Plan No. 338.

50.TRANS. 15 MAP - SOILS RECOMMND

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

50.TRANS. 16 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 19 MAP - ASSESSMENT DIST 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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - ASSESSMENT DIST (cont.) RECOMMND

assessments or pay the unit fees in the benefit district.

50.TRANS. 21 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. 27 MAP - DEDICATIONS/ACCEPTANCE RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant may file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 28 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461. Landscaping shall be improved within Varner Road, 38th Avenue, and all internal streets for this project.

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

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 29 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 30 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following along Varner Road, 38th Avenue, and all internal streets.

- (1) Landscaping
- (2) Trails
- (3) Street lights
- (4) Traffic signals located on intersections which traffic signal is required.
- (6) Graffiti abatement of walls and other permanent structures
- (7) Street sweeping

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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 30 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

CSA or will require annexation into the CSA.

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

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

50.TRANS. 32 MAP - DEDICATION/IMPROVEMENTS RECOMMND

38th Avenue:

38th Avenue (from Varner Road to eastern boundary) is designated as a Major Highway and shall be improved with 76-foot full-width AC pavement and 8-inch concrete curb and gutter within the 118-foot full-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 and 2. (76' / 118'). Additional right-of-way shall be dedicated at intersections to accommodate turning movements, as approved by the Transportation Department.

NOTE: On the south side of 38th Avenue, a 5-foot wide meandering sidewalk shall be constructed within the 16-foot parkway per Standard No. 404.

On the north side of 38th Avenue, a 10-foot wide meandering sidewalk shall be constructed within the 26-foot parkway to accommodate for a bike path as approved by the Transportation Department.

The off-site portion of 38th Avenue (between the project eastern boundary and Washington Street) shall be constructed per County Standard No. 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with Specific Plan No. 338 (Mirasera) as approved by the Transportation Department.

Internal Streets:

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 32

MAP - DEDICATION/IMPROVEMENTS (cont.)

RECOMMND

Internal streets shall be designed and improved in accordance with the Circulation Plan in Specific Plan No. 360 and as approved by the Transportation Department.

Street "A" shall be improved within a 48-foot part-width dedicated right-of-way in accordance with County Standard No. 104 Section A (34'/48'), as approved by the Transportation Department.

Street "G" and "H" shall be improved within a 60-foot full-width dedicated right-of-way in accordance with County Standard No. 105 Section C (36'/60') modified, as approved by the Transportation Department.

Street "B", "C", "D", "E" and "F" shall be improved within a 56-foot full-width dedicated right-of-way in accordance with County Standard No. 105 Section A (36'/56') as approved by the Transportation Department.

50.TRANS. 33

MAP - EXISTING MAINTAINED

RECOMMND

Varner Road:

The extent of the improvements shall be along the project frontage, plus appropriate transition to the east side of the project (Specific Plan No. 338, 'Mirasera'), plus tie in with the Northstar project (Specific Plan No. 343) Varner Road improvements to six lanes.

Varner Road along project boundary is a paved County maintained road designated as Major Highway and shall be improved to provide (South to North) 10-foot wide landscaping, 84-feet of pavement consisting of six traffic lanes (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 5-foot wide landscaping, 5-foot wide sidewalk, 4-foot wide landscaping, and 10-foot wide bike path; within a dedicated 118-foot right-of-way, as approved by the Transportation Department.

Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 35 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. 36 MAP-STORM DRAIN CHANNEL/BRIDGE RECOMMND

The proposed storm drain channel alignment, and bridge at Washington Street, design, and construction shall be coordinated with the Coachella Valley Water District, the U.S. Army Corps of Engineers, and the Transportation Department.

The above mentioned condition shall be constucted prior to map recordation.

50.TRANS. 37 MAP - TS/IMPROVEMENTS RECOMMND

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.

NOTE: Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

50.TRANS. 38 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design and construction of a traffic signal at the following location:

Avenue 38 (NS) at Varner Road (EW)

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 38

MAP - TS/DESIGN (cont.)

RECOMMND

Berkey Drive (NS) at Varner Road (EW)

with fee credit given for Traffic Signal Mitigation fees if built in the ultimate location.

Avenue 38 (NS) at Project South Entrance (EW) (cash in lieu of construction)

Avenue 38 (NS) at Project West Entrance (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 39

MAP - TS/GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

Varner Road (EW) shall be improved to 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes) within a Major Highway right-of-way (118'). The extent of the improvements shall be along the project frontage, plus appropriate transition to the south, plus tie in with the Northstar project (SP 343) Varner Road improvements to six lanes.

The intersection of Project East Entrance (NS) at Avenue 38 (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 Project West Entrance (NS) at Avenue 38 (EW) shall be improved to provide the following geometrics:

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 39

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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 Avenue 38 (NS) at Varner Road (EW)
shall be improved to provide the following geometrics:

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

The intersection of Berkey Drive (NS) at Varner Road (EW)
shall be improved to provide the following geometrics:

Northbound: N/A
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: one left-turn lane, two through lanes

NOTE: Varner Road frontage improvements adjacent to I-10
shall include installation of appropriate barrier and
glare shields as approved by Caltrans and County
Transportation Department.

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. .

50.TRANS. 40

MAP - FINAL MAP DRAIN EASEMENT

RECOMMND

The developer shall delineate and record all drainage
easements to the benefit of the public and agencies, for
areas where drainage facilities and other drainage
appurtenances are required and/or where drainage flow
patterns must be maintained to convey flood plain water,

ACT MAP Tract #: TR34651

Parcel: 626-130-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 40 MAP - FINAL MAP DRAIN EASEMENT (cont.) RECOMMND

unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

50.TRANS. 41 MAP - FLOODWAYS ECS RECOMMND

A note shall be placed on the Environmental Constraint Sheet (ECS) stating: "Prior to the development of each lot within this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 42 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

50.TRANS. 43 MAP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of TR34651 and TR35058 shall submit an agreement to Transportation Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of TR34651 and the westerly boundary of TR35058. In the event the agreement has not been reached TR34651 shall go back to Planning Department for redesign and resubmittal.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

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

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

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

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

60.BS GRADE. 6 MAP- NO PRECISE GRADE RECOMMND

A PRECISE GRADE PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 7 MAP* PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP*TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWSD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or waiver of the review.

60.BS GRADE. 9 MAP* PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 10 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP-WELL ABANDONMENT RECOMMND

Any existing wells must be properly abandoned by a C-57 contractor under permit from Environmental Resource Management prior to grading.

EPD DEPARTMENT

60.EPD. 1 EPD- MBTA SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) &

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD- MBTA SURVEY (cont.) RECOMMND

USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the Class I bikeway with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions please contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 5 MAP- PALEONTOLOGY MITIGATION RECOMMND

Due to the potential for paleontological resources to be present below the ground surface, the following mitigation measures are required:

1. All project-related ground disturbances below 10-feet shall be checked by a qualified paleontologist to determine if high sensitivity Pleistocene alluvium underlies the project area. If present, all excavations impacting Pleistocene older alluvium shall be monitored by a qualified paleontological monitor on a full time basis, as these geologic sediments are determined to have a high paleontological sensitivity. Project-related excavations that occur in surficial younger alluvial deposits and/or the Ocotillo Conglomerate will not require monitoring.

2. Should paleontological resources occur, the monitor shall have the authority to temporarily divert grading away from exposed fossils in order to professionally and efficiently recover the fossil specimens and collect associated data. The Qualified Paleontologist shall prepare monthly progress report to be filed with the Applicant and

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP- PALEONTOLOGY MITIGATION (cont.) RECOMMND

the County.

3. At each fossil locality, field data will be used to record pertinent geologic data, stratigraphic sections will be measured, and appropriate sediment samples will be collected and submitted for analysis.

4. Recovered fossils will be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and repositied in a designated paleontological curation facility. the most likely repository is teh San BernardinoCounty Museum.

5. The Qualified Paleontologist shall prepare a final monitoring and migation report to be filed with the County and the repository.

60.PLANNING. 9 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigtion it has been determined that archaeological monitoring shall be required for this 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. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor 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 copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 10 MAP - SPECIAL INTEREST MONITOR RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians, tribal monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors shall be on-site during 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 SI Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - SPECIAL INTEREST MONITOR (cont.) RECOMMND

clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 13 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 25 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.13 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 26 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 27 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. 360A1 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 31 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

TRANS DEPARTMENT

60.TRANS. 1 MAP - DRAINAGE SUBMIT PLANS RECOMMND

The developer shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The developer shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The developer shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 2 MAP - EASEMENT FOR DRAINAGE RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 3 MAP - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated August 24, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION BASIN.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 MAP - PAVING INSPECTIONS RECOMMND

Prior to obtaining a grading final, the developer/applicant shall be responsible for obtaining paving inspections required by Ordinance 457 for the proposed private streets.

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE* - POOL PLANS REQUIRED RECOMMND

A total of 3 sets of pool/spa plans for each public/semi public swimming pool/spa must be approved by District Environmental Services (760) 320-1048.

Pool backwash must be properly discharged to sewer or a drywell. Contact Environmental Resource Management

ACT MAP Tract #: TR34651

Parcel: 626-130-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE* - POOL PLANS REQUIRED (cont.) RECOMMND

Division at (760) 393-3390 for permit requirements.

80.E HEALTH. 2 MAP - SEWER/WATER AVAILABILITY RECOMMND

CVWD sewer and water connections must be available prior to issuance of any building permits.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any building permits. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

PLANNING DEPARTMENT

80.PLANNING. 8 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

ACT MAP Tract #: TR34651

Parcel: 626-130-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 10

MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 11

MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 15

MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Desert Sand Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 21 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 23 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monuments with landscaping.
2. A plot plan of the entry monuments with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monuments.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearecd individually.

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

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.

80.TRANS. 2 MAP-STORM DRAIN CHANNEL/BRIDGE RECOMMND

The proposed storm drain channel alignment, and bridge at Washington Street, design, and construction shall be coordinated with the Coachella Valley Water District, the U.S. Army Corps of Engineers, and the Transportation Department.

The above mentioned condition shall be constructed prior to building permit issuance.

80.TRANS. 3 MAP - FINAL MAP DRAIN EASMT 1 RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 4 MAP - DRAINAGE EASEMENT RECOMMND

All drainage easements must be 20 feet wide, minimum, located all on one side of a property line.

ACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP*FEMA FORM APPRVL REQUIRED

NOTAPPLY

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 2

MAP - PALEO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Geologist two (2) copies of the Paleontology Monitoring report. the report shall be certified by a professionally qualified paleontologist listed on the County's Paleontology Consultant List.

90.PLANNING. 6

GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 7

MAP - LC LNDS CP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 11 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place, or that the Desert Recreation District has differed the requirement to future subdivisions.

90.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors,

ACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.13 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 19 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40918 and Addendum

The Planning Director may require inspection or other monitoring to ensure such compliance.

TRANS DEPARTMENT

90.TRANS. 3 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

ACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - 80% COMPLETION (cont.)

RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 5

MAP - STREET LIGHTS INSTALL

RECOMMND

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

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

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

ACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - ANNEX L&LMD

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following along Varner Road, 38th Avenue, and all internal streets.

- (1) Landscaping
- (2) Trails
- (3) Street lights
- (4) Traffic signals located on intersections which traffic signals is required.
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street sweeping

90.TRANS. 7

MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. 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 certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 8

USE-STORM DRAIN CHANNEL/BRIDGE

RECOMMND

Prior to any building final inspection, the proposed storm drain channel and bridge at Washington Street shall be constructed to the satisfaction of the Transportation Department.

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location:

Avenue 38 (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)
Avenue 38 (NS) at Project South Entrance (EW) (cash in lieu of construction)

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Avenue 38 (NS) at Varner Road (EW)
Berkey Drive (NS) at Varner Road (EW)

with fee credit eligibility if built in the ultimate location.

Prior to final building inspection of the first dwelling unit the project proponent shall pay cash in lieu of construction for the following signal:

Avenue 38 (NS) at Project West Entrance (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 10

MAP - TS/38TH AVE IMPROVEMENT

RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed:

38th Avenue shall be improved to the Ultimate full section within the project boundaries. The improvements shall reflect a Major Highway roadway classification as approved

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - TS/38TH AVE IMPROVEMENT (cont.) RECOMMND

by the Transportation Department. The off-site portion of 38th Avenue (between the project easterly boundary and Washington Street) shall be constructed per County Standard 106, (32'/60'). The alignment of the off-site portion of 38th Avenue shall be coordinated with SP00338/TR35058 or as approved by the Transportation Department.

90.TRANS. 11 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Avenue 38 (NS) at Varner Road (EW) to the north to the future signal at Project South Entrance and to the east to the signals at Berkey Road and Washington Street.

or as approved by the Transportation Department.

90.TRANS. 12 MAP - DRAINAGE IMPROV NOTICE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention basins are required to be completed prior to occupancy.

90.TRANS. 13 MAP - EASEMENT FOR DRAINAGE 2 RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 14 MAP - OWNER MAINTEN NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility (including the retention basins). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basins and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 53

TRACT MAP Tract #: TR34651

Parcel: 626-130-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14

MAP - OWNER MAINTEN NOTICE (cont.)

RECOMMND

regarding the maintenance of the retention systems. The CC&R shall include the language that each individual owner will inspect the systems a minimum two times a year and also remove debris from the basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SPA - Amendment Description

RECOMMND

Specific Plan Amendment No. 360A1 proposes to modify the acreage and density of various Planning Areas adopted under Specific Plan No. 360 (see comparison table) and further proposes to modify the roadway alignment of Avenue 38, adopted under Specific Plan No. 360 to ensure consistency with the adjacent Tentative Tract Map No. 35058 (TR35058). The number of Planning Areas and dwelling units has remained the same. The change accommodates a slight re-design due to the re-alignment of Avenue 38. The project has increased OS-R by 1.4 acres, OS has decreased by 1.8. The setback along Varner has reduced as a result of the relocation of the Regional Trail from Varner Road to Avenue 38. Un-like the original plan, the project is no longer bifurcated by Avenue 38, instead the neighborhood is located only to the south of Avenue 38. As a result, all park space has been condensed to primarily one park location.

10. EVERY. 3 SPA - Replace all previous

RECOMMND

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) RECOMMND

amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 SP - SP Document RECOMMND

Specific Plan No.360A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution for SP360 including the Mitigation Reporting/Monitoring Program

2. Conditions of Approval for SP360A1.

3. Specific Plan Zoning Ordinance

4. Revised Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.

5. Revised Specific Plan text.

6. Revised descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Assesment and addendums document.

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. 5 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 360 or Specific Plan No. 360A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 360A1.

CHANGE OF ZONE = Change of Zone 7582.

GPA = Comprehensive General Plan Amendment No. 881.

10. EVERY. 6 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10. EVERY. 6 SP - Ordinance Requirements (cont.) RECOMMND

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. 7 SP - LIMITS OF SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

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

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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

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

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 GENERAL COMMENTS - SP 360 A1 RECOMMND

Specific Plan#360 A1 proposes only the modification of a roadway alignment of Avenue 38 within the project site to ensure consistency with the alignment of the adjacent Tentative Tract Map#35058. All other proposals will remain consistent with the original SP#360 such as the proposal for Coachella Valley Water District Water and Sewer service.

FIRE DEPARTMENT

10.FIRE. 1 SP-#47 SECONDARY ACCESS RECOMMND

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

10.FIRE. 2 SP-#71-ADVERSE IMPACTS RECOMMND

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.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - LC LANDSCAPING PLANS RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - LC LANDSCAPING PLANS (cont.) RECOMMND

Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES RECOMMND

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

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or substantial conformance process as determined by the Planning Department Director.

10.PLANNING. 6 SP - IF HUMAN REMAINS FOUND RECOMMND

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.

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 7

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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), and the Planning Director 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, with the concurrence of the Planning Director, 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. 8

SP - SP- GEO01937

RECOMMND

The following condition was moved from the original SP360 to the Amended SP360A1-

County Geologic Report (GEO) No. 1937, submitted for these projects (SP00360 & TR34651), was prepared by Leighton and Associates, Inc and is entitled: "Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 8

SP - SP- GEO01937 (cont.)

RECOMMND

38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated October 2, 2006. In addition the following report was submitted for this project: "Response to Riverside County Planning Department Review Letter Dated December 18, 2007, Preliminary Geotechnical Investigation Report, Proposed Residential Development, Assessor Parcel Number (APN) 626-130-019-4, Tentative Tract Map No. 34651, Residential Development, Southeast Corner of 38th Avenue and Varner Road, Palm Desert Area, Unincorporated Riverside, California", dated January 15, 2008. This additional report is now included as part of GEO No. 1937. GEO No. 1937 concluded: 1.The consultant concluded that the active southern segment San Andreas Fault Zone is located about 3.4 miles northeast of the site. 2.No active or potentially active faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. 3.The potential for the surface fault rupture on the site is considered very low. 4.The peak horizontal ground acceleration (10% probability of exceedance in 50 years) is estimated to be 0.73g at this site. The design basis earthquake expected on this section of the San Andreas Fault is 7.5M. 5.The results of the liquefaction analysis for the site indicate that the potential for liquefaction is very low at the site. However, during a strong seismic event seismically-induced settlement can occur within loose to moderately dense, dry or saturated granular soils. The potential total seismic -induced settlement is calculated to be up to 5.5 inches, with differential settlement of one-half to two-thirds of the total settlement. 6.On-site soils are considered to be moderately to highly susceptible to collapse. GEO No. 1937 recommended: 1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site. 2.Remedial soil removals and replacement with engineered fill is expected to mitigate the liquefaction effects of differential settlement. Post-tensioned foundation and slab systems are also recommended by the consultant to further mitigate differential settlements. 3.Remedial grading measures are proposed to mitigate the collapse potential. GEO No. 1937 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1937 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 8

SP - SP- GEO01937 (cont.) (cont.)

RECOMMND

and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. An environmental constraints sheet (ECS) shall be prepared relative to the potential for seismically-induced ground settlement and soil collapse at this site as described in the conditions set for the implementing project (TR34651).

10.PLANNING. 9

SP - AIR QUALITY M-M

RECOMMND

This condition was copied from the original SP-

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 ANY PROJECT APPROVAL, an Air Quality Mitigation plan shall be prepared, submitted and approved by the Planning Department. The plan shall include processes, procedures, schedules, and methods to implement the mitigation measures as required in the Environmental Assessment No. 360., including the following: A painting program that ensures the use of low VOC paint and a painting schedule to meet the time requirements of MM-AQ1 Dust control measures that will describe the maximum area to be disturbed at one time Statements and plans for terminating soil disturbance when winds exceed 25 miles per hour Washing or sweeping access points daily A plan to implement the furnace filter program, including a contingency for the residences to continue receiving notifications on the replacement of the filters. The Home Owners Association (HOA) will retain monitoring responsibility until such time as the HOA does not exist. The plan shall include a program of notification, replacement assistance and methods to ensure compliance."

10.PLANNING. 10

SP - PM10 REDUCTION PLAN

RECOMMND

This condition was copied from the original SP-

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 ANY PROJECT APPROVAL, the applicant shall prepare a site/area plan specific wind erosion study. A

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 10 SP - PM10 REDUCTION PLAN (cont.) RECOMMND

PM10 reduction plan shall be prepared, submitted and approved by the Planning Department prior to any PROJECT APPROVAL."

10.PLANNING. 11 SP - 100 YEAR FLOOD PROTECTION RECOMMND

This condition was copied from the original SP-

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 ANY PROJECT APPROVAL, proof that the project area has been removed from the 100-year flood hazard area, via a Letter of Map Revision (LOMR) or a Letter of Map Amendment (LOMA) from the US Army Corps of Engineers (ACOE) shall be provided to the Planning Department. Construction of a temporary detention basin facility constructed and in place per the requirements of the Coachella Valley Water District will be accepted as well for the purposes of this condition."

10.PLANNING. 12 SP - GRADING OVER 10 FEET RECOMMND

This condition was copied from the original SP-

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 ANY PROJECT APPROVAL, if grading plans show that project-related excavations go deeper than ten (10) feet, a qualified paleontological monitor shall be retained by the site developer(s) to check for fossils. Should construction/development activities uncover paleontological resources, work will be halted in that area and moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. The paleontologist shall have authority to divert grading away from exposed fossils temporarily in order to recover the fossil specimens. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented."

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 13

SP - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit for all implementing projects of this specific plan, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

10.PLANNING. 14

SP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation PD-A-4294, archaeological monitoring shall be required for all implementing projects of this specific plan. 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. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor 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 copy of the contract to the Riverside County Planning Depto ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear t condition. NOTE: 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 14 SP - CULTURAL RESOURCES PROFE (cont.) RECOMMND

special interest group monitor throughout the process.
2)This agreement shall not modify any condition of approval or mitigation measure.

10.PLANNING. 15 SP - SPECIAL INTREST MONITOR DRAFT

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians, dated July 1, 2009, tribal monitoring shall be required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The SI Monitors shall be on-site during 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 SI Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. NOTE: 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process. 2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only. 3)This agreement shall not modify any condition of approval or mitigation measure. 4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met. 5)Should repatriation be

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

10. GENERAL CONDITIONS

10.PLANNING. 15 SP - SPECIAL INTREST MONITOR (cont.) DRAFT

preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1 SP - NESTING BIRD SURVEY RECOMMND

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

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - LC COMMON AREA MAINTENANC

RECOMMND

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

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

- a.A permanent master maintenance organization shall be established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 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) _____"

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2

SP - LC ENTRY MONUMENTATION

RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the 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 __.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 5

SP - NON-IMPLEMENTING MAPS

RECOMMND

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

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

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

30.PLANNING. 6

SP - DURATION OF SP VALIDITY

RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - DURATION OF SP VALIDITY (cont.)

RECOMMND

life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as [eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended.]

The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 7

SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of ny 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:

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

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Desert 2 copies
- Executive Office - CSA Administrator 2 copies
- 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.

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 8 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

30.PLANNING. 9 SP - ACOUSTICAL STUDY REQD RECOMMND

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

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

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED

RECOMMND

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an addendum environmental assessment shall be filed and processed concurrently with this implementing project.

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. 17 SP - COMPLETE CASE APPROVALS

RECOMMND

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

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EA 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. 18 SP - AMENDMENT REQUIRED

RECOMMND

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

implementing project:

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

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

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

30.PLANNING. 19 SP - PARK AGENCY REQUIRED

RECOMMND

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

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

This condition shall be considered as NOT APPLICABLE if Desert Recreation District is unwilling or unable to annex the property in question."

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - PA PROCEDURES

RECOMMND

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

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

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

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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 shall include, but not be limited to, the following: Planning Areas 17-22."

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

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

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

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

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

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

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

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. 24 SP - CC&R RES PRI COMMON AREA RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

RECOMMND

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

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

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

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

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

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

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An 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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)RECOMMND

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. 26 SP - PALEO M/M PROGRAM RECOMMND

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

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

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

30.PLANNING. 27 SP - GENERIC M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EA

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - GENERIC M/M PROGRAM (cont.) RECOMMND

No. 40918 and its addenda for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EA are substantially complied with."

30.PLANNING. 29 SP - ACOE CLEARANCE RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 31 SP - ENTRY MONUMENTATION RECOMMND

rior 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 in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of Section 3.5.2 of the SPECIFIC PLAN, as shown on pages 3-32 to 3-35."

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32

SP - POST GRADING REPORT

RECOMMND

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

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

30.PLANNING. 33

SP - SCHOOL MITIGATION

RECOMMND

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

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

30.PLANNING. 34

SP - GEOLOGIC STUDY

RECOMMND

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

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

A geologic/geotechnical investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - GEOLOGIC STUDY (cont.)

RECOMMND

geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

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

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

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. 35

SP - ARCHAEOLOGIST RETAINED

RECOMMND

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

archaeological monitoring services for the proposed grading with respect to potential impacts to unique or significant subsurface archaeological resources. A pre-grade 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, a copy of a fully executed contract for archaeological monitoring services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division.

30.PLANNING. 36

SP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37

SP - LOW PALEO

RECOMMND

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

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

5.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with

LOCAL PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - LOW PALEO (cont.)

RECOMMND

museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP360/TS CONDITIONS

RECOMMND

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

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

Cook Street (NS) at Varner Road (EW)
Cook Street (NS) at I-10 Westbound Ramps (EW)
Cook Street (NS) at I-10 Eastbound Ramps (EW)
Avenue 38 (EW) at Project West Entrance (NS)
Avenue 38 (EW) at Project East Entrance (NS)
Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)
Washington Street (NS) at Avenue 38 (EW)

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP360/TS CONDITIONS (cont.) RECOMMND

Washington Street (NS) at Varner Road (EW)
Washington Street (NS) at I-10 Eastbound Ramps (EW)
I-10 Westbound Ramps (NS) at Varner Road (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.

30.TRANS. 2 SP - SP360/IMPROVEMENTS RECOMMND

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.

NOTE: Varner Road frontage improvements adjacent to I-10
shall include installation of appropriate barrier and glare
shields as approved by Caltrans and County Transportation
Department.

30.TRANS. 3 SP - SP360/TUMF RECOMMND

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.

30.TRANS. 4 SP - SP360/TS REQUIRED RECOMMND

Site-specific traffic studies will be required for all
subsequent development proposals with the boundaries of
Specific Plan No. 360A1 as approved by the Transportation
Department. These subsequent traffic studies shall
identify specific project impacts and needed roadway
improvements to be constructed in conjunction with each
project.

All intersection spacing for individual tracts or maps
shall conform to the minimum County intersection spacing
standards.

ECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP360/TS INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of a traffic signal at the following location:

Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)
Avenue 38 (EW) at Project West Entrance (NS) (cash in lieu of construction)

Prior to the final building inspection of the first dwelling unit, the following traffic signal shall be installed and operational:

Avenue 38 (EW) at Varner Road (NS)
Berkey Drive (NS) at Varner Road (EW)

with fee credit eligibility

Prior to final building inspection of the first dwelling unit the project proponent shall pay cash in lieu of construction for the following signal:

Avenue 38 (EW) at Project West Entrance (NS)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

30.TRANS. 6

SP - SP360/TS GEOMETRICS

RECOMMND

Prior to Occupancy of 1st Dwelling Unit

Varner Road (EW) shall be improved to 84-feet of pavement consisting of six traffic lanes (14', 11', 11' eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes) within a Major Highway right-of-way (118'). The extent of the improvements shall

ECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP360/TS GEOMETRICS (cont.)

RECOMMND

be along the project frontage, plus appropriate transition to the south, plus tie in with the Northstar project (SP 343) Varner Road improvements to six lanes.

The intersection of Project East Entrance (NS) at Avenue 38 (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 Project West Entrance (NS) at Avenue 38 (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 Avenue 38 (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

The intersection of Berkey Drive (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
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: one left-turn lane, two through lanes

NOTE: Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

or as approved by the Transportation Department.

All improvements listed are requirements for interim

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP360/TS GEOMETRICS (cont.) (cont.) RECOMMND

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. 7 SP - SP360/38TH AVE IMPROVEMEN RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed:

38th Avenue shall be improved to the Ultimate full section within the project boundaries. Within the parkway, a 10' wide concrete bike trail shall be provided on the north side of the new Avenue 38. The improvements shall reflect a Major Highway roadway classification as approved by the Transportation Department. The off-site portion of 38th Avenue (between the project easterly boundary and Washington Street) shall be constructed per County Standard 106, (32'/60'). The alignment of the off-site portion of 38th Avenue shall be coordinated with SP00338 or as approved by the Transportation Department.

30.TRANS. 8 SP - AVENUE "A" ALIGNMENT RECOMMND

Both project proponents of SP00360A1 and SP00338S1 shall submit an agreement to Transportation Department stating that they have agreed to alignment and elevations of proposed Avenue "A" located on the easterly boundary of SP00360A1 and the westerly boundary of SP00338S1. In the event the agreement has not been reached the SP00360A1 shall go back to Planning Department for redesign and resubmittal.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD- NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD- NESTING BIRD SURVEY (cont.) RECOMMND

nesting bird survey. The results of the survey shall be submitted directly to EPD for review and approval prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the class I bike trail with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 SP - TRAIL CONSTRUCTION RECOMMND

Prior to the final building inspection of the first dwelling unit, the class I bike trail shall be constructed as shown on the trails plan.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQUIRED PA18 RECOMMND

PRIOR TO THE ISSUANCE OF THE 78th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PARK PLANS REQUIRED PA18 (cont.) RECOMMND

Maintenance" for the park site designated as Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 18 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONSTRUCTION PA18 RECOMMND

PRIOR TO THE ISSUANCE OF THE 156th building permit within the SPECIFIC PLAN, the park designated as Planning Area 18 shall be constructed and fully operable.

100.PLANNING. 4 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 460 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 5 SP - PARK PLANS REQUIRED PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 234th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and

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07:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 37

SPECIFIC PLAN Case #: SP00360A1

Parcel: 626-130-019

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PARK PLANS REQUIRED PA19 (cont.) RECOMMND

irrigation plans, descriptions and placement of
recreational facilities and documentation evidencing a
permanent maintenance mechanism for the park and its
facilities.

100.PLANNING. 6 SP - PARK CONSTRUCTION PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 312th building permit within
the SPECIFIC PLAN, the park designated as Planning Area 19
shall be constructed and fully operable.