

ST CONFORMANCE - SP Case #: SP00338S1

Parcel: 626-150-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPSC - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of SPECIFIC PLAN NO. 00338, SUBSTANTIAL CONFORMANCE NO. 1, shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No.1 to Specific Plan No. 00338.

Exhibit A-1 Modifications (Sheets 1-12), Dated 7/30/09, and consisting of:

- 1) Plan View Aerial of the Project Site, Figure 2-3
- 2) Conceptual Land Use Summary, Table 4-1
- 3) Conceptual Land Use Plan, Figure 4-1
- 4) Planning Area Exhibit - Figure 4-2
- 5) Project Site Entries - Table 4-2
- 6) Conceptual Circulation Plan - Figure 4-3
- 7) Proposed Varner Road Cross Section - Figure 4-4
- 8) Residential Collector Streetscape and Cross Section - Figure 4-9
- 9) Commercial Collector Streetscape and Cross Section - Figure 4-10
- 10) Main Promenade Streetscape and Cross Section (Option A) Figure 4-11
- 11) North Promenade Streetscape and Cross Section - Figure 4-13
- 12) Conceptual Land Use Plan - Figure 5-3

Exhibit A-2 Originals (Sheets 1-12), Dated 07/30/09. and consisting of:

- 1) Plan View Aerial of the Project Site - Figure 2-3
- 2) Conceptual Land Use Summary - Table 4-1
- 3) Conceptual Land Use Plan - Figure 4-1
- 4) Planning Area Exhibit - Figure 4-2
- 5) Project Site Entries - Table 4-2
- 6) Conceptual Circulation Plan - Figure 4-3
- 7) Proposed Varner Road Cross Section - Figure 4-4
- 8) Residential Collector Streetscape and Cross Section - Figure 4-9
- 9) Commercial Collector Streetscape and Cross-Section - Figure 4-10
- 10) Main Promenade Streetscape and Cross Section (Option A) Figure 4-11

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10. GENERAL CONDITIONS

10. EVERY. 1 SPSC - DEFINITIONS (cont.)

RECOMMND

11) North Promenade Streetscape and Cross Section - Figure 4-13

12) Conceptual Land Use Plan - Figure 5-3

10. EVERY. 2 SPSC - SPSC DESCRIPTION

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

The specific plan substantial conformance proposes to amend Specific Plan No. 338 in order to re-align a portion of Avenue 38 to accommodate an approximate 7,330 foot drainage channel and adjust the circulation (roadway) system, including elimination of five (5) secondary community entry points, the addition of a two (2) acre park, and adjustment of planning area boundaries.

10. EVERY. 3 SPSC - 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 the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE. The COUNTY will promptly notify the subdivider 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 subdivider 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.

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 California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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10. GENERAL CONDITIONS

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.

FIRE DEPARTMENT

10.FIRE. 1

SP-#86-WATER MAINS

INEFFECT

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

10.FIRE. 2

SP-#85-FINAL FIRE REQUIRE

INEFFECT

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

10.FIRE. 3--

SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of

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~~10. GENERAL CONDITIONS~~

10.FIRE. 3 SP-#47 SECONDARY ACCESS (cont.)

INEFFECT

both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 4 SUP-ROADS

INEFFECT

All roads shall be a minimum of 24 feet in width and shall have a minimum vertical clearance of 13 feet 6 inches. Roads with a width of 24-32 feet shall be marked as no parking, as indicated by red curbing and signage on both sides. Roads with a width of 32-36 feet shall be marked as no parking and red-curbed on one side. Roads with a width of 36 feet or greater may have parking on both sides.

PLANNING DEPARTMENT

10.PLANNING. 1 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 group and the County Planning/Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

FIRE DEPARTMENT

20.FIRE. 1

SP - PERMITS

INEFFECT

Prior to any building permits, Fire Department approval is required.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall provide substitution pages for SPECIFIC PLAN00338.

30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP - SP338S1/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 WB Ramps (EW)
Cook Street (NS) at I-10 EB Ramps (EW)
Cook Street (NS) at Gerald Ford Drive (EW)
Avenue 38 (EW) at Varner Road (NS)
Project Street "A" (NS) at Avenue 38 (EW)
Project Street "B" (NS) at Varner Road (EW)
Project Street "C" (NS) at Avenue 38 (EW)
Project Street "D" (NS) at Varner Road (EW)
Project Street "E" (NS) at Varner Road (EW)
Project Street "F" (NS) at Avenue 38 (EW)
Project East Access Driveway (NS) at Varner Road (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP338S1/TS CONDITIONS (cont.)

RECOMMND

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 EB Ramps (EW)
I-10 WB 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 - SP338S1/IMPROVEMENTS

RECOMMND

All road improvements within the boundaries of SP00338
shall be constructed to ultimate County standards in
accordance with Ordinances No. 460 and 461 as a requirement
of the implementing subdivisions of the Specific Plan,
subject to approval of the Director of Transportation.

30.TRANS. 3

SP - SP338S1/LANDSCAPING

RECOMMND

Any landscaping within public road rights-of-way will
require approval by the Director of Transportation and
assurance of continuing maintenance through the
establishment of a landscape maintenance district or
similar mechanism as approved by the Director of
Transportation.

30.TRANS. 4

SP - SP338S1/ROADS PER GEN PLA

RECOMMND

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

30.TRANS. 5

SP - SP338S1/TS REQUIRED

RECOMMND

Site specific traffic studies will be required for all
subsequent development proposals within the boundaries of
SP00338. In addition to the requirements of the Riverside
County Transportation Department as outlined in the Traffic
Impact Analysis Preparation Guide, the traffic study for
each development project will document the number of trips
it will generate, calculated in the same manner as the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5

SP - SP338S1/TS REQUIRED (cont.)

RECOMMND

approved traffic impact study for SP00338. The traffic study shall also document previously approved, or previously initiated, projects within the SP, as well as the number of trips for each of the previously approved or initiated projects and the cumulative total trips for all previously approved or initiated projects. Per the Traffic Impact Analysis for SP00338, the total number of trips for the SP is 26,718 vehicles per day (vpd).

30.TRANS. 6

SP - SP338S1/VARNER RD IMPRVMT

RECOMMND

The proponent of SP00338 shall have responsibility for the design, acquisition of right-of-way, and construction of Varner Road to an ultimate six-lane (three through lanes in each direction) configuration between westerly boundary of Mirasera and Washington Street. Since Varner Road is a regional facility and the improvements will have benefits for SP00338 and other existing and planned developments in the area, the Riverside County Transportation Department shall make its best efforts to secure TUMF, DIF, and other developer funds, as may be appropriate, to help defray the cost of improvements to Varner Road.

The improvements to Varner Road may be made in phases, as outlined subsequently in these conditions of approval.

In addition to the proponent of SP00338, each implementing project within SP00338 shall bear financial responsibility for on-site and off-site improvements of Varner Road. Each implementing project's share of the financial responsibility shall be in proportion to the number of trips for the project. The developer of SP00338 shall notify the proponents of the implementing projects within the SP of the requirement to make on-site and off-site improvements on Varner Road, ultimately to six lanes between the westerly boundary and Washington Street and the financial implications of this improvement.

Developer Impact Fee credit or other financial assistance by the County of Riverside may be available as approved by the Transportation Department to implement the improvements along Varner Road.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP338S1/4-LN VARNER ONSIT

RECOMMND

Prior to the issuance of a building permit for any implementing project that would have direct access on Varner Road, Varner Road shall be improved to four lanes between the western boundary of SP00338 and the eastern boundary of SP00338.

30.TRANS. 8 SP - SP338S1/6-LN VARNER ONSIT

RECOMMND

Prior to the issuance of a building permit for any implementing project that would increase the trip generation within the SP to more than 24,000 vpd, Varner Road shall be improved to six lanes between the western boundary of SP00338 and the eastern boundary of SP00338.

30.TRANS. 9 SP - SP338S1/4-LN VARNER OFFSI

RECOMMND

Prior to the issuance of a building permit for any implementing project within SP00338, Varner Road shall be improved to four lanes between the eastern boundary of SP00338 and Washington Street.

30.TRANS. 10 SP - SP338S1/6-LN VARNER OFF 1

RECOMMND

Prior to the issuance of a building permit for any implementing project within SP00338 that would increase the trip generation within the SP to more than 14,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Washington Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

30.TRANS. 11 SP - SP338S1/6-LN VARNER OFF 2

RECOMMND

Prior to the issuance of a building permit for any implementing project within SP00338 that would increase the trip generation within the SP to more than 22,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Leopard Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

30.TRANS. 12 SP - SP338S1/6-LN VARNER OFF 3

RECOMMND

Prior to the issuance of a building permit for any implementing project within SP00338 that would increase the trip generation within the SP to more than 24,000 vpd,

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 12

SP - SP338S1/6-LN VARNER OFF 3 (cont.)

RECOMMND

Varner Road shall be improved to six lanes between Leopard Street and the eastern boundary of SP00338. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

30.TRANS. 13

SP - SP338S1/VARNER IMPRVMNT 1

RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be improved between the western and the eastern boundaries of SP00338 to provide, ultimately, three eastbound and three westbound through lanes within a Major Highway right-of-way (111'). The cross-section of the corridor shall provide (south-to-north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects.

30.TRANS. 14

SP - SP338S1/VARNER IMPRVMNT 2

RECOMMND

The following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be designed and constructed between the eastern boundary of SP00338 and Washington Street to provide, ultimately, three eastbound and three westbound through lanes on 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), and turning lanes as approved by the Transportation Department, within total 95

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 14

SP - SP338S1/VARNER IMPRVMNT 2 (cont.)

RECOMMND

feet of right-of-way. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects.

30.TRANS. 15

SP - SP338S1/AVE 38 IMPRVMNT

RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Avenue 38 shall be improved from the westerly project boundary to the easterly project boundary to the ultimate full cross-section. 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 classification as approved by the Transportation Department. The offsite portions of Avenue 38 (between the western project boundary and Varner Road and the eastern project boundary and Washington Street) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of Avenue 38 between the western property boundary and Varner Road shall be coordinated with SP00360.

30.TRANS. 16

SP - SP338S1/TS INSTALLATION

RECOMMND

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

Berkey Drive (NS) at Varner Road (EW)-installation required prior to the issuance of any building permits within SP00338

Washington Street (NS) at Varner Road (EW), signal modification to accommodate added lanes, if and as necessary when lanes are added at the intersection

with fee credit eligibility.

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30. PRIOR TO ANY PROJECT APPROVAL

30. TRANS. 16

SP - SP338S1/TS INSTALLATION (cont.)

RECOMMND

Project Street "B" (NS) at Varner Road (EW)-in conjunction
with development
Project Street "C" (NS) at Avenue 38 (EW)-in conjunction
with development
Project Street "D" (NS) at Varner Road (EW)-in conjunction
with development
Project Street "E" (NS) at Varner Road (EW)-in conjunction
with development
Project Street "E" (NS) at Avenue 38 (EW)-in conjunction
with development

with no fee credit given for Traffic Signal Mitigation
Fees.

or as approved by the Transportation Department.

30. TRANS. 17

SP - SP338S1/TS GEOMETRICS

RECOMMND

Prior to approval of any implementing projects, the
following improvements shall be completed, subject to such
phasing of improvements as may be determined by the County
Transportation Department:

The intersection of Washington Street (NS) at Avenue 38
(EW) (Relocated) shall be improved to provide the following
geometrics:

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

The intersection of 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: one left-turn lane, one through lane
Westbound: one shared through/right-turn lane

Note: The above geometry is for interim conditions until
the future widening of Varner Road to six lanes is
completed. However, the intersection shall be designed and
constructed such that it is consistent with the full-width
cross-section to accommodate the future three eastbound and

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 17

SP - SP338S1/TS GEOMETRICS (cont.)

RECOMMND

three westbound through lanes.

The intersection of Project Street "A" (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 Street "C" (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 Street "E" (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 Street "B" (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: one left-turn lane, two through lanes

Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

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

Northbound: N/A

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30.TRANS. 17

SP - SP338S1/TS GEOMETRICS (cont.) (cont.)

RECOMMND

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

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project Street "E" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project East Access Driveway (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

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

Northbound: N/A

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30.TRANS. 17

SP - SP338S1/TS GEOMETRICS (cont.) (cont.) (cRECOMMND

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

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, two through lanes

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

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

Southbound: two left-turn lanes, three through lanes, one right-turn lane

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

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

or as approved by the Transportation Department.

30.TRANS. 18

SP - "A" STREET ALIGNMENT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - CV MILKVETCH MITIGATION

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR SP00338S1 THE COACHELLA VALLEY MILKVETCH MITIGATION PLAN OUTLINED IN THE MITIGATION MEASURES (PAGE 28 OF BIO DOC PDB05502) FOR THIS PROJECT MUST BE COMPLETED TO THE SATISFACTION OF RIVERSIDE COUNTY EPD. DURING THE BLOOMING PERIOD A QUALIFIED BIOLOGIST SHALL FLAG ALL CV MILKVETCH ONSITE AND MONITOR THE SITE TO DETERMINE APPROPRIATE TIME FOR SEED COLLECTION. SEEDS SHALL BE PLANTED IN THE PALM SPRINGS ROUND-TAILED GROUND SQUIRREL MITIGATION AREA. A LETTER REPORT SHALL BE SUBMITTED TO EPD PRIOR TO PLANTING SEEDS TO SUMMARIZE FOCUSED SURVEY RESULTS AND THE AMOUNT OF SEED COLLECTED.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - CVFTL MITIGATION FEE

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR SP00338S1 THE PROJECT MUST PROVIDE RECIEPT OF PAYMENT OF CV FRINGE TOED LIZARD MITIGATION FEE OF \$600/ACRE TO CENTER FOR LANDS MANAGEMENT.

60.EPD. 3

EPD - NESTING BIRD PRECON SURV

RECOMMND

IF GRADING FOR SP00338S1 IS TO COMMENCE DURING BREEDING SEASON FOR ANY NESTING BIRDS (3/1-8/30) A PRECONSTURCTION SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY WITHIN 30 DAYS PRIOR TO SITE DISTURBANCE. FINDINGS SHALL BE SUBMITTED TO EPD FOR REVIEW. IF ANY ACTIVE NESTS ARE PRESENT A MINIMUM 300' GRADING EXCLUSION ZONE SHALL BE ESTABLISHED UNTIL BREEDING SEASON IS CONCLUDED.

60.EPD. 4

EPD - LANDSCAPING REVIEW

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR SP00338S1 THE PROJECT SHALL PROVIDE EPD PROOF THAT LANDSCAPING FOR THE PROJECT HAS BEEN REVIEWED BY THE DIRECTOR OF THE CVFTL PRESERVE AND AN ECS SHALL BE PROVIDED WHICH LISTS ALL PROHIBITED PLANTS.

60.EPD. 5

EPD - BURROWING OWL PRECON SUR

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR SP00338S1 A PRECONSTRUCTION SURVEY FOR BURROWING OWL MUST BE CONDUCTED WITHIN 30 DAYS PRIOR TO SITE DISTURBEANCE. THIS SURVEY MUST BE COMPLETED BY A BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND SUBMITTED TO EPD FOR REVIEW. IF THE GRADING PERMIT IS NOT OBTAINED WITHIN 30 DAYS FROM THE SURVEY DATE A NEW SURVEY SHALL BE REQUIRED.

60.EPD. 6

EPD - PSRTGS SURVEY/MITIGATION

RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR SP00338S1 THE PROJECT SHALL HAVE A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY CONDUCT A FOCUSED SURVEY FOR PALM SPRINGS ROUND-TAILED GROUND SQUIRREL AND FINDINGS SHALL BE SUBMITTED TO EPD FOR REVIEW. ALL OCCUPIED PSRTGS HABITAT SHALL BE MAPPED & PROJECT MUST PROVIDE PROOF TO EPD THAT AN EQUAL QUANTITY OF OCCUPIED PSRTGS HABITAT HAS BEEN PLACED INTO A DEDICATION OF PERPETUAL CONSERVATION UNDER THE CONTROL OF CENTER FOR LANDS MANAGEMENT OR OTHER COUNTY APPROVED AGENCY AT MINIMUM THE 1 ACRE OF OCCUPIED PSRTGS

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 6

EPD - PSRTGS SURVEY/MITIGATION (cont.)

RECOMMND

HABITAT WHICH HAS BEEN PREVIOUSLY IDENTIFIED SHALL BE PUT FORTH FOR CONSERVATION UNDER THE COACHELLA VALLEY FRINGE TOED LIZARD CONSERVATION PLAN.

PLANNING DEPARTMENT

60.PLANNING. 1

GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of previous environmental review, 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND
or mitigation measure.

60.PLANNING. 2 GEN- SPECIAL INTEREST MONITOR RECOMMND

As a result of previous environmental review, 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

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60. ~~PRIOR TO GRADING PRMT ISSUANCE~~

60.PLANNING. 2

GEN- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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.

80. ~~PRIOR TO BLDG PRMT ISSUANCE~~

EPD DEPARTMENT

80.EPD. 1

EPD-NO LIGHT INO CV PRESERVE

RECOMMND

AS THE COACHELLA VALLEY PRESERVE IS LOCATED DIRECTLY NORTH OF THIS PROPERTY NO AMBIENT LIGHTING FROM THE NORTHERN PORTION OF THIS SITE SHALL BE DIRECTED INTO THE PRESERVE AND SHIELDIGN SHALL BE INCORPORATED AS APPROPRIATE. PRIOT TO FINAL BUILDING INSPECTION EPD SHALL VISIT THE SITE TO INSPECT PROJECT LIGHTING.

90. ~~PRIOR TO BLDG FINAL INSPECTION~~

PLANNING DEPARTMENT

90.PLANNING. 1

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT (cont.)

RECOMMND

condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 13

SP - VARNER RD OFF-SITE R/W

NOTAPPLY

Prior to the issuance of the 500th building permit the project proponent shall obtain sufficient off-site right-of-way along Varner Road from the project boundary to Washington Street to facilitate the construction of 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) and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department.

80.TRANS. 14

SP - VARNER RD OFF-SITE CONSTR

NOTAPPLY

Prior to the issuance of the 1,000th building permit, Varner Road from the project boundary to Washington Street shall be designed and constructed to include 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 and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department. The above mentioned improvements shall include barrier rail and glare shield fencing between Interstate 10 and Varner Road as approved by the Transportation Department.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 12

SP - SP338/38TH AVE IMPROVEMEN

NOTAPPLY

Prior to the first building final inspection, 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 by the Transportation Department. The off-site portion of 38th Avenue (between the projects westerly boundary and Varner Road) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of this portion of 38th

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~~90. PRIOR TO BLDG FINAL INSPECTION~~

90.TRANS. 12 SP - SP338/38TH AVE IMPROVEMEN (cont.)

NOTAPPLY

Avenue shall be coordinated with SP00360.

90.TRANS. 13 SP - SP338/VARNER IMPROVEMENT

NOTAPPLY

Prior to the first building final inspection, the following improvements shall be completed: Varner Road from the westerly project boundary east to the projects easterly boundary, matching the existing improvements along Varner Road shall be improved to provide the following: Varner Road shall be constructed to provide three eastbound and three westbound through lanes within a Major Highway right-of-way (118'). The cross-section of the corridor shall provide (south to north) 10-foot wide landscaping, 84-feet of pavement (14', 11', 11' eastbound through lane, 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. ~~Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Cal Trans and County Transportation Department, or as approved by the Transportation Department.~~

90.TRANS. 14 SP - SP338 38TH AVE IMPROVEMEN

RECOMMND

Prior to the first building final inspection, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department or as approved by the Director of the Transportation Department. Avenue 38 shall be improved from the westerly project boundary to the easterly project boundary to the ultimate full cross-section. 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 classification as approved by the Transportation Department. The offsite portions of Avenue 38 (between the western project boundary and Varner Road and the eastern project boundary and Washington Street) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of Avenue 38 shall be coordinated with TR34651 and PP22977.

90.TRANS. 15 SP - SP338/VARNER IMPROVEMENT

RECOMMND

Prior to the first building final inspection, the following improvements shall be completed, subject to such phasing

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15

SP - SP338/VARNER IMPROVEMENT (cont.)

RECOMMEND

of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department. Varner Road shall be improved between the western and the eastern boundaries of TR35058 to provide, ultimately, three eastbound and three westbound through lanes within a Major Highway right-of-way (111'). The cross-section of the corridor shall provide (south-to-north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects. Note: The easterly driveway on Varner Road (Lot No. 1) shall be restricted to right turning movements only. Additional right-of-way along Varner Road shall be dedicated to accomodate a right turn lane as approved by the Transportation Department. A Hardscape raised center median shall be constructed on Varner Road from 'F' Street to easterly of the aforementioned driveway as approved by the Transportation Department.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

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 SP* - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 338 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 338.

CHANGE OF ZONE = Change of Zone No. 7263.

GPA = Comprehensive General Plan Amendment No. 776.

EIR = Environmental Impact Report No. 486.

10. EVERY. 3 SP* - SP Document

INEFFECT

Specific Plan No. 338 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

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

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10. GENERAL CONDITIONS

10. EVERY. 3

SP* - SP Document (cont.)

INEFFECT

graphical and narrative formats.

b. Environmental Impact Report No. 486 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

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

10. EVERY. 4

SP - Ordinance Requirements

INEFFECT

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

10. EVERY. 5

SP - Limits of SP DOCUMENT

INEFFECT

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

10. EVERY. 6

MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract] Map No. 35058 shall be henceforth defined as follows:

TENTATIVE MAP =

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10. GENERAL CONDITIONS

10. EVERY. 6

MAP - DEFINITIONS (cont.)

RECOMMND

Tentative Tract Map No. 35058, Amended No. 3, (Sheets 1-5) dated 08/20/2009.

Exhibit "I" dated 01/11/2010, (Mirasera Off-Site Improvements)

Exhibit "P" dated 01/20/2010, (Mirasera Planning Overlay Map)

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

10. EVERY. 7

MAP - PROJECT DESCRIPTION

RECOMMND

The Schedule C tentative tract map proposes to divide approximately 190 acres into 16 lots ranging in size from two (2) acres to twenty (20) acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road; off-site improvements approximately 1,960 feet west and 2,627 feet east of the project site on Avenue 38 for a sixty (60) foot right-of-way access road section; and off-site portions of the drainage channel extending approximately 1,639 feet west and 2,686 feet east of the project boundary, as well as the culvert crossing beneath Washington Street and flood control improvements within a portion of the Sun City Palm Desert golf course just east of Washington Street from approximately the Washington Street culvert outlet to Del Webb Boulevard.

10. EVERY. 8

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

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10. GENERAL CONDITIONS

10. EVERY. 8 MAP - HOLD HARMLESS (cont.) RECOMMND

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. 9 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-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.

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10. GENERAL CONDITIONS

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.

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-G2.6 SLOPE STABILITY ONLY 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-G2.8 MINIMUM DRAINAGE GRADE RECOMMND

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

10.BS GRADE. 10 MAP-G2.11 DRIVEWAY XING NWC RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flow floodway 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.

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10. GENERAL CONDITIONS

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 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.

10.BS GRADE. 17 MAP*TRANS & CVWD REVIEW REQ'D

RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the

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10. GENERAL CONDITIONS

10.BS GRADE. 17 MAP*TRANS & CVWD REVIEW REQ'D (cont.) RECOMMND

Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP* - CVWD SEWER & WATER RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building(s) having a fire sprinkler system.

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

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

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE INEFFECT

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

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#25-GATE ENTRANCES

RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 SP-#100-FIRE STATION

INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units or 3.5 million square feet and/or combination of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 7 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 8 SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall maintain 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. 9 SP-ROADS

INEFFECT

All roads shall be a minimu of 24 feet in width and shall have a minimum of 13 feet 6 inches of vertical clearance. Roads with a width of 24-32 feet shall be marked as no parking and red-curbed and signed on both sides. Roads with a width of 32-36 feet shall be marked as no parking and red-curbed on one side. Roads with a width of 36 feet

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10.FIRE. 9 SP-ROADS (cont.) INEFFECT

or wider may have parking on both sides.

PARKS DEPARTMENT

10.PARKS. 1 SP - TRAILS PLAN INEFFECT

Prior to any project approval, the applicant shall prepare a trails plan identifying a Regional Trail (20') along the north side of Avenue 38 as agreed to by the Department of Transportation, the Parks Department and the Planning Department. The relocation of the trails from the approved alignment along Varner Road is to remove the trail from along a six-lane road that may pose safety hazards for people using the trail. The trail will follow Varner Road along the frontage of Northstar (SP00343), immediately west of the proposed project site. The trail will be located within the right-of-way due to the right-of-way constraints caused by I-10, Varner Road and the site configuration. The trail will continue along Varner Road until it reached Avenue 38 where it it turn north along the configured Avenue 38 to Washington Street. A trail plan shall be approved by the Park District that shall show the trail design and alignment.

PLANNING DEPARTMENT

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

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

10.PLANNING. 2 SP - P.A. DENSITY TRANSFER INEFFECT

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

Density transfers between residential planning areas may be allowed, with the approval of the Planning Director, without a Specific Plan Amendment under the following circumstances:

1. No more than ten percent (10%) of the number of

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10.PLANNING. 2 SP - P.A. DENSITY TRANSFER (cont.) INEFFECT

residential units contained within a residential planning area may be transfered to an adjacent residential planning area.

2. The number of residential units to be transfered into a residential planning area from an adjacent residential planning area shall be no greater than ten percent (10%) of the number of residential units contained within the planning area before the transfer.

10.PLANNING. 3 MAP- MAP ACT COMPLIANCE RECOMMND

his 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. 6 MAP - CVWD LETTER RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the water district requirements of the Coachella Valley Water District's letter dated November 20, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 7 MAP - WASTE MANAGEMENT LETTER RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the solid waste management requirements of the Riverside County Waste Management District's letter dated October 17, 2008, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 8 MAP - CVRPD LETTER RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the park and recreation requirements of the Desert Recreation District's letter dated August 21, 2008, a copy of which is on file with the Riverside County Planning Department. (previously known as Coachella Valley Recreation and Park District)

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10.PLANNING. 9

MAP - ALUC LETTER

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the air navigation and safety requirements of the Rierside County Airport Land Use Commission's letter dated July 3, 2006, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 11

SP - PROJ M/M PROGRAM (GENERA

RECOMMND

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

10.PLANNING. 12

MAP - GEO02105

RECOMMND

County Geologic Report (GEO) No. 2105, submitted for this project (TR35058), was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report, 183 - Acre Multi-use Development, North of Varner Road, West of Washington Street, Thousand Palms, California, File No.: 07722-04, 02-11-702", dated November 5, 2002. In addition, Earth Systems Southwest submitted the following report:

"Response to Review of Geotechnical Report, Riverside County Memorandums dated October 20 and 21, 2008, County Reference No.: GEO02105, File No.: 07722-06, Doc. No.: 08-11-760" dated November 14, 2008.

This additional report is now included as part of GEO No. 2105.

GEO No. 2105 concluded:

1. Based on review of published literature, site mapping and aerial photo review, there is no evidence of active faulting crossing or trending toward this site. Therefore there is a low potential for this site to be affected by surface fault rupture.

2. Due to the depth to groundwater beneath this site, there is a low potential for this site to be affected by seismically induced liquefaction.

3. Except for the potential for this site to be affected by

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10.PLANNING. 12 MAP - GEO02105 (cont.)

RECOMMND

strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced flooding or seismically induced landsliding or rockfall.

4. There is a potential for this site to be affected by seismically induced dynamic settlement due to the relatively low density surficial soils underlying this site.

GEO No. 2105 recommended:

1. To reduce the potential for dynamic settlement, the surficial soils should be removed and recompact. The removals should expose soils with an in place density of at least 100 pounds per cubic foot. Based on future information regarding proposed structures and their applied loads, these recommendations should be reviewed and updated once building plans for this site are finalized.

2. Any proposed construction should be designed in accordance with all applicable seismic design provisions of the recently adopted California Building Code (CBC 2007).

3. Any proposed future construction on this site will require an Engineering Soils and/or and Engineering Geologic study based on the proposed construction.

GEO No. 2105 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2105 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 and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 13 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

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10.PLANNING. 13 MAP - FEES FOR REVIEW (cont.) RECOMMND

indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 15 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 16 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. 18 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 19 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 21 MAP - NPDES COMPLIANCE RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention

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10.PLANNING. 21 MAP - NPDES COMPLIANCE (cont.) RECOMMND

Plans during the life of this permit.

10.PLANNING. 24 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. 27 MAP - ORD 875 CVMSHCP FEE (1) RECOMMND

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

The fee shall be paid for each residential unit to be constructed within a residential land division. The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

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10.PLANNING. 27

MAP - ORD 875 CVMSHCP FEE (1) (cont.)

RECOMMND

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 28

MAP - LOW PALEO

RECOMMND

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.

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10.PLANNING. 28

MAP - LOW PALEO (cont.)

RECOMMND

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 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.

10.PLANNING. 29

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

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10. GENERAL CONDITIONS

10.PLANNING. 29 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

group and the County Planning /Director.

10.PLANNING. 30 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. 31 SP - AIRPORT INFO SIGNS RECOMMND

"During initial sales of properties within the project, large airport related informational signs shall be installed and maintained by the developer. These signs shall be installed in conspicuous locations and shall clearly depict the proximity of the property to the Bermuda

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10.PLANNING. 31 SP - AIRPORT INFO SIGNS (cont.) RECOMMND

Dunes Airport and aircraft traffic patterns."

10.PLANNING. 32 SP - INFORMATIONAL BROCHURE RECOMMND

"An informational brochure shall be provided to prospective buyers or renters showing the locations of aircraft flight patterns. [Exhibit BD-8 of RCALUCP shall suffice] The frequency of over flights, the typical altitudes of aircraft, and the range of noise levels that can be expected from individual aircraft over flights shall be described."

10.PLANNING. 33 SP - M/M PROGRAM (GENERAL) RECOMMND

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

10.PLANNING. 36 SP - AVIGATION EASEMENT RECOMMND

"Prior to the sale of any property within the project boundary or prior to the recordation of a final map, whichever occurs first, an Avigation Easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to the Bermuda Dunes Airport. Said easement shall remain in effect for as long as the airport remains in operation."

10.PLANNING. 37 SP - SHIELD OUTDOOR LIGHTING RECOMMND

"Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. All lighting plans shall be reviewed and approved by the airport manager prior to approval."

10.PLANNING. 38 SP - M/M PROGRAM RECOMMND

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

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TRANS DEPARTMENT

10.TRANS. 1 SP - SP338/IMPROVEMENTS INEFFECT

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 2 SP - SP338/LANDSCAPING INEFFECT

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Director of Transportation.

10.TRANS. 3 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. 5 SP - SP338/ROADS PER GEN PLAN INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of

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10. GENERAL CONDITIONS

10.TRANS. 5 SP - SP338/ROADS PER GEN PLAN (cont.) INEFFECT

Supervisors.

10.TRANS. 7 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. 7 SP - SP338/TS CONDITIONS INEFFECT

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

The Comprehensive 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 WB Ramps (EW)
Cook Street (NS) at I-10 EB Ramps (EW)
Cook Street (NS) at Gerald Ford Drive (EW)
Avenue 38 (NS) at Varner Road (EW)
Project Street "A" (NS) at Avenue 38 (EW)

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10.TRANS. 7 SP - SP338/TS CONDITIONS (cont.) INEFFECT

Project Street "B" (NS) at Avenue 38 (EW)
Project Street "C" (NS) at Varner Road (EW)
Project Street "D" (NS) at Varner Road (EW)
Project Street "D" (NS) at Avenue 38 (EW)
Project Street "E" (NS) at Varner Road (EW)
Project Street "F" (NS) at Varner Road (EW)
Project Street "F" (NS) at Avenue 38 (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 EB Ramps (EW)
I-10 WB Ramps (NS) at Varner Road (EW)

10.TRANS. 9 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. 10 MAP - FLOOD HAZARD REPORT RECOMMND

This is a proposal to subdivide 189.3 acres into 16 lots to
build multi family dwelling units as well as commercial
retail buildings (APN 626-150-025). 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. 11 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. 12 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.

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10.TRANS. 13

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. 14

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 November 3, 2008. 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 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. 15

MAP - RETENTION BASIN

RECOMMND

For retention basin sizing and calculations refer to General Conditions 10.TRANS MAP - RETENTION BASIN in letter dated February 10, 2009 from Alan French to Majeed Farshad.

10.TRANS. 16

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.

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10.TRANS. 17

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 WB Ramps (EW)
Cook Street (NS) at I-10 EB Ramps (EW)
Cook Street (NS) at Gerald Ford Drive (EW)
Avenue 38 (EW) at Varner Road (NS)
Project Street "A" (NS) at Avenue 38 (EW)
Project Street "B" (NS) at Varner Road (EW)
Project Street "C" (NS) at Avenue 38 (EW)
Project Street "D" (NS) at Varner Road (EW)
Project Street "E" (NS) at Varner Road (EW)
Project Street "F" (NS) at Avenue 38 (EW)
Project East Access Driveway (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 EB Ramps (EW)
I-10 WB 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.

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10.TRANS. 18 MAP - TS/IMPROVEMENTS RECOMMND

All road improvements within the boundaries of TR35058 shall be constructed to ultimate County standards in accordance with Ordinances No. 460 and 461 as a requirement of the implementing subdivisions of the project, subject to approval of the Director of Transportation.

10.TRANS. 19 MAP -TR35058/4-LN VARNER ONSIT RECOMMND

Prior to the issuance of a building permit for any implementing project that would have direct access on Varner Road, Varner Road shall be improved to four lanes between the western boundary of TR35058 and the eastern boundary of TR35058.

10.TRANS. 20 MAP -TR35058/6-LN VARNER ONSIT RECOMMND

Prior to the issuance of a building permit for any implementing project that would increase the trip generation within the TR to more than 24,000 vpd, Varner Road shall be improved to six lanes between the western boundary of TR35058 and the eastern boundary of TR35058.

10.TRANS. 21 MAP -TR35058/4-LN VARNER OFFSI RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058, Varner Road shall be improved to four lanes between the eastern boundary of TR35058 and Washington Street.

10.TRANS. 22 MAP -TR35058/6-LN VARNER OFF 1 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 14,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Washington Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

10.TRANS. 23 MAP -TR35058/6-LN VARNER OFF 2 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 22,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Leopard Street. If condemnation is required to

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10. GENERAL CONDITIONS

10.TRANS. 23 MAP -TR35058/6-LN VARNER OFF 2 (cont.) RECOMMND

obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

10.TRANS. 24 MAP -TR35058/6-LN VARNER OFF 3 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 24,000 vpd, Varner Road shall be improved to six lanes between Leopard Street and the eastern boundary of TR35058. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

10.TRANS. 25 MAP - "A" STREET ALIGNMENT RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP - EXPIRATION DATE (cont.)

RECOMMND

a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - AIRPORT INFORMATION SIGNS

MET

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

"During initial sales of properties within the project, large airport related informational signs shall be installed and maintained by the developer. These signs shall be installed in conspicuous locations and shall clearly depict the proximity of the property to the Bermuda Dunes Airport and aircraft taffice patterns."

30.PLANNING. 2

SP - INFORMATIONAL BROCHURE

MET

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

"An informational brochure shall be provided to prospective buyers or renters showing the locations of aircraft flight patterns. [Exhibit BD-8 of RCALUCP shall suffice] The frequency of over flights, the typical altitudes of aircraft, and the range of noise levels that can be expected from individual aircraft over flights shall be described."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3

SP - M/M PROGRAM (GENERAL)

MET

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

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

30.PLANNING. 5

SP* - DURATION OF SP VALIDITY

NOTAPPLY

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

"The SPECIFIC PLAN that this project is a part of has a 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. 6

SP *- SUBMIT FINAL DOCUMENTS

MET

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

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP *- SUBMIT FINAL DOCUMENTS (cont.)

MET

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 |
| City of Palm Desert | 1 copy |
| Riverside County Planning Department in Indio | 2 copies |
| in Murrieta | 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.

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

30.PLANNING. 7

SP *- PROJECT LOCATION EXHIBIT

MET

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

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

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

30.PLANNING. 8

SP *- ACOUSTICAL STUDY REQD

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

"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."

30.PLANNING. 9 SP *- AIR QUALITY STUDY REQD MET

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

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

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

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

30.PLANNING. 12 SP *- GEO STUDY REQUIRED MET

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

PRIOR TO SCHEDULING OF THIS APPLICATION FOR A PUBLIC

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP *- GEO STUDY REQUIRED (cont.)

MET

HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The 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. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

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. 14

SP - EA REQUIRED

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED (cont.)

NOTAPPLY

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

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

30.PLANNING. 15 SP *- ADDENDUM EIR

MET

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

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

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

30.PLANNING. 16 SP *- SUPPLEMENT TO EIR

NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP *- SUPPLEMENT TO EIR (cont.)

NOTAPPLY

on the implementing project:

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

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

30.PLANNING. 17

SP *- SUBSEQUENT EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18

SP - COMPLETE CASE APPROVALS

MET

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

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

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

30.PLANNING. 19

SP - AMENDMENT REQUIRED

NOTAPPLY

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

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

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

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

This condition shall be considered MET if the specific

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 20 SP *- PARK AGENCY REQUIRED MET

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

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

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

30.PLANNING. 22 SP *- PA PROCEDURES MET

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

"The planning areas 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 these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP *- PA PROCEDURES (cont.)

MET

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. 23

SP *- COMMON AREA MAINTENANCE

NOTAPPLY

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.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 1, 2 AND 6."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

SP *- CC&R RES PUB COMMON AREA

NOTAPPLY

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

NOTAPPLY

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

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

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. 25

SP *- CC&R RES PRI COMMON AREA

MET

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;
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'

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

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

MET

association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 26 SP - ARCHAEO M/M PROGRAM

MET

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

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

30. PLANNING. 29 SP - F&G CLEARANCE

NOTAPPLY

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

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

30. PLANNING. 30 SP - ACOE CLEARANCE

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

MET

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. 32 SP *- ENTRY MONUMENTATION

MET

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

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

1. An entry monument shall be shown on the Exhibit A.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 4 of the SPECIFIC PLAN, as shown on page 4.37."

30.PLANNING. 33 SP *- POST GRADING REPORT

MET

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP *- SCHOOL MITIGATION

MET

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

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

30.PLANNING. 35

SP - ARCHAEOLOGIST RETAINED

MET

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

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American monitor(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist or the Native American monitor(s) (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American monitor(s) 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 cultural resources.

Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe(s), finds no potential for impacts to unique cultural resources, a letter shall be submitted to the Planning

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - ARCHAEOLOGIST RETAINED (cont.) MET

Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 36 SP - IF HUMAN REMAINS FOUND MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, in the GENERAL INFORMATION series, 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.

30.PLANNING. 37 SP - NATIVE AMERICAN MONITOR MET

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

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbance activities. The land divider/permit holder shall retain a qualified tribal monitor from the Agua Caliente Band of Cahuilla Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the appropriate Native American tribe and the land divider/permit holder for the monitoring of the project to the planning Department and to the Department of Building and Safety. The Native American monitor(s) shall have the authority to monitor all ground

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - NATIVE AMERICAN MONITOR (cont.) MET

disturbance activities and shall have the authority to temporarily divert, redirect or halt grading activities to all recovery of cultural resources.

30.PLANNING. 38 SP - CULTURAL ARTIFACT AGREEMENT MET

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

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of an Agreement with the appropriate Native American tribe(s) that addresses the treatment and disposition of all cultural resources discovered or impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the [state the name of the tribe(s) that will receive the artifacts] for proper treatment and disposition.

30.PLANNING. 39 SP - INADVERTANT CULTURAL FIND MET

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

If during ground disturbance activities, significant cultural resources are discovered by either the archaeologist, archaeological monitor, or the Native American monitor(s), that were not anticipated by the archaeological reports conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the archaeologist, the Native American monitor(s) and the Planning Director, to discuss appropriate actions.

2. At the meeting, the significance of the discoveries shall be discussed and, after consultation with the Native American monitor(s) and the archaeologist, a decision shall

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - INADVERTANT CULTURAL FIND (cont.) MET

be made (with the concurrence of the Planning Director) as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading shall not resume until an agreement has been reached by all parties as to the appropriate mitigation.

30.PLANNING. 40 SP - Avigation Easement MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed in the "Prior to Recordation" section of the Conditions of Approval and in the "General Conditions" section of the Conditions of Approval for any implementing project:

"Prior to the sale of any property within the project boundary or prior to the recordation of a final map, whichever occurs first, an Avigation Easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to the Bermuda Dunes Airport. Said easement shall remain in effect for as long as the airport remains in operation."

30.PLANNING. 41 SP - Shield outdoor lighting MET

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

"Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflectin into the shy. All lighting plans shall be reviewed and approved by the airport manager prior to approval."

30.PLANNING. 42 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42

SP - NON-IMPLEMENTING MAPS (cont.)

NOTAPPLY

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.

Grading or building permits shall not be issued on any non-implementing project that is filed for the purposes of phasing or financing."

TRANS DEPARTMENT

30.TRANS. 4

SP - SP338/TS REQUIRED

DEFERRED

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 338.

30.TRANS. 6

SP - SP338/TS INSTALLATION

DEFERRED

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

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

with fee credit eligibility

Project Street "B" (NS) at Varner Road (EW)
Project Street "D" (NS) at Varner Road (EW)
Project Street "D" (NS) at Avenue 38 (EW)
Project Street "F" (NS) at Varner Road (EW)
Project Street "F" (NS) at Avenue 38 (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP338/TUMF DEFERRED

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

30.TRANS. 8 SP - SP338/REGIONAL DRAINAGE DEFERRED

The Regional Drainage Study shall be reviewed and approved prior to the project approval.

30.TRANS. 13 SP - SP338/TS GEOMETRICS DEFERRED

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

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

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: Two left-turn lanes and three through lanes

Westbound: Three through lanes

The intersection of Project Street "A" (NS) at 38th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one right-turn lane

Southbound: N/A

Eastbound: Two through lanes

Westbound: One left-turn lane and two through lanes

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

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and three through lanes

Westbound: Three through lanes

Access at the intersection of Project Street "C" (NS) at Varner Road (EW) has been eliminated by Transportation Department on 02/07/07. Varner Road shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: N/A

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 13

SP - SP338/TS GEOMETRICS (cont.)

DEFERRED

Eastbound: Three through lanes
Westbound: Three through lanes

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

Northbound: N/A
Southbound: One left-turn lane and one right-turn lane
Eastbound: One left-turn lane and three through lanes
Westbound: Three through lanes

The intersection of Project Street "D" (NS) at 38th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Project Street "E" (NS) at Varner Road (EW) has been eliminated by Transportation Department on 02/07/07. Varner Road shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: N/A
Eastbound: Three through lanes
Westbound: Three through lanes

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

Northbound: N/A
Southbound: Two left-turn lanes and one right-turn lane
Eastbound: One left-turn lane and three through lanes
Westbound: Three through lanes and one right-turn lane

The intersection of Project Street "F" (NS) at 38th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Berkey Drive (NS) at Varner Road (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 13 SP - SP338/TS GEOMETRICS (cont.) (cont.) DEFERRED

shall be improved to provide the following geometrics:

Northbound: N/A

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

Eastbound: One left-turn lane, two through lanes and one right-turn lane

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

or as approved by the Transportation Department.

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

30.TRANS. 14 SP - SP338/VARNER IMPROVEMENT DEFERRED

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

Varner Road from the westerly project boundary east to the projects easterly boundary, matching the existing improvements along Varner Road shall be improved to provide the following:

Varner Road shall be constructed to provide three eastbound and three westbound through lanes within a Major Highway right-of-way (118'). The cross-section of the corridor shall provide (south to north) 10-foot wide landscaping, 84-feet of pavement (14', 11', 11' eastbound through lane, 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. Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Cal Trans and County Transportation Department.

or as approved by the Transportation Department.

30.TRANS. 15 SP - SP338/38TH AVE IMPROVEMEN DEFERRED

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

38th Avenue shall be improved to the Ultimate full section

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 15 SP - SP338/38TH AVE IMPROVEMEN (cont.) DEFERRED

within the project boundaries. The improvements shall reflect a Major Highway roadway classification as approved by the Transportation Department. The off-site portion of 38th Avenue (between the projects westerly boundary and Varner Road) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with SP00360.

30.TRANS. 16 SP - VARNER RD OFF-SITE R/W DEFERRED

Prior to the issuance of the 500th building permit the project proponent shall obtain sufficient off-site right-of-way along Varner Road from the project boundary to Washington Street to facilitate the construction of 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) and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department.

30.TRANS. 17 SP - VARNER RD OFF-SITE CONSTR DEFERRED

Prior to the issuance of the 1,000th building permit, Varner Road from the project boundary to Washington Street shall be designed and constructed to include 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 and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the County of Riverside may be available as approved by the Transportation Department. The above mentioned improvements shall include barrier rail and glare shield fencing between Interstate 10 and Varner Road as approved by the Transportation Department.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - LOT ACCESS/UNIT PLANS (cont.)

RECOMMND

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

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 7 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. 8 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 10 MAP- REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Specific Plan No. 338, Substantial Conformance No. 1, has 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 designation[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 14 MAP- OFFER OF TRAILS

RECOMMND

An offer of dedication to the County of Riverside for a ten foot wide regional trail along the north side of Avenue 38 shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 15

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 maintenance of a ten (10) foot wide regional trail located along the northerly boundary of Avenue 38, adjacent to Tentative Tract No. 35058. 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. 17

MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 18

MAP*- ECS AFFECTED LOTS

RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

50.PLANNING. 20

MAP*- ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-04535 was prepared for this property on October 2005 by Stantec, and PD-A-4596 prepared on April 2004 by TKC, are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 23

MAP - ECS NOTE MAP CONSTRAINT

RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - ECS NOTE MAP CONSTRAINT (cont.) RECOMMND

Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50.PLANNING. 25 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 30 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 southeast 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. 32 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.

50.PLANNING. 34 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36

PRJ* - SP FINAL DOCS

RECOMMND

ince this project is being processed concurrently with a [SPECIFIC PLAN/AMENDMENT] [SPECIFIC PLAN SUBSTANTIAL CONFORMANCE], condition of approval [30.PLANNING.[4]] [20.PLANNING.[3]] is being deferred until PRIOR TO MAP RECORDATION.

50.PLANNING. 37

SP - PARK AGENCY REQUIRED

RECOMMND

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation District (previously known as the Coachella Valley Recreation and Park District), shall be annexed into the Desert Recreation District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department. This condition shall be considered as NOT APPLICABLE if the Desert Recreation District is unwilling or unable to annex the property in question."

50.PLANNING. 38

SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38

SP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

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 1, 2 AND 6."

50.PLANNING. 39

SP - CC&R RES PRI COMMON AREA

RECOMMND

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval: 1. A cover letter identifying the project for which approval is sought; 2. A signed and notarized declaration of covenants, conditions and restrictions; 3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39

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

RECOMMND

lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

50.PLANNING. 40

SP - AVIGATION EASEMENT

RECOMMND

"Prior to the sale of any property within the project boundary or prior to the recordation of a final map, whichever occurs first, an Avigation Easement containing the provisions indicated in Countywide Policy 4.3.5 shall be dedicated to the Bermuda Dunes Airport. Said easement shall remain in effect for as long as the airport remains in operation."

TRANS DEPARTMENT

50.TRANS. 1

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. 2

MAP - EASEMENT

RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT (cont.) RECOMMND

map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Varner Road and 38th Avenue and so noted on the final map, with the exception of one righth turn in, righth turn out only driveway on Lot 1 on Varner Road.

50.TRANS. 5 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. 6 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. 7 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. 8 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of Varner Road on this project shall be coordinated with the street improvement plans for Tentative Tract Map No. 34651.

50.TRANS. 9 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be improved within Varner Road, 38th Avenue, Internal Streets A,B,C,D,E,F,G,H,I,J,K,L, and M. Landscaping plans shall be

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50.TRANS. 9

MAP - LANDSCAPING (cont.)

RECOMMND

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

50.TRANS. 10

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 application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Varner Road, 38th Avenue and all internal streets
- (2) Trails along 38th Avenue
- (3) Street lights on Varner Road and 38th Avenue
- (4) Traffic signals located on intersections which traffic signal is required
- (5) Graffiti abatement of walls and other permanent structures
- (6) 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 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.

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50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (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. 11 MAP - SOILS 2 RECOMMND

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

50.TRANS. 12 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline 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. 13 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street Lights shall be installed at intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 14 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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

If the project is outside boundaries of a CSA, the project

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50.TRANS. 14 MAP - STREET LIGHTS-CSA/L&LMD (cont.) RECOMMND

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. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 15 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 16 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. 17 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.

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50.TRANS. 18

MAP - GRAFFITI ABATEMENT

RECOMMND

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

50.TRANS. 20

MAP - DEDICATION/IMPROVEMENTS

RECOMMND

38th Avenue:

38th Avenue shall be improved from Varner Road east to Washington Street.

38th Avenue shall be designed and improved to the ultimate full section within the projects boundaries 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: A 10-foot wide meandering sidewalk shall be constructed on the north side and 5-foot wide meandering sidewalk on the south side of 38th Avenue to accommodate for a bike path/walkway surface area as approved by the Transportation Department.

The off-site portion of 38th Avenue (between the project westerly boundary up to Varner Road and easterly boundary to Washington Street) shall be constructed per County Standard No. 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with SP00360.

Internal Streets:

Internal streets shall be designed and improved in accordance with the Street Layout Plan in Specific Plan No. 338 or as approved by the Transportation Department.

Street 'A':

Street 'A' from Street 'F' westerly to Street 'C' is designated as a Commercial Collector and shall be improved within the 78-foot full-width dedicated right-of-way or as approved by the Transportation Department.

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50.TRANS. 20

MAP - DEDICATION/IMPROVEMENTS (cont.)

RECOMMEND

Street 'A' from Street 'C' westerly to the project west boundary line is designated as a Residential Local and shall be improved within the 66-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'A' along the project west boundary line from 38th Avenue southerly to approximately 1000-feet is designated as a Residential Local and shall be improved (part-width as shown on Exhibit Amended No. 3) within the 66-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'B':

Street 'B' from Varner Road northerly to Street 'A' is designated as an Office Park Entry and shall be improved within the 66-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'C':

Street 'C' from Street 'A' to Street 'G' is designated as a Residential Local and shall be improved within the 62-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'D':

Street 'D' from Varner Road to Street 'A' is designated as a Commercial Entry and shall be improved within the 93-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'E':

Street 'E' from Street 'A' to Street 'G' is designated as a Residential Local and shall be improved within the 62-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'F':

Street 'F' from Varner Road to Street 'A' is designated as a Commercial Entry and shall be improved within the 104-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'F' from Street 'A' to Street 'G' is designated as a Commercial Collector and shall be improved within the 74-foot full-width dedicated right-of-way or as approved by

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50.TRANS. 20 MAP - DEDICATION/IMPROVEMENTS (cont.) (cont.) RECOMMND

the Transportation Department.

Street 'F' from Street 'G' to 38th Avenue is designated as a Residential Local and shall be improved within the 62-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'G':

Street 'G' from Street 'C' to Street 'F' is designated as Residential Local and shall be improved within the 62-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'H':

Street 'H' from Street 'G' to Street 'I' is designated as Residential Collector and shall be improved within the 74-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'I', 'J', 'K', and 'L':

Street 'I', Street 'J', Street 'K', and Street 'L' are designated as Residential Local and shall be improved within the 62-foot full-width dedicated right-of-way or as approved by the Transportation Department.

Street 'M':

Street 'M' from Street 'L' to 38th Avenue is designated as Residential Entry and shall be improved within the 84-foot full-width dedicated right-of-way or as approved by the Transportation Department.

50.TRANS. 21 MAP - OFF-SITE IMPROVEMENTS

RECOMMND

The landowner/developer shall provide/acquire 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 redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

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50.TRANS. 22 MAP - ROUND ABOUT DESIGN RECOMMND

Roundabouts shall be designed and constructed as approved by the Transportation Department.

50.TRANS. 23 MAP - KNUCKLES RECOMMND

Standard knuckles throughout the land division shall be constructed in accordance with County Standard No. 801.

50.TRANS. 24 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 25 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 26 MAP-PARKWAY TREES/INTER.STREET RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

50.TRANS. 27 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

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50.TRANS. 27 MAP-STORM DRAIN CHANNEL/BRIDGE (cont.) RECOMMND

Department.

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

50.TRANS. 28 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, 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. 29 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. 30 MAP - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to General Conditions 10.TRANS MAP - RETENTION BASIN in letter dated February 10, 2009 from Alan French to Majeed Farshad.

50.TRANS. 31 MAP - TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of TR35058. In addition to the requirements of the Riverside County Transportation Department as outlined in the Traffic Impact Analysis Preparation Guide, the traffic study for each development project will document the number of trips it will generate, calculated in the same manner as the approved traffic impact study for TR35058. The traffic study shall also document previously approved, or

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50.TRANS. 31 MAP - TS REQUIRED (cont.)

RECOMMND

previously initiated, projects within the tract, as well as the number of trips for each of the previously approved or initiated projects and the cumulative total trips for all previously approved or initiated projects. Per the Traffic Impact Analysis for TR35058, the total number of trips is 26,718 vehicles per day (vpd).

50.TRANS. 32 MAP - TS/VARNER IMPRVMENTS

RECOMMND

The proponent of TR35058 shall have responsibility for the design, acquisition of right-of-way, and construction of Varner Road to an ultimate six-lane (three through lanes in each direction) configuration between westerly boundary of Mirasera and Washington Street. Since Varner Road is a regional facility and the improvements will have benefits for TR35058 and other existing and planned developments in the area, the Riverside County Transportation Department shall make its best efforts to secure TUMF, DIF, and other developer funds, as may be appropriate, to help defray the cost of improvements to Varner Road.

The improvements to Varner Road may be made in phases, as outlined subsequently in these conditions of approval.

In addition to the proponent of TR35058, each implementing project within TR35058 shall bear financial responsibility for on-site and off-site improvements of Varner Road. Each implementing project's share of the financial responsibility shall be in proportion to the number of trips for the project. The developer of TR35058 shall notify the proponents of the implementing projects within the tract of the requirement to make on-site and off-site improvements on Varner Road, ultimately to six lanes between the westerly boundary and Washington Street and the financial implications of this improvement.

Developer Impact Fee credit or other financial assistance by the County of Riverside may be available as approved by the Transportation Department to implement the improvements along Varner Road.

50.TRANS. 33 MAP - TS/4-LN VARNER ON-SITE

RECOMMND

Prior to the issuance of a building permit for any implementing project that would have direct access on Varner Road, Varner Road shall be improved to four lanes

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50.TRANS. 33 MAP - TS/4-LN VARNER ON-SITE (cont.) RECOMMND

between the western boundary of TR35058 and the eastern boundary of TR35058.

50.TRANS. 34 MAP - TS/6-LN VARNER ON-SITE RECOMMND

Prior to the issuance of a building permit for any implementing project that would increase the trip generation within the tract to more than 24,000 vpd, Varner Road shall be improved to six lanes between the western boundary of TR35058 and the eastern boundary of TR35058.

50.TRANS. 35 MAP - TS/4-LN VARNER OFF-SITE RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058, Varner Road shall be improved to four lanes between the eastern boundary of TR35058 and Washington Street.

50.TRANS. 36 MAP - TS/6-LN VARNER OFFSITE 1 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the tract to more than 14,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Washington Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.J, shall apply.

50.TRANS. 37 MAP - TS/6-LN VARNER OFFSITE 2 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the tract to more than 22,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Leopard Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.J, shall apply.

50.TRANS. 38 MAP - TS/6-LN VARNER OFFSITE 3 RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the tract to more than 24,000 vpd, Varner Road shall be improved to six lanes between Leopard Street and the eastern boundary of TR35058. If condemnation is required to obtain offsite right-of-way, provisions

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50.TRANS. 38 MAP - TS/6-LN VARNER OFFSITE 3 (cont.) RECOMMND

contained in Ordinance 460, section 3.2.J, shall apply.

50.TRANS. 39 MAP - TS/VARNER IMPRVMT 1 RECOMMND

The following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be improved between the western and the eastern boundaries of TR35058 to provide, ultimately, three eastbound and three westbound through lanes within a Major Highway right-of-way (111'). The cross-section of the corridor shall provide (south-to-north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects.

50.TRANS. 40 MAP - TS/VARNER IMPRVMT 2 RECOMMND

The following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be designed and constructed between the eastern boundary of TR35058 and Washington Street to provide, ultimately, three eastbound and three westbound through lanes on 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), and turning lanes as approved by the Transportation Department, within total 95 feet of right-of-way. Varner Road improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Caltrans and County Transportation Department.

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50.TRANS. 40

MAP - TS/VARNER IMPRVMT 2 (cont.)

RECOMMND

or as approved by the Transportation Department including the phasing of this improvement, which may follow the approval of any implementing projects.

50.TRANS. 41

MAP - TS/AVE 38 IMPRVMT

RECOMMND

Prior to the approval of any implementing projects, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Avenue 38 shall be improved from the westerly project boundary to the easterly project boundary to the ultimate full cross-section. The improvements shall reflect a Major Highway classification as approved by the Transportation Department. The offsite portions of Avenue 38 (between the western project boundary and Varner Road and the eastern project boundary and Washington Street) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of Avenue 38 between the western property boundary and Varner Road shall be coordinated with SP00360/TR34651.

50.TRANS. 42

MAP - TS/DESIGN

RECOMMND

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

Berkey Drive (NS) at Varner Road (EW)-installation required prior to the issuance of any building permits within TR35058

Washington Street (NS) at Varner Road (EW), signal modification to accommodate added lanes, if and as necessary when lanes are added at the intersection

with fee credit eligibility.

Project Street "B" (NS) at Varner Road (EW)-in conjunction with development

Project Street "C" (NS) at Avenue 38 (EW)-in conjunction with development

Project Street "D" (NS) at Varner Road (EW)-in conjunction

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50.TRANS. 42

MAP - TS/DESIGN (cont.)

RECOMMND

with development
Project Street "E" (NS) at Varner Road (EW)-in conjunction
with development
Project Street "E" (NS) at Avenue 38 (EW)-in conjunction
with development

with no fee credit given for Traffic Signal Mitigation
Fees.

or as approved by the Transportation Department.

50.TRANS. 43

MAP - TS/GEOMETRICS

RECOMMND

Prior to approval of any implementing projects, the
following improvements shall be completed, subject to such
phasing of improvements as may be determined by the County
Transportation Department:

The intersection of Washington Street (NS) at Avenue 38
(EW) (Relocated) shall be improved to provide the following
geometrics:

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

The intersection of 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: one left-turn lane, one through lane
Westbound: one shared through/right-turn lane

Note: The above geometry is for interim conditions until
the future widening of Varner Road to six lanes is
completed. However, the intersection shall be designed and
constructed such that it is consistent with the full-width
cross-section to accommodate the future three eastbound and
three westbound through lanes.

The intersection of Project Street "A" (NS) at Avenue 38
(EW) shall be improved to provide the following geometrics:

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50.TRANS. 43

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 Project Street "C" (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 Street "E" (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 Street "B" (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: one left-turn lane, two through lanes
Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project Street "D" (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: one left-turn lane, two through lanes
Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is

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50. PRIOR TO MAP RECORDATION

50. TRANS. 43

MAP - TS/GEOMETRICS (cont.) (cont.)

RECOMMND

completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project Street "E" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: two left-turn lane, one right-turn lane

Eastbound: one left-turn lane, two through lanes

Westbound: two through lanes, one right-turn lane

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project East Access Driveway (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: two through lanes

Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound 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

Westbound: one left-turn lane, two through lanes

The intersection of Washington Street (NS) at Varner Road

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50.TRANS. 43 MAP - TS/GEOMETRICS (cont.) (cont.) (cont.) RECOMMND

(EW) shall be improved to provide the following geometrics:

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

Southbound: two left-turn lanes, three through lanes, one right-turn lane

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

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

or as approved by the Transportation Department.

50.TRANS. 44 MAP -TR35058/VARNER IMPRVMT 1 RECOMMND

Prior to map recordation, the following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be improved between the western and the eastern boundaries of TR35058 to provide, ultimately, three eastbound and three westbound through lanes within a Major Highway right-of-way (111'). The cross-section of the corridor shall provide (south-to-north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects.

Note: The easterly driveway on Varner Road (Lot No. 1) shall be restricted to right turning movements only. Additional right-of-way along Varner Road shall be dedicated to accomodate a right turn lane as approved by the Transportation Department.

A Hardscape raised center median shall be constructed on Varner Road from 'F' Street to easterly of the aforementioned driveway as approved by the Transportation

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50.TRANS. 44 MAP -TR35058/VARNER IMPRVMNT 1 (cont.) RECOMMND

Department.

50.TRANS. 45 MAP -TR35058/VARNER IMPRVMNT 2 RECOMMND

Prior to map recordation, the following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Varner Road shall be designed and constructed between the eastern boundary of TR35058 and Washington Street to provide, ultimately, three eastbound and three westbound through lanes on 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), and turning lanes as approved by the Transportation Department, within total 95 feet of right-of-way. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects.

50.TRANS. 46 MAP - TR35058/AVE 38 IMPRVMNT RECOMMND

Prior to map recordation, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department or as approved by the Director of the Transportation Department.

Avenue 38 shall be improved from the westerly project boundary to the easterly project boundary to the ultimate full cross-section. 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 classification as approved by the Transportation Department. The offsite portions of Avenue 38 (between the western project boundary and Varner Road and the eastern project boundary and Washington Street) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of Avenue 38 shall be coordinated with TR34651 and PP22977.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 47

MAP - TR35058/TS INSTALLATION

RECOMMND

Prior to map recordation, all subsequent implementing projects within the Tract Map shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department.

Berkey Drive (NS) at Varner Road (EW) -installation required prior to the issuance of any building permits within TR35058

Washington Street (NS) at Varner Road (EW), signal modification to accommodate added lanes, if and as necessary when lanes are added at the intersection

with fee credit eligibility.

Project Street "B" (NS) at Varner Road (EW)-in conjunction with development

Project Street "C" (NS) at Avenue 38 (EW)-in conjunction with development

Project Street "D" (NS) at Varner Road (EW)-in conjunction with development

Project Street "E" (NS) at Varner Road (EW)-in conjunction with development

Project Street "E" (NS) at Avenue 38 (EW)-in conjunction with development

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

50.TRANS. 48

MAP - TR35058/TS GEOMETRICS

RECOMMND

Prior to map recordation of any implementing projects, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department:

The intersection of Washington Street (NS) at Avenue 38 (EW) (Relocated) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes

Southbound: two through lanes

Eastbound: one left-turn lane, one right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 48

MAP - TR35058/TS GEOMETRICS (cont.)

RECOMMND

Westbound: N/A

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: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

Note: The above geometry is for interim conditions until
the future widening of Varner Road to six lanes is
completed. However, the intersection shall be designed and
constructed such that it is consistent with the full-width
cross-section to accommodate the future three eastbound and
three westbound through lanes.

The intersection of Project Street "A" (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 Street "C" (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 Street "E" (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 Street "B" (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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 48

MAP - TR35058/TS GEOMETRICS (cont.) (cont.) RECOMMND

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

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project Street "D" (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: one left-turn lane, two through lanes
Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project Street "E" (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

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

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound through lanes.

The intersection of Project East Access Driveway (NS) at Varner Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 48 MAP - TR35058/TS GEOMETRICS (cont.) (cont.) (RECOMMND

Eastbound: two through lanes
Westbound: two through lanes

Note: The above geometry is for interim conditions until the future widening of Varner Road to six lanes is completed. However, the intersection shall be designed and constructed such that it is consistent with the full-width cross-section to accommodate the future three eastbound and three westbound 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
Westbound: one left-turn lane, two through lanes

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

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

or as approved by the Transportation Department.

50.TRANS. 49 MAP - "A" STREET ALIGNMENT

RECOMMND

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

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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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

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

RECOMMND

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.

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 GRDAING 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 THE AT 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP* PM10 PLAN REQUIRED (cont.)

RECOMMND

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.

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE-ABANDON EXISTING WELLS

RECOMMND

Existing wells on property to be abandoned by State licensed C-57 contractor under permits from Environmental Health Department.

EPD DEPARTMENT

60.EPD. 1 EPD - CV MILK VETCH MITIGATION

RECOMMND

PRIOR TO ISSUSANCE OF ANY GRADING PERMIT FOR TR35058 THE COACHELLA VALLEY MILK VETCH SEED COLLECTION & RELOCATION PLAN DISCUSSED IN THE MITIGATION MEASURES (PAGE 28 OF THE BIOLOGICAL DOCUMENT PDB05502) FOR THIS PROJECT MUST BE COMPLETED TO THE SATISFACTION OF RIVERSIDE COUNTY EPD. DURING THE BLOOMING PERIOD A QUALIFIED BIOLOGIST SHALL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - CV MILK VETCH MITIGATION (cont.) RECOMMND

FLAG COACHELLA MILK VETCH PLANTS ONSITE AND MONITOR THE PLANTS TO DETERMINE THE APPROPRIATE TIME TO COLLECT SEEDS. THESE SEEDS SHALL BE PLANTED IN THE PS ROUND-TAILED GROUND SQUIRREL MITIGATION AREA. A LETTER REPORT SHALL BE SUBMITTED TO EPD PRIOR TO PLANTING SUMMARIZING THE FOCUSED SURVEY RESULTS AND QUANTITY OF SEED COLLECTED.

60.EPD. 2 EPD - CVFTL MITIGATION FEE RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR TR35058 THE PROJECT MUST PROVIDE RECIEPT OF PAYMENT OF THE COACHELLA VALLEY FRINGE TOED LIZARD CONSERVATION PLAN MITIGATION FEE OF \$600/ACRE TO THE CENTER FOR LANDS MANAGEMENT.

60.EPD. 3 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 4 EPD - NESTING BIRD SURVEY RECOMMND

IF GRADING IS TO COMMENCE DURING THE BREEDING SEASON (MARCH 1-AUGUST 30) FOR ANY NESTING BIRDS A NESTING BIRD SURVEY MUST BE CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY AND A LETTER REPORT OF FINDINGS MUST BE SUBMITTED TO EPD. IF ACTIVE NESTS ARE PRESENT A MINIMUM BUFFER OF 300 FEET GRADING EXCLUSION

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD - NESTING BIRD SURVEY (cont.) RECOMMND

SHALL BE ESTABLISHED UNTIL BREEDING SEASON IS CONCLUDED.

60.EPD. 5 EPD - PSRTGS SURVEY/MITIGATION RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR TR35058 THE PROJECT SHALL HAVE A QUALIFIED BIOLOGIST HOLDING AN MOU WITH RIVERSIDE COUNTY CONDUCT A NEW FOCUSED SURVEY FOR PALM SPRINGS ROUND-TAILED GROUND SQUIRREL AND FINDINGS MUST BE SUBMITTED TO EPD FOR REVIEW. ALL OCCUPIED HABITAT SHALL BE MAPPED AND THE PROJECT MUST PROVIDE PROOF TO RIVERSIDE COUNTY EPD AN EQUAL AREA OF KNOWN PALM SPRINGS ROUND-TAILED GROUND SQUIRREL OCCUPIED HABITAT HAS BEEN PLACED INTO A DEDICATION OF PERPETUAL CONSERVATION UNDER MANAGEMENT OF THE CENTER FOR LANDS MANAGEMENT. AT A MINIMUM THE PREVOIUSLY IDENTIFIED 1 ACRE AREA OF OCCUPIED PSRTGS HABITAT SHALL BE PUT FORTH FOR CONSERVATION UNDER THE CVFTLP.

60.EPD. 6 EPD - LANDSCAPING REVIEW RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMIT FOR TR35058 THE PROJECT SHALL PROVIDE EPD PROOF THAT THE LANDSCAPING PLAN FOR THIS PROJECT HAS BEEN REVIEWED BY THE DIRECTOR OF THE COACHELLA VALLEY FRINGE TOED LIZARD PRESERVE AND AN ECS SHALL BE PROVIDED WHICH LISTS ALL PROHIBITED PLANTS.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1

MAP - TRAIL PLAN (cont.)

RECOMMND

Park and Open-Space District for review and approval. The trail plan show the class I bike trail to the north of 38th Avenue with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 10

MAP - PARCEL MAXIMUM GRADING

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of one-hundred per cent (100%) of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 11

MAP - COMMUNITY TRAIL ESMNT

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement that occurs along the northerly boundary of Avenue 38, closest to Lots 13, 14, and 15 on the southerly boundary of Avenue 38, within Tentative Tract Map 35058, and as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 13

MAP - BUILDING PAD GRADING

RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 14

MAP - HILLSIDE DEV. STANDARDS

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

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60.PLANNING. 15

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 16

MAP*- GRADING & BRUSHING AREA

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 19

MAP- AGENCY CLEARANCE

RECOMMND

A clearance letter from Coachella Valley Water District (CVWD) shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated November 20, 2008.

60.PLANNING. 21

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

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.

60.PLANNING. 26

MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Specific Plan No. 338, Substantial Conformance No. 1, and Tentative Tract No. 35058 have been approved and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 27

GEN*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of cultural resources investigations conducted for SP 338, archaeological monitoring shall be required for the first three feet of soil removal/disturbance for this implementing project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. 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 approval. Upon verification, the Planning Department shall clear this condition.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27

GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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. 28

GEN*- SPECIAL INTEREST MONITOR

RECOMMND

As a result of previous cultural resources assessment for SP 338, tribal monitoring is 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28

GEN*- SPECIAL INTEREST MONITOR (cont.)

RECOMMND

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. 29

SP - ARCHAEO M/M PROGRAM

RECOMMND

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

60.PLANNING. 30

SP - ACOE CLEARANCES

RECOMMND

"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

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60.PLANNING. 30

SP - ACOE CLEARANCES (cont.)

RECOMMND

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."

60.PLANNING. 31

SP - ARCHAEOLOGIST RETAINED

RECOMMND

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

60.PLANNING. 32

SP - NATIVE AMERICAN MONITOR

RECOMMND

Tribal monitor(s) from the appropriate Native American Tribe(s) shall be required on-site during all ground disturbance activities. The land divider/permit holder shall retain a qualified tribal monitor from the Agua Caliente Band of Cahuilla Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 SP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

signed contract between the appropriate Native American tribe and the land divider/permit holder for the monitoring of the project to the planning Department and to the Department of Building and Safety. The Native American monitor(s) shall have the authority to monitor all ground disturbance activities and shall have the authority to temporarily divert, redirect or halt grading activities to all recovery of cultural resources.

60.PLANNING. 33 SP - CULTURAL ARTIFACT AGRMT RECOMMND

Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of an Agreement with the appropriate Native American tribe(s) that addresses the treatment and disposition of all cultural resources discovered or impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area to the [state the name of the tribe(s) that will receive the artifacts] for proper treatment and disposition.

60.PLANNING. 34 SP - GEO/SOILS M/M PROGRAM RECOMMND

A clearance letter from the Riverside County Building and Safety Department shall be provided to the Riverside County Planning Department verifying compliance with the following Mitigation and Monitoring Program contained within adopted Environmental Impact Report No. 486, specifically as it relates to Geology and Soils, numbers SS-1 through SS-18, with a correction to SS-17 as follows: Where SS-17 or any other portion of the M/M Program refers to the Uniform Building Code, that reference shall be updated to refer to the California Building Code. Any reference tables from the Uniform Building Code within the M/M Program shall be rendered obsolete, and in place and in stead, the appropriate tables from the California Building Code shall apply.

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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - DRAINAGE SUBMIT PLANS (cont.) RECOMMND

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.

60.TRANS. 4 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 improvements shall be constructed prior to grading permit issuance.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1

MAP - EROSION CONTROL (cont.)

RECOMMND

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-SEWER/WATER AVAILABILITY

RECOMMND

CVWD sewer and water connections must be available prior to issuance of any building permits. The developer may be required to install additional facilities and provide land and/or easements for these facilities per CVWD "will serve letter dated 7/18/08.

EPD DEPARTMENT

80.EPD. 1

EPD-NO LIGHT INTO CV PRESERVE

RECOMMND

AS THE COACHELLA VALLEY PRESERVE IS LOCATED DIRECTLY NORTH OF AVE 38 ON THE NORTH OF THE PROJECT NO AMBIENT LIGHTING SHALL BE DIRECTED INTO THE PRESERVE AREA. PRIOR TO BUILDING PERMIT INSPECTION EPD SHALL VISIT THE SITE TO MAKE SURE NO LIGHTSOURCES IN THE NORTHERN EDGE OF THE PROPERTY IS DIRECTED INTO THE COACHELLA VALLEY PRESERVE AND THAT SHIELDING HAS BEEN INCORPORATED INTO THE LIGHTING DESIGN AS APPROPRIATE.

80.EPD. 2

EPD - LANDSCAPING REVIEW

RECOMMND

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

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~~80. PRIOR TO BLDG PRMT ISSUANCE~~

FIRE DEPARTMENT

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

80.FIRE. 2 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

PLANNING DEPARTMENT

80.PLANNING. 15 MAP - ACOUSTICAL STUDY

RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 17 MAP - SUBMIT BUILDING PLANS

RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - SUBMIT BUILDING PLANS (cont.) RECOMMND
TENTATIVE MAP.

80.PLANNING. 18 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. 26 SP - ENTRY MONUMENTATION RECOMMND

"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 A. 2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area 4 of the SPECIFIC PLAN, as shown on page 4.37."

80.PLANNING. 27 SP - POST GRADING REPORT RECOMMND

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

80.PLANNING. 28 SP - SCHOOL MITIGATION RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF RECOMMND

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

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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 improvements shall be constructed prior to building permit issuance.

80.TRANS. 5

MAP - FINAL MAP DRAIN EASEMENT

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. 6

MAP - DRAINAGE EASEMENT

RECOMMND

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

80.TRANS. 7

MAP -TR35058-4-LN VARNER ONSIT

RECOMMND

Prior to the issuance of a building permit for any implementing project that would have direct access on Varner Road, Varner Road shall be improved to four lanes between the western boundary of TR35058 and the eastern boundary of TR35058.

80.TRANS. 8

MAP -TR35058/6-LN VARNER ONSIT

RECOMMND

Prior to the issuance of a building permit for any implementing project that would increase the trip generation within the TR to more than 24,000 vpd, Varner Road shall be improved to six lanes between the western boundary of TR35058 and the eastern boundary of TR35058.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9

MAP -TR35058/4-LN VARNER OFFSI

RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058, Varner Road shall be improved to four lanes between the eastern boundary of TR35058 and Washington Street.

80.TRANS. 10

MAP -TR35058/6-LN VARNER OFF 1

RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 14,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Washington Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

80.TRANS. 11

MAP -TR35058/6-LN VARNER OFF 2

RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 22,700 vpd, Varner Road shall be improved to six lanes between Berkey Drive and Leopard Street. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

80.TRANS. 12

MAP -TR35058/6-LN VARNER OFF 3

RECOMMND

Prior to the issuance of a building permit for any implementing project within TR35058 that would increase the trip generation within the TR to more than 24,000 vpd, Varner Road shall be improved to six lanes between Leopard Street and the eastern boundary of TR35058. If condemnation is required to obtain offsite right-of-way, provisions contained in Ordinance 460, section 3.2.j, shall apply.

80.TRANS. 13

SP - VARNER RD OFF-SITE R/W

NOTAPPLY

Prior to the issuance of the 500th building permit the project proponent shall obtain sufficient off-site right-of-way along Varner Road from the project boundary to Washington Street to facilitate the construction of 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) and turning lanes as approved by the Transportation Department. Developer Impact Fee credit and other financial assistance provided by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 SP - VARNER RD OFF-SITE R/W (cont.) NOTAPPLY

County of Riverside may be available as approved by the
Transportation Department.

80.TRANS. 14 SP - VARNER RD OFF-SITE CONSTR NOTAPPLY

Prior to the issuance of the 1,000th building permit,
Varner Road from the project boundary to Washington Street
shall be designed and constructed to include 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 and turning lanes as
approved by the Transportation Department. Developer Impact
Fee credit and other financial assistance provided by the
County of Riverside may be available as approved by the
Transportation Department. The above mentioned improvements
shall include barrier rail and glare shield fencing between
Interstate 10 and Varner Road as approved by the
Transportation Department.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP*FEMA FORM APPRVL REQUIRED INEFFECT

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.

FIRE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48"

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90.FIRE. 5

USE-#27-EXTINGUISHERS (cont.)

RECOMMND

(inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 13

MAP*- AGENCY CLEARANCE

RECOMMND

A clearance letter from ___ shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated ___, summarized as follows:

90.PLANNING. 17

MAP*- ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and

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90.PLANNING. 17 MAP*- ORD 875 CVMSHCP FEE (2) (cont.) RECOMMND

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

90.PLANNING. 18 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.

TRANS DEPARTMENT

90.TRANS. 1 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 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

- 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. 2

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. 3

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:

- (1) Landscaping along Varner Road and 38th Avenue and all internal streets
- (2) Trails along 38th Avenue

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90.TRANS. 3

MAP - ANNEX L&LMD (cont.)

RECOMMND

- (3) Street lights on Varner Road and 38th Avenue
- (4) Traffic signals located on intersection which traffic signals is required.
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street sweeping

90.TRANS. 4

MAP - GRAFFITI ABATEMENT

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 5

MAP - TRAFFIC SIGNAL 2

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 6

MAP - STREET SWEEPING 2

RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 7

MAP-STORM DRAIN CHANNEL/BRIDGE

RECOMMND

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

90.TRANS. 8

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.

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90.TRANS. 9

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. 10

MAP - OWNER MAINTENANCE 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 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.

90.TRANS. 11

MAP - TS/INSTALLATION

RECOMMND

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

Berkey Drive (NS) at Varner Road (EW)-installation required prior to the issuance of any building permits within TR35058

Washington Street (NS) at Varner Road (EW), signal modification to accommodate added lanes, if and as necessary when lanes are added at the intersection

with fee credit eligibility.

Project Street "B" (NS) at Varner Road (EW)-in conjunction with development

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90.TRANS. 11

MAP - TS/INSTALLATION (cont.)

RECOMMND

Project Street "C" (NS) at Avenue 38 (EW)-in conjunction with development
Project Street "D" (NS) at Varner Road (EW)-in conjunction with development
Project Street "E" (NS) at Varner Road (EW)-in conjunction with development
Project Street "E" (NS) at Avenue 38 (EW)-in conjunction with development

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

90.TRANS. 12

SP - SP338/38TH AVE IMPROVEMEN

NOTAPPLY

Prior to the first building final inspection, 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 by the Transportation Department. The off-site portion of 38th Avenue (between the projects westerly boundary and Varner Road) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of this portion of 38th Avenue shall be coordinated with SP00360.

90.TRANS. 13

SP - SP338/VARNER IMPROVEMENT

NOTAPPLY

Prior to the first building final inspection, the following improvements shall be completed: Varner Road from the westerly project boundary east to the projects easterly boundary, matching the existing improvements along Varner Road shall be improved to provide the following: Varner Road shall be constructed to provide three eastbound and three westbound through lanes within a Major Highway right-of-way (118'). The cross-section of the corridor shall provide (south to north) 10-foot wide landscaping, 84-feet of pavement (14', 11', 11' eastbound through lane, 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. Varner Road frontage improvements adjacent to I-10 shall include installation of appropriate barrier and glare shields as approved by Cal Trans and County Transportation

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90.TRANS. 13

SP - SP338/VARNER IMPROVEMENT (cont.)

NOTAPPLY

Department. or as approved by the Transportation
Department.

90.TRANS. 14

SP - SP338 38TH AVE IMPROVEMEN

RECOMMND

Prior to the first building final inspection, the following improvements shall be completed, subject to such phasing of improvements as may be determined by the County Transportation Department or as approved by the Director of the Transportation Department. Avenue 38 shall be improved from the westerly project boundary to the easterly project boundary to the ultimate full cross-section. 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 classification as approved by the Transportation Department. The offsite portions of Avenue 38 (between the western project boundary and Varner Road and the eastern project boundary and Washington Street) shall be constructed per County Draft Standard 106, (32'/60'). The alignment of Avenue 38 shall be coordinated with TR34651 and PP22977.

90.TRANS. 15

SP - SP338/VARNER IMPROVEMENT

RECOMMND

Prior to the first building final inspection, the following improvements shall be completed, subject to such phasing of improvements as set forth previously in these conditions and as determined by the County Transportation Department or as approved by the Director of the Transportation Department. Varner Road shall be improved between the western and the eastern boundaries of TR35058 to provide, ultimately, three eastbound and three westbound through lanes within a Major Highway right-of-way (111'). The cross-section of the corridor shall provide (south-to-north) 5-foot wide landscaping, 84 feet of pavement (14', 11', 11', eastbound through lanes, 12-foot wide striped median, 11', 11', 14' westbound through lanes), 22 feet of landscaping which includes a 5-foot meandering sidewalk. Varner Road 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 including the phasing of this improvement, which may follow the approval of any implementing projects. Note: The easterly driveway on Varner Road (Lot No. 1) shall be restricted to right

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15

SP - SP338/VARNER IMPROVEMENT (cont.)

RECOMMND

turning movements only. Additional right-of-way along Varner Road shall be dedicated to accomodate a right turn lane as approved by the Transportation Department. A Hardscape raised center median shall be constructed on Varner Road from 'F' Street to easterly of the aforementioned driveway as approved by the Transportation Department.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

FIRE DEPARTMENT

100.FIRE. 1

SP - PERMITS

INEFFECT

Prior to any building permits Fire Department approval is required.

PLANNING DEPARTMENT

100.PLANNING. 1

SP *- Park Plans required

INEFFECT

PRIOR TO THE ISSUANCE OF THE 250th building permit within he SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Coachella Valley Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 6. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 6 and with the requirements of the Coachella Valley Recreation and Parks 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 *- START PARK CONST.

INEFFECT

Prior to the issuance of the 500th building permit, the construction of the park contained within Planning Area 6 of the SPECIFIC PLAN shall be initiated.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP *- Complete Park Const.

INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 6 shall be constructed and fully operable.

100.PLANNING. 4 SP - Count Res Build Permits

INEFFECT

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 1,756 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 5 SP - RES/COMMERCIAL RATIO

INEFFECT

This condition will track the issuance of new residential building permits to assure that sufficient commercial development is built concurrently. Prior to the issuance of the 1000th residential building permit within the SPECIFIC PLAN, building permits for 200,000 square feet of commercial space shall have been issued. At least 150,000 square feet of the commercial space shall be distributed equally in two of the following three planning areas: Planning Area 3, 4 or 5.

100.PLANNING. 6 SP *- Reporting Requirement

INEFFECT

PRIOR TO THE ISSUANCE OF THE 500TH RESIDENTIAL BUILDING PERMIT AND THE 750TH RESIDENTIAL BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A STATUS REPORT THAT PROVIDES THE FOLLOWING INFORMATION:

TOTAL RESIDENTIAL BUILDING PERMITS ISSUED BY PLANNING AREA
TOTAL RESIDENTIAL UNITS CONSTRUCTED BY PLANNING AREA
NAME, ADDRESS AND CONTACT INFORMATION FOR ALL BUILDERS
OPERATING WITHIN THE SPECIFIC PLAN

FLOOR PLANS FOR ANY RESIDENTIAL UNITS THAT HAVE BEEN
PERMITTED

TOTAL COMMERCIAL BUILDING PERMITS ISSUED BY PLANNING AREA
TOTAL COMMERCIAL SQUARE FOOTAGE CONTAINED IN EACH BUILDING
PERMIT

MARKETING REPORT INDICATING EFFORTS TO LEASE COMMERCIAL
SPACE, INCLUDING CURRENT SUCCESSES AND DIFFICULTIES

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 7

SP *- COMMERCIAL PERMITS

INEFFECT

PRIOR TO THE ISSUANCE OF ANY COMMERCIAL BUILDING PERMIT,
THE FOLLOWING INFORMATION SHALL BE SUBMITTED TO THE
PLANNING DEPARTMENT FOR THEIR REVIEW:

TOTAL NUMBER OF RESIDENTIAL BUILDING PERMITS THAT HAVE BEEN
ISSUED BY PLANNING AREA.

THE TOTAL NUMBER OF DWELLING UNITS THAT HAVE BEEN PERMITTED
AND/OR BUILT WITHIN EACH PLANNING AREA.

TOTAL AMOUNT OF COMMERCIAL DEVELOPMENT THAT HAS BEEN
PREVIOUSLY PERMITTED BY PLANNING AREA.