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Riverside County LMS  
CONDITIONS OF APPROVAL

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JT PLAN:TRANSMITTED Case #: PP24228

Parcel: 650-020-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for 81 affordable housing apartments within 10 two-story multiple dwelling buildings, one community building and 217 parking spaces on 14.2 acres

10. EVERY. 2                      USE - HOLD HARMLESS                      RECOMMND

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

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24228 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24228, Exhibit A dated 4/27/10.

APPROVED EXHIBIT L-1 and L-2 = Plot Plan No. 24228, Landscape Plans Exhibit L-1 and L-2, Amended No 1, Dated 10/1/09.

APPROVED EXHIBIT B-1 and B-2 = Plot Plan No. 24228, Elevations, Dated 9/10/09.

APPROVED EXHIBIT C-1, C-2 and C-3 = Plot Plan No. 24228, Floor Plans, Dated 9/10/09.

APPROVED EXHIBIT M = Plot Plan No. 24228, Color Board, Dated 9/10/09

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

APPROVED EXHIBIT W = Plot Plan No. 24228, Wall and Fence  
Plan Dated 4/27/10

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer 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 this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 3 USE -GIN INTRODUCTION RECOMMND

Improvements 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 Department Grading Division conditions of approval.

10.BS GRADE. 5 USE-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 and Safety Department.

10.BS GRADE. 6 USE-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. 7 USE-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 8 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height,

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10.BS GRADE. 8                      USE-G2.3SLOPE EROS CL PLAN (cont.)                      RECOMMND

are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 9                      USE-G2.5 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 10                      USE-G2.6SLOPE STABL'TY ANLYS                      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 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 11                      USE-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 & Water Conservation District.

10.BS GRADE. 12                      USE-G2.8MINIMUM DRNAGE GRADE                      RECOMMND

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

10.BS GRADE. 13                      USE-G2.9DRNAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 14                      USE-G2.10 SLOPE SETBACKS                      RECOMMND

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

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10.BS GRADE. 15                      USE-G2.23 OFFST. PAVED PKG                      RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 16                      USE-G.3.1NO B/PMT W/O G/PMT                      RECOMMND

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

10.BS GRADE. 17                      USE-G3.3RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 18                      USE-G3.4CRIB/RETAIN'G WALLS                      RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 19                      USE-G4.1E-CL 4:1 OR STEEPER                      RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

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10.BS GRADE. 20                      USE-G4.3PAVING INSPECTIONS                      RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 21                      USE-G2.17LOT TO LOT DRN ESMT                      RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 22                      USE-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.

E HEALTH DEPARTMENT

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

Plot Plan#24228 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

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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. 2                      USE-#89-RAPID HAZMAT BOX                      RECOMMND

Rapid entry 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. 3                      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. 4                      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. 5                      USE-#23-MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 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 CFC and Building(s) having a fire sprinkler system.

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PLANNING DEPARTMENT

10.PLANNING. 1                   USE - COMPLY WITH ORD./CODES                   RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on all APPROVED EXHIBITS unless otherwise amended by these conditions of approval.

10.PLANNING. 2                   USE - FEES FOR REVIEW                   RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4                   USE - COLORS & MATERIALS                   RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M.

10.PLANNING. 5                   USE - LAND DIVISION REQUIRED                   RECOMMND

The project is intended to be a for rent multi family housing product and is not intended to offer individual units for sale. Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded that would create separate legal lots in accordance with the Subdivision Map Act, Riverside County Ordinance No. 460, and any other pertinent ordinance.

Tentative Parcel Map No. 36217 was processed concurrently with this Plot Plan. The map was not intended to permit

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10.PLANNING. 5                   USE - LAND DIVISION REQUIRED (cont.)                   RECOMMND

individual sale of structures, all structures will be on lot 2 of the proposed map.

10.PLANNING. 7                   USE - BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), assuming the project would have a bedroom mix of forty (40) two bedroom units, and forty one (41) three bedroom units, for a total of 205.75 required spaces, 81 covered spaces and 7 handicap spaces.

10.PLANNING. 9                   USE - NO OUTDOOR ADVERTISING                   RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 11                  USE - PHASE BY NEW PERMIT                   RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 14                  USE - NO OFF-ROAD USES ALLOWED                   RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 15                  USE - EXTERIOR NOISE LEVELS                   RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 55 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to



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10.PLANNING. 15                      USE - EXTERIOR NOISE LEVELS (cont.)                      RECOMMND

remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 16                      USE - NOISE MONITORING REPORTS                      RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 17                      USE - AGRICULTURE CODES                      RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 18                      USE- NO EA FOR GRADING                      RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed

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10.PLANNING. 18 USE- NO EA FOR GRADING (cont.) RECOMMND

21,000 cubic yards of cut and 26,400 cubic yards of fill.

10.PLANNING. 19 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 21 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 22 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 25 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10.PLANNING. 26 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 29 USE - C/W DESIGN GUIDELINES

RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

10.PLANNING. 31 USE - 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

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - LOW PALEO (cont.)

RECOMMND

activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with 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. 32 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's

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10.PLANNING. 32                      USE - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

association, or any other successor-in-interest,  
whichever occurs later.

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

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

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

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

10.PLANNING. 33                      USE - GEO02174                      RECOMMND

County Geologic Report (GEO) No. 2174, submitted for this  
project (PM36217 and PP24228) was prepared by Soils  
Southwest, Inc. and is entitled "Report of Soils and  
Foundation Evaluations, Proposes Multi-Unit Apartment  
Complex, NWC Robert Road & El Centro Way, Thousand Palms,  
California, APN: 650-020-008", Project No. 09006-F, dated  
February 26, 2008. In addition, Soils Southwest, Inc.  
submitted "Response to Review Comments, County Geologic  
Report 2174, Dated November 17, 2009", dated December 1,  
2009. This document is herein incorporated as a part of  
GEO02174.

GEO02174 concluded:

1.There are no known active or potentially active faults  
that pass through or towards the subject site.

2.It is considered remote that surface fault rupture will  
affect the site.

3.Moderate to severe groundshaking will be a primary  
seismic hazard to the site.

4.Groundwater levels are unlikely to come closer than 100  
feet below ground surface.

5.Site soil liquefaction susceptibility potential during an

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10.PLANNING. 33 USE - GEO02174 (cont.)

RECOMMND

earthquake should be considered as remote.

6.The potential for lateral spreading of the subject site is considered remote.

7.The project site is underlain by up to 3 to 3.5 feet of loose top soil and possibly some alluvial soils that are moderately susceptible to differential settlement due to seismic shaking.

8.The potential for tsunamis, seiches, and failure of manmade reservoirs, tanks and aqueducts is considered remote.

9.The potential for seismically induced landslides is considered remote.

GEO02174 recommended:

1.Prior to grading, the site should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc..

2.The site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

GEO02174 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02174 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. 34 USE - 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:

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made 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. 35

USE - 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.

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10. PLANNING. 35                      USE - INADVERTANT ARCHAEO FIND (cont.)                      RECOMMND

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. 36                      USE - ORD 875 CVMSHCP FEE                      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". 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. 37                      USE - COVERED PLAY EQUIPMENT                      RECOMMND

All children's play equipment shall be shaded by a structure, sail, or fabric of some kind such that the majority of the equipment is shaded for at least 65% of the day. Play equipment that uses water in a recreation fashion shall be exempt from the requirements of this condition.



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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 5 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner 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 exhibit 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 exhibit 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. 6 USE - ASSESS/BENEFIT DIST 1

RECOMMND

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

10.TRANS. 7 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 8 USE - 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. 9 USE - 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

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10.TRANS. 9

USE - TS/CONDITIONS (cont.)

RECOMMND

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.

Project Access (NS) at:

Del Norte Way (EW) - #1

El Centro Way (EW) - #2

Robert Road (NS) at:

Del Norte Way (EW) - #3

El Centro Way (EW) - #4

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

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

10.TRANS. 10

USE - 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 and CVWD.

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10. GENERAL CONDITIONS

10.TRANS. 11

USE - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. The subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 12

USE - FLOOD HAZARD REPORT 1

RECOMMND

This is a proposal to divide 40 acres into 3 residential lots (TPM 36217) (APN 650-020-008). The site is located on the west of Robert Road on the north side of La Canada Way and south of Del Norte Way in the unincorporated territory of Thousand Palms, County of Riverside, State of California. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of flows onto adjacent properties and thus be in violation of Ordinance 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finished grade/surface.

10.TRANS. 13

USE - FLOOD HAZARD REPORT 2

RECOMMND

This project is located in an area subject to shallow flooding and is designated Zone AO, depth of 1 foot on panel 06065C1585G on the Federal Flood Insurance Rate Maps

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10. GENERAL CONDITIONS

10.TRANS. 13 USE - FLOOD HAZARD REPORT 2 (cont.) RECOMMND

which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 14 USE - INCREASED RUNOFF RECOMMND

The proposed development of this site would adversely impact the downstream properties by increasing the rate and volume of flood flows. To mitigate this impact, the construction of detention basins will be required to reduce the incremental increase of the 100-year storm event.

10.TRANS. 15 USE - RETENTION AND STORAGE RECOMMND

For retention basin sizing and calculations refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS MAP-RETENTION AND STORAGE.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      USE\* -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.

60.BS GRADE. 2                      USE\*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 (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 a waiver of the review.

60.BS GRADE. 3                      USE\* PM 10 CLASS REQUIRED                      RECOMMND

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

60.BS GRADE. 4                      USE-G2.1 GRADING BONDS                      RECOMMND

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

60.BS GRADE. 5                      USE-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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 USE-G2.4GEOTECH/SOILS RPTS (cont.)

RECOMMND

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. 6 USE-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 & Water Conservation District.

60.BS GRADE. 7 USE-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. 8 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G2.16REC'D ESMT REQ'D

RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10. USE-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.

60.BS GRADE. 11 USE 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.

PLANNING DEPARTMENT

60.PLANNING. 5 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42201 which must be satisfied prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

USE - MITIGATION MONITORING (cont.)

RECOMMND

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

60.PLANNING. 7

USE - BLOWSAND & DUST CONTROL

RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

- a) The use of irrigation during any construction activities;
- b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and
- c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 9

USE - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 4/27/2010, summarized as follows:

Project must meet the requirements of County Ord. 458  
Specified Open Space Areas shall ensure flow through of off site storm water.

Parcels 1 and 3 shall contain no structures.

The applicant shall have the FEMA Elevation Certificate completed and submitted to the County prior to final inspection.

Construction of Block walls, additional structures or additional fill on this lot may be in violation of County Ord. 458.

Please see entire letter for details.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24228, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 13 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Tentative Parcel Map No. 36217 has been recorded and Change of Zone No. 7717 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 14 USE - CULTURAL RESOURCES PROFE

RECOMMND

As a result of an archaeological investigation (PD-A-4601) prepared for the subject parcel, it was determined that archaeological monitoring shall be required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14                      USE - CULTURAL RESOURCES PROFE (cont.)                      RECOMMND

clear this condition.

NOTE:

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

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

TRANS DEPARTMENT

60.TRANS. 1                              USE - TRANSPORTATION CLEARANCE                              RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2                              USE - 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.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1                              USE - EROSION CONTROL                              RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 2 PUBLIC OR SEMIPUBLIC POOLS/SPA

RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 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.

80.FIRE. 2 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."

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ACOUSTICAL STUDY

RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - ACOUSTICAL STUDY (cont.)

RECOMMND

35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B-1 and B-2.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C-1 and C-2.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                   USE - MINIMUM FLOOR AREA                   RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

80.PLANNING. 10                USE - MAXIMUM DWELLING UNITS                RECOMMND

A maximum of eighty one (81) dwelling units are allowed under this permit.

80.PLANNING. 14                USE - REC & PARK DIST MITIG.                RECOMMND

The permit holder shall enter into an agreement with the Desert Recreation District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15                USE - MITIGATION MONITORING                RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42201 which must be satisfied prior to the issuance of a building permit.

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

80.PLANNING. 17                USE - HEIGHT LIMITATIONS                RECOMMND

All buildings and structures within this permit shall not exceed \_\_\_ feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 USE - HEIGHT LIMITATIONS (cont.)

RECOMMND

regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 19 USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Tentative Parcel Map No. 36217 is recorded and Change of Zone No. 7177 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80.PLANNING. 24 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 25 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 24258, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 26 USE - SWPPP BMPs REQUIRED

RECOMMND

For developements of five (5) acres or more, the permit holder shall include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants or tenants of the subject site shall receive educational materials on good housekeeping practices which contribute to the protection of storm water quality. These educational materials shall be provided by the Riverside County Flood Control and Water Coservation District and shall be distributed by the permit holder. These materials shall address good housekeeping practices associated with the subject site's land use or uses (e.g. good housekeeping practices for office commercial, retail commercial, vehicle-related commercial, or industrial land uses). Employers at this site shall adapt these materials for training their

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26

USE - SWPPP BMPs REQUIRED (cont.)

RECOMMND

employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to area landscaping. The applicator shall apply all pesticides in accordance with strict pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to the area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The catch basins, more particularly described on EXHIBIT A-1 and A-2, shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year. 'ONLY RAIN IN THE DRAIN' and 'NO DUMPING' shall be stenciled on the catch basin openings. Stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The 'water quality inlet(s), oil/water separator(s) and trash racks', more particularly described on EXHIBIT A-1 and A-2 shall be inspected and, if necessary, cleaned by the permit holder no later than October 15th of each year (BMP S4 & S13);

The permit holder shall keep the subject site free of litter. Litter shall be placed in recepticals and recepticals shall be emptied at least once a month. Where improper disposal of trash has occurred, the permit holder shall take corrective action within forty-eight (48) hours of discovery (BMP N5);

The driveways and parking lots, more particularly described on EXHIBIT A-1 and A-2, shall be swept by the permit holder at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permit holder shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance

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80.PLANNING. 26                   USE - SWPPP BMPs REQUIRED (cont.) (cont.)                   RECOMMND  
of a particular BMP (BMP N14).

80.PLANNING. 27                   USE LC LANDSCAPE PLOT PLAN                   RECOMMND

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

At minimum, plans shall include the following components:

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

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

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

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

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

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

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

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

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

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



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80.PLANNING. 27

USE LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

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

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

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

80.PLANNING. 28

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow

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80.PLANNING. 28                      USE - LC LANDSCAPE SECURITIES (cont.)                      RECOMMND

adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 29                      USE - ORD 875 CVMSHCP FEE                      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". 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.

TRANS DEPARTMENT

80.TRANS. 3                              USE - TUMF                              RECOMMND

Prior to the issuance of a building permit, the project proponent 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.

80.TRANS. 4                              USE - R-O-W DEDICATION                      RECOMMND

Sufficient public street right-of-way along Robert Road shall be conveyed for public use to provide for a 33-foot

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80.TRANS. 4 USE - R-O-W DEDICATION (cont.)

RECOMMND

half-width right-of-way.

Sufficient public street right-of-way along El Centro Way shall be conveyed for public use to provide for a 60-foot full- width right-of-way including standard corner cutback.

Sufficient public street right-of-way along Del Norte Way shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

80.TRANS. 6 USE - 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.

80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, 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 by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Robert Road, El Centro Way and Del Norte Way.
- (2) Streetlights on Robert Road, El Centro Way and Del Norte Way.
- (3) Street sweeping along Robert Road, El Centro Way and Del Norte Way.

For street lighting, 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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80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (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.

80.TRANS. 12 USE - LIGHTING 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 street 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. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Robert Road, El Centro Way, Del Norte Way and submitted to the Transportation Department. Landscape design shall incorporate and desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving, sand and gravel is encouraged. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County

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80.TRANS. 13                      USE -LANDSCAPING/TRAIL COM/IND (cont.)                      RECOMMND

plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 14                      USE - TS/DESIGN                      RECOMMND

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

None

80.TRANS. 15                      USE - TS/GEOMETRICS                      RECOMMND

The intersection of Project Access (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: N/A  
Eastbound: one through lane  
Westbound: one through lane

The intersection of Project Access (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane

The intersection of Robert Road (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane

NOTE: All-Way stop control shall be provided.

The intersection of Robert Road (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane

NOTE: Cross-Street stop control shall be provided on El Centro Way.

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80.TRANS. 15 USE - TS/GEOMETRICS (cont.)

RECOMMND

or as approved by the Transportation Department.

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

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

80.TRANS. 16 USE - DRAIN EASEMT 1

RECOMMND

The owner of the project shall delineate the locations of the retention basins and record a drainage easement over said area for flood control purposes. A note shall be placed on the documents identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

80.TRANS. 17 USE - DRAINAGE SUBMIT PLANS

RECOMMND

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

80.TRANS. 20 USE - CVWD FLOOD MGMNT REVIEW

RECOMMND

The applicant or developer will submit grading plans, street improvement plans, hydrologic calculations, hydraulic calculations and all other pertinent information required for the flood management review and approval by CVWD in compliance with Riverside County Ordinance 458. The developer is required to pay all additional fees required by CVWD for the above-mentioned review.

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80.TRANS. 21                      USE - RETENTION AND STORAGE                      RECOMMND

For retention basin sizing and ~~calculations~~ refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in PRIOR TO BLDG PRMT ISSUANCE      80.TRANS      RETENTION AND STORAGE.

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.

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE\*G4.3PAVING INSPECTIONS                      RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT BUS PLAN                      RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the

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90.E HEALTH. 2                   USE - HAZMAT REVIEW (cont.)                   RECOMMND

business in accordance with applicable County Ordinances.

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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.

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-#012-PUB TYP BUILD                   RECOMMND

PUBLIC TYPE BUILDINGS

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



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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42201. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE - HEIGHT LIMITATIONS

RECOMMND

All buildings and structures within this permit shall not exceed forty feet (40') in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA

RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE

RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of two hundred and five (205) parking spaces shall be provided as shown on the ~~APPROVED EXHIBIT A~~, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of seven (7) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches.

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 8 USE - COVERED PARKING SPACES

RECOMMND

A minimum of eighty one (81) parking spaces] shall be covered by a carport or enclosed garage.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

90.PLANNING. 13 USE - NO ROOF EQUIPMENT

RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the

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90.PLANNING. 15                      USE - UTILITIES UNDERGROUND (cont.)                      RECOMMND

utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17                      USE - CURBS ALONG PLANTERS                      RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 20                      USE - TRASH ENCLOSURES                      RECOMMND

Ten (10) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening where not abutting sidewalks and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 22                      USE - QUIMBY ACT FEE                      RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Desert Recreation District.

90.PLANNING. 23                      USE - REMOVE OUTDOOR ADVERTISE                      RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

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90.PLANNING. 24 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT W, the approved fencing plan.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

90.PLANNING. 31 USE - FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 24228, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 USE - 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 installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall

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90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24228 has been calculated to be 1.2 net acres.

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.

90.PLANNING. 33 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 34 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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

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90.PLANNING. 35

USE - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 36

USE - ORD 875 CVMSHCP FEE

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". 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.

TRANS DEPARTMENT

90.TRANS. 1

USE - 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

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JT PLAN:TRANSMITTED Case #: PP24228

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      USE - IMP PLANS (cont.)                      RECOMMND

Transportation Department. ~~Completion of~~ road improvements does not imply acceptance for maintenance by County.

90.TRANS. 5                      USE - SIGNING & STRIPING                      RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. The design of the signing and striping plan shall conform to all applicable standards for improvements within the school zone. 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.

90.TRANS. 8                      USE STREETLIGHT AUTHORIZATION                      RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9                      USE - STREET LIGHTS INSTALL                      RECOMMND

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

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

It shall be the responsibility of the Developer to ensure that street lights are energized ~~along the streets~~ associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

USE - IMPROVEMENTS

RECOMMND

Robert Road shall be improved with 22-feet of asphalt concrete pavement and concrete curb and gutter within the 33-foot half-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66')

NOTE: A 11-foot wide concrete sidewalk shall be constructed within the 11-foot parkway.

El Centro Way shall be improved with 40-feet of asphalt concrete pavement and transition to a full radius cul-de-sac at the end of El Centro Way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 10-foot parkway.

Del Norte Way shall be improved with with 32-feet of asphalt concrete pavement and transition to a full radius cul-de-sac at the end of Del Norte Way within a 45-foot part-width right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 10-foot parkway

90.TRANS. 16

USE - 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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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17

USE - 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. 18

USE-DEDICATIONS/ACCEPTANCE

RECOMMND

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

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

90.TRANS. 21

USE -ANNEX L&LMD/OTHER DIST

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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Robert Road, El Centro Way and Del Norte Way.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE -ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(2) Streetlights on Robert Road, El Centro Way and Del Norte Way.

(3) Street sweeping along Robert Road, El Centro Way and Del Norte Way.

90.TRANS. 22 USE - DRIVEWAYS RECOMMND

The driveways shall designed and constructed in accordance with County Standard No. 207A and shall be located in accordance with Exhibit "A" for Plot Plan No. 24228.

90.TRANS. 23 USE - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 24 USE - DRAINAGE IMPROV NOTICE RECOMMND

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

90.TRANS. 25 USE - OWNER MAINTENANCE NOTICE RECOMMND

The project owner shall record sufficient documentation to be 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 project owner shall prepare the CC&R, or any other agreements and obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. The agreement 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.



## Riverside County Farm Bureau, Inc.

21160 Box Springs Road, Suite 102, Moreno Valley, California 92557-8706  
Telephone 951.684.6732 FAX 951.782.0621 E-mail [President@RiversideCFB.com](mailto:President@RiversideCFB.com)  
[www.RiversideCFB.com](http://www.RiversideCFB.com) Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

April 19, 2010

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Serving  
Riverside  
County  
Agriculture  
Since  
1917

Mr. David K. Huff, Deputy County Counsel

County of Riverside

3960 Orange Street

Riverside, CA 92501

Dear Mr. Huff,

The Riverside County Farm Bureau (RCFB) is very concerned about the proposed amendment to the Riverside County Code regarding the Citrus/Vineyard Zone (CV Zone) to allow churches and other places of worship along with private and public schools into the CV Zone.

The RCFB agrees with the Temecula Valley Winegrowers Association (TVWA) that churches and schools are "incompatible uses" in the CV Zone.

The CV Zone was established in order to preserve, protect, and promote vineyards, wineries, and citrus crops. It was not established to allow schools or places of worship to dictate everyday agricultural activities and practices.

At this time, AB 1721 (The Healthy and Safe School Zones Act, Swanson -D Oakland) is going through the review process in Sacramento. If this bill passes, it will not allow restricted-use pesticides used for purposes of production agriculture or a state pest eradication or control program to be applied within one-half mile of a school site within 24 hours of when children are or will be present. While there are already precautions taken around schools to insure pesticides are not applied near schools when children are present, a 24 hour limit would curtail application to a short window only on weekends (assuming no school games, practices, or other school activities are taking place) that would not be realistic in dealing with pest outbreaks and re-entry requirements during harvest season. This bill would include children attending church related Sunday schools and mid-week special school sessions.

We encourage the Riverside County Board of Supervisors to drop their proposed amendment to the CV Zone. The amendment to allow places of worship and schools into the CV Zone is not compatible with the main reason the CV Zone was established in the first place - to preserve, protect, and promote agriculture.

Sincerely yours,

Grant Chaffin  
President

CC: RCFB Board

Riverside County Board of Supervisors

Temecula Valley Winegrowers Association

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PARCEL MAP Parcel Map #: PM36217

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36217 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36217, dated 4/27/10

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

Tentative Parcel Map No. 36217 is proposing a Schedule H subdivision of 40 acres into 4 parcels, three open space lots and one residential lot intended for high density residential development.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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PARCEL MAP Parcel Map #: PM36217

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10. GENERAL CONDITIONS

10.BS GRADE. 1                      MAP-GIN INTRODUCTION (cont.)                      RECOMMND

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 1 to May 31.

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.

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RCEL MAP Parcel Map #: PM36217

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10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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 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                      CVWD WATER AND SEWER SERVICE                      RECOMMND

Parcel Map#36217 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the

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10. GENERAL CONDITIONS

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

responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

FIRE DEPARTMENT

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

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

10.FIRE. 3 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 1500 GPM and an actual fire flow available from any one hydrant shall be 1500 GPM for 2-hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-2 zone.



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CEL MAP Parcel Map #: PM36217

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10. GENERAL CONDITIONS

10.PLANNING. 8

MAP - 90 DAYS TO PROTEST

RECOMMND

The project applicant 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.

10.PLANNING. 9

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. 12

MAP - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the 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. 13

MAP - OFF-HIGHWAY VEHICLE USE

RECOMMND

No recreational off-highway vehicle use shall be allowed on any parcel created by this tentative map ~~or the eventual~~ final map. The landowners shall secure all parcels and shall prevent all recreational off-highway vehicles from using the property.

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - 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. 17

MAP - 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),

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10. GENERAL CONDITIONS

10.PLANNING. 17                      MAP - INADVERTANT ARCHAEO FIND (cont.)                      RECOMMND

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. 18                      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

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

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

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with 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. 19

MAP - GEO02174

RECOMMND

County Geologic Report (GEO) No. 2174, submitted for this project (PM36217 and PP24228) was prepared by Soils Southwest, Inc. and is entitled "Report of Soils and Foundation Evaluations, Proposes Multi-Unit Apartment Complex, NWC Robert Road & El Centro Way, Thousand Palms, California, APN: 650-020-008", Project No. 09006-F, dated February 26, 2008. In addition, Soils Southwest, Inc. submitted "Response to Review Comments, County Geologic Report 2174, Dated November 17, 2009", dated December 1, 2009. This document is herein incorporated as a part of GEO02174.

GEO02174 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 19

MAP - GEO02174 (cont.)

RECOMMND

1. There are no known active or potentially active faults that pass through or towards the subject site.
2. It is considered remote that surface fault rupture will affect the site.
3. Moderate to severe groundshaking will be a primary seismic hazard to the site.
4. Groundwater levels are unlikely to come closer than 100 feet below ground surface.
5. Site soil liquefaction susceptibility potential during an earthquake should be considered as remote.
6. The potential for lateral spreading of the subject site is considered remote.
7. The project site is underlain by up to 3 to 3.5 feet of loose top soil and possibly some alluvial soils that are moderately susceptible to differential settlement due to seismic shaking.
8. The potential for tsunamis, seiches, and failure of manmade reservoirs, tanks and aqueducts is considered remote.
9. The potential for seismically induced landslides is considered remote.

GEO02174 recommended:

1. Prior to grading, the site should be cleared of surface and subsurface obstructions, including vegetation, roots, organic matter, debris, septic tanks, and cesspools, etc..
2. The site preparation and grading should include subexcavations, encompassing in minimum, the planned building foot-print areas and 5 feet beyond, to a vertical depth equal to the planned footing embedment + 24 inch, or to minimum 3 to 3.5 feet below the present grade, or to the depth as required to expose underlying moist, dense sandy natural soils as approved by soils engineer, whichever is greater.

GEO02174 satisfies the requirement for a Geologic Study for

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - GEO02174 (cont.) (cont.)

RECOMMND

Planning / CEQA purposes. GEO02174 ~~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. 20 MAP - ORD 875 CVMSHCP FEE

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". 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.

TRANS DEPARTMENT

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.)

RECOMMND

Transportation Department.

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. 8 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

10.TRANS. 9 MAP - FLOOD HAZARD REPORT 1

RECOMMND

This is a proposal to divide 40 acres into 3 residential lots (TPM 36217) (APN 650-020-008). The site is located on the west of Robert Road on the north side of La Canada Way and south of Del Norte Way in the unincorporated territory of Thousand Palms, County of Riverside, State of California. The project proponent ~~shall provide~~ mitigation measures to be incorporated into the development to prevent flooding of the site and downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - FLOOD HAZARD REPORT 1 (cont.)

RECOMMND

Construction of block walls may be in violation of Ordinance 458.12. When the District reviews a project for compliance with Ordinance 458.12, block walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458.12. Block walls can cause diversion and concentration of flows onto adjacent properties and thus be in violation of Ordinance 458.12 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, the District requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finished grade/surface.

10.TRANS. 10

MAP - FLOOD HAZARD REPORT 2

RECOMMND

This project is located in an area subject to shallow flooding and is designated Zone AO, depth of 1 foot on panel 06065C1585G on the Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 11

MAP - INCREASED RUNOFF

RECOMMND

The proposed development of this site would adversely impact the downstream properties by increasing the rate and volume of flood flows. To mitigate this impact, the construction of detention basins will be required to reduce the incremental increase of the 100-year storm event.

10.TRANS. 12

MAP - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and ~~calculations~~ refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in GENERAL CONDITONS 10.TRANS MAP-RETENTION AND STORAGE.



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10. GENERAL CONDITIONS

10.TRANS. 13

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.

Project Access (NS) at:

Del Norte Way (EW) - #1

El Centro Way (EW) - #2

Robert Road (NS) at:

Del Norte Way (EW) - #3

El Centro Way (EW) - #4

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP - EXPIRATION DATE (cont.)

RECOMMND

phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#67-ECS-GATE ENTRANCES

RECOMMND

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

50.FIRE. 3

MAP-#46-WATER PLANS

RECOMMND

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

50.FIRE. 4

MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50.FIRE. 5

MAP-#47-SECONDARY ACCESS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1

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. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-2 zone, and with the Riverside County Integrated Project (RCIP).

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

E. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.

50.PLANNING. 3

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Change of Zone No. 7717 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 designations and/or zones ultimately applied to the property.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6                      MAP - ANNEX TO PARK DISTRICT                      RECOMMND

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

50.PLANNING. 7                      MAP - QUIMBY FEES (1)                      RECOMMND

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

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

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

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

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

50.PLANNING. 20                      MAP - FEE BALANCE                      RECOMMND

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

50.PLANNING. 23                      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."

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W

RECOMMND

Sufficient right-of-way along Robert Road shall be dedicated for public use to provide for a 33-foot half-width right-of-way.

Sufficient right-of-way along El Centro Way shall be dedicated for public use to provide for a 60-foot full-width right-of-way.

Sufficient right-of-way along Del Norte Way shall be dedicated for public use to provide for a 45-foot part-width right-of-way.

50.TRANS. 6 MAP - EASEMENT

RECOMMND

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

50.TRANS. 13 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. 23 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. 24 MAP - FINAL MAP DRAIN EASEMENT 1

RECOMMND

The land divider shall delineate the locations of the retention basins on the final map and record a drainage easement over said area for flood control purposes. A note shall be placed on the final map identifying the easements and stating, "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." Maintenance will be performed by the individual property owners or Home Owner Association or as agreed to by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - DRAINAGE SUBMIT PLANS

RECOMMND

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

50.TRANS. 26 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. 27 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 basin). A viable maintenance mechanism acceptable to Riverside County should be provided for the retention basin 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 and also remove debris from the basins a minimum two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

50.TRANS. 28 MAP - CVWD FLOOD MGMNT REVIEW

RECOMMND

The applicant or developer will submit grading plans, street improvement plans, hydrologic calculations, hydraulic calculations and all other pertinent information required for the flood management review and approval by CVWD in compliance with Riverside County Ordinance 458. The developer is required to pay all additional fees required

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50. PRIOR TO MAP RECORDATION

50.TRANS. 28                      MAP - CVWD FLOOD MGMNT REVIEW (cont.)                      RECOMMND

by CVWD for the above-mentioned review.

50.TRANS. 29                      MAP - TS/DESIGN                      RECOMMND

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

None

50.TRANS. 30                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Project Access (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: N/A  
Eastbound: one through lane  
Westbound: one through lane

The intersection of Project Access (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane

The intersection of Robert Road (NS) at Del Norte Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane  
NOTE: All-Way stop control shall be provided.

The intersection of Robert Road (NS) at El Centro Way (EW) shall be improved to provide the following geometrics:

Northbound: one through lane  
Southbound: one through lane  
Eastbound: one through lane  
Westbound: one through lane  
NOTE: Cross-Street stop control shall be provided on El Centro Way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 30

MAP - TS/GEOMETRICS (cont.)

RECOMMND

or as approved by the Transportation Department.

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

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

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



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60. PRIOR TO GRADING PRMT ISSUANCE

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

Control and Water Conservation District.

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.)

RECOMMND

Transportation Department will be required.

60.BS GRADE. 6 MAP - NO PRECISE GRADE

RECOMMND

No precise grading permits shall be issued for any parcel(s) of this subdivision - unless an appropriate Land Use Permit has also been issued by the Planning Department and approved by the Board of Supervisors, for that same parcel(s).

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

RECOMMND

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10

MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 17

MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 18

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. 20

MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until Change of Zone No. 7717 has been approved and adopted by the Board of Supervisors and [has] [have] been made effective.

60.PLANNING. 21

MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of an archaeological investigation prepared for the subject parcel (PD-A-4601) it has been determined that archaeological monitoring shall be required.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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 or mitigation measure.

60.PLANNING. 22

MAP - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 4/27/2010, summarized as follows:

Project must meet the requirements of County Ord. 458

Specified Open Space Areas shall ensure flow through of off site storm water.

Parcels 1 and 3 shall contain no structures.

The applicant shall have the FEMA Elevation Certificate completed and submitted to the County prior to final inspection.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - CVWD CLEARANCE (cont.)

RECOMMND

Construction of Block walls, additional structures or additional fill on this lot may be in violation of County Ord. 458.

Please see entire letter for details.

TRANS DEPARTMENT

60.TRANS. 1

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.

0. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1

MAP - EROSION CONTROL

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/~~SEWR WILL SERVE~~

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES

RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9 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. 10 MAP - ORD 875 CVMSHCP FEE

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". 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - ORD 875 CVMSHCP FEE (cont.)

RECOMMND

appropriate fee set forth in that ordinance shall be required.

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.

80.TRANS. 2 MAP - RETENTION AND STORAGE

RECOMMND

For retention basin sizing and calculations refer to letter dated October 28, 2009 from Alan French to Majeed Farshad in PRIOR TO BLD PRMT ISSUANCE 80.TRANS MAP-RETENTION AND STORAGE.

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.

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - QUIMBY FEES (2) (cont.)

RECOMMND

park use in accordance with ~~Section 10.35~~ of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Desert Recreation District.

90.PLANNING. 7 MAP - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 8 MAP - ORD 875 CVMSHCP FEE

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". 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.



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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - DRAINAGE IMPROV NOTICE

RECOMMND

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

90.TRANS. 2

MAP - OWNER MAINT 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. 3

MAP - TS/INSTALLATION

RECOMMND

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

None