

7 CT MAP Tract #: TR33487

Parcel: 751-070-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 10 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake located within Assessors Parcel Numbers 751-070-004, etc. The subdivision includes 10 separate phases.

10. EVERY. 11 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. EVERY. 12 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33487 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33487, Amended Map No. 4 dated March 17, 2011.

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

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

10.BS GRADE. 5 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.

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10.BS GRADE. 6 MAP-G2.2 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 & Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planing Director for review and comment and to the Building & Safety Director for approval.

10.BS GRADE. 7 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'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.

10.BS GRADE. 8 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 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-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 Division of the Building and Safety Department.

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10.BS GRADE. 11 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than three feet from any point of exterior foundation. Drainage swales shall not be less than 1-1/2 inches deeper than the adjacent finish grade at the foundation.

10.BS GRADE. 12 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. 13 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.

10.BS GRADE. 14 MAP* 2.7a DRAINAGE DESIGN

RECOMMND

All stormwater control and protection, and drainage facilities design shall be in accordance with Riverside County Flood Control and Water District's letter regarding this application or, if not specifically addressed in their letter, in accordance with the following:

A hydrology study, hydraulic calculations, and grading plan, prepared by a civil engineer registered in the state of California; shall be submitted to the Department of Building and Safety for review. The study, calculations,

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10.BS GRADE. 14

MAP* 2.7a DRAINAGE DESIGN (cont.)

RECOMMND

and grading plan, shall provide for the acceptance of off-site stormwaters tributary to the property and for their conveyance through the property in a manner that does not cause stormwater diversion, concentration, or damage to downstream properties, as determined by good engineering practice and the Department of Building and Safety.

The study, calculations, and grading plan shall demonstrate that the incremental increase in runoff from a natural condition to a developed condition is retained on-site unless approval is obtained from the County Transportation Department allowing the use of streets for drainage purposes. Calculations shall be based on the 100 year storm event.

10.BS GRADE. 15

MAP-G1.4 NPDES/SWPPP

RECOMMND

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

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

10.BS GRADE. 17

MAP-G2.10 SLOPE SETBACKS

RECOMMND

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

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10.BS GRADE. 18 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 19 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP* - LAKES RECOMMND

Lakes must be maintained so as to prevent mosquito breeding. Lakes should be maintain to prevent odors and excess algae growth.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Tract Map#33487 is proposing Coachella Valley Water District (CVWD) potable water and sanitary 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.

Any existing septic system(s) and/or well(s) must be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour

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

duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

10.FIRE. 3 CASE - CASE STATEMENT RECOMMND

All entrances/exits shall be a minimum of 20 feet wide clear and unobstructed width. No islands, poles or other items may obstruct the drive lane(s).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP PROJECT AND WQMP RECOMMND

Tentative Tract 33487 is a proposal to subdivide 281 acres into 879 residential lots in the lower Coachella Valley. The project site is located on the east side of Tyler Street between Avenues 64 and 66. The site is located at the foot of a broad alluvial plan and a small sliver of the site is shown in a mapped floodplain. The District's review of this project is limited to water Quality only. The preliminary project specific Water Quality Management Plan (WQMP) prepared by Webb Associates proposes to drain the water quality volume from about 240 acres of the project into a lake located in the midsection of the project. Paseos spread throughout the project t would also augment the lake in capturing and treating storm runoff. About 8 acres of the development would be drained to a channel along the southern property lines of the project. The WQMP is prepared with the premise of capturing and reusing most of the runoff from the project. The District finds the preliminary project specific WQMP acceptable.

10.FLOOD RI. 2 MAP WQMP ESTABL MAINT ENTITY RECOMMND

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

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10.FLOOD RI. 2 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 5 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Colorado River Regional Water Quality Control Board Orders, and beginning June 15, 2009, projects submitted within the Whitewater River watershed of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality . To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to: a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) propose Best Management Practices (BMPs) as mitigation measures for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, the report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 4 MAP - MAP ACT & SP COMPLIANCE RECOMMND

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

This land division shall comply with the conditions of

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10.PLANNING. 4 MAP - MAP ACT & SP COMPLIANCE (cont.) RECOMMND

approval of Specific Plan No. 303, Amendment No. 2
(SP00303A2).

10.PLANNING. 5 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 6 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. 8 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 9 MAP - ZONING STANDARDS RECOMMND

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

10.PLANNING. 11 MAP - MAINTAIN FLOOD FACILITY RECOMMND

The land divider, and the land divider's successors in
interest, shall at all times maintain any and all required
stormwater, flood control and drainage facilities in a safe
condition, in good repair and in a manner capable of being
operated as designed.

10.PLANNING. 12 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).

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10.PLANNING. 13 MAP - NPDES COMPLIANCE

RECOMMND

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

10.PLANNING. 14 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. 15 MAP - RESIDENTIAL RV PARKING

RECOMMND

No recreational vehicle (RV) shall be stored in the front yard of, or on the driveway in the front of, any residential structure.

The storage of camper trailers, boats or other watercraft or non-commercial vehicles may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

NOTE: Reference Countwide Design Standards & Guidelines (1-13-04), p. 18.

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10.PLANNING. 18 MAP - COMMON EXT. NOISE LEVELS RECOMMND

Exterior noise levels produced by uses allowed under this permit within the common area, 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 65 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 land owner shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

10.PLANNING. 19 MAP - NOISE MONITORING REPORTS RECOMMND

The common area land owner 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 common area land owner 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 common area land owner shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 20 MAP - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all common area 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.)"

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10.PLANNING. 22 MAP - 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. 23 MAP - COMMON AREA MAINTENANCE RECOMMND

The common area shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 24 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plot Plan for each phase of development.

2. Model Home Complex Plot Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Landscaping plans for slopes exceeding 3 feet in height shall be submitted to Building & Safety, Grading Section only.

6. Each phase shall have a separate wall and fencing plan.

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10.PLANNING. 24 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

7. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 25 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone; conform to planning standards of Neighborhoods I, K, M (SP00303A2); conform to standards of Planning Areas I-1 thru I-11, K-1 thru K-3, and M-1 thru M-9.
- b. The minimum average width of each lot is 50 feet.
- c. The minimum parcel size is 5,000 square feet/acre.
- d. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 26 MAP - RES. DESIGN STRD. DESERT RECOMMND

This project is located within the Fourth Supervisorial District of Riverside County. In the Fourth District, single-story homes should be located on the perimeter of the development area (Countywide Design Standards & Guidelines, 1-13-04, p. 9).

Single and two-story residential dwelling units are approved as part of this TENTATIVE MAP, and two-story units shall be located away from the perimeter of the map. The maximum height of single-story units shall be 20 feet. The maximum height of two-story units shall be 30 feet. Where allowed, two-story units shall not be the exclusive residential dwelling unit home plan, but shall include at least one single-story floor plan at a minimum ratio of one

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10.PLANNING. 26 MAP - RES. DESIGN STRD. DESERT (cont.) RECOMMND

(1) single-story plan to every two (2) two-story plan.

10.PLANNING. 28 MAP - GEO01573 RECOMMND

County Geologic Report (GEO) No. 1573, submitted for this project (TR33487 & PP20965), was prepared by Geocon Inland Empire, Inc and is entitled: "Geotechnical Investigation, Kohl Ranch, Phase 1 Addition, Avenue 66 and Tyler Street, Riverside County, California", dated July 29, 2005. In addition, the following documents were submitted for this project and are herein incorporated as a part of GEO01573:

1. Geocon Inland Empire, Inc., October 20, 2004, Geotechnical Investigation, Kohl Ranch-Phase I, Avenue 66 and Tyler Street, Riverside County, California".

2. Earth Systems Southwest, February 15, 2006, "Supplement No. 1, Response to Liquefaction Report Review, County Geologic Report No. 1573, Tentative Tract No. 33487, Thermal Area, Riverside County, California".

3. Earth Systems Southwest, March 27, 2006, "Supplement No. 2, Second Response to Liquefaction Report Review, County Geologic Report No. 1573, Tentative Tract No. 33487, Thermal Area, Riverside County, California".

GEO NO. 1573 concluded:

1. Earth Systems Southwest is the geotechnical engineer of record.

2. No known active or potentially active faults cross the site.

3. The nearest known active fault and source of the design earthquake is the San Andreas Fault Zone located about 11.7 kilometers to the northeast of the site.

4. The anticipated high groundwater level is 7 feet below ground surface.

5. Soils beneath the site are potentially susceptible to liquefaction.

6. The potential for lateral spreading or sand boils to occur are considered low.

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10.PLANNING. 28

MAP - GEO01573 (cont.)

RECOMMND

7.Total liquefaction induced subsidence is estimated to range between 1.2 and 5.3 inches and differential settlement is estimated to be 2 inches over a span of 40 feet.

GEO No. 1573 recommended:

1.Structures are to be designed to accommodate the potential 2-inch liquefaction induced differential as well as the potential adverse effects of expansive soils using the appropriate category provided in the Geocon reports.

2.A post-tensioned slab in comparison with a regular concrete slab-on-grade will provide increase resistance to bending moments and potential loss of subgrade support due to liquefaction induced settlement.

3.Utilities connections should be flexible to allow for differential movement at the point of connection to the residences. For critical connection such as natural gas, an automatic shut-off should be considered.

4.Utility mains and laterals should use materials that are

GEO No. 1573 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1573 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and 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.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential and expansive soils as described elsewhere in this conditions set.

10.PLANNING. 29

MAP - ALUC LETTER

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the air navigation and safety requirements of the Riverside County

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10.PLANNING. 29 MAP - ALUC LETTER (cont.) RECOMMND

Airport Land Use Commission's letter dated March 1, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 30 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 31 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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10.PLANNING. 31 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 41 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 43 MAP - GEO01573 UPDATE RECOMMND

County Geologic Report (GEO) No. 1573 was originally prepared for this site for (TR33487 & PP20965; also accepted for review of PM34283) and was approved with Earth Systems Southwest (ESSW) as the consultant of record. GEO01573 documented relatively high groundwater levels and associated liquefaction hazard potential for the site. Site grading was performed on portions of this site in 2005 and 2006, prior to approval of the tract map and without benefit of grading permit. However, site grading activities were overseen by ESSW as detailed in their letter report entitled "Geotechnical and Hydrogeologic Status Update, Kohl Ranch, Quintana Development, Avenue 66 and Tyler, Valeria Area of Riverside County, California", dated March 28, 2011.

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10. GENERAL CONDITIONS

10.PLANNING. 43

MAP - GEO01573 UPDATE (cont.)

RECOMMND

The ESSW March 28, 2011 is herein incorporated as an updated to GEO01573 and ESSW remains geotechnical consultant of record for TR33487.

The ESSW March 28, 2011 report enumerates various geologic and geotechnical hazards associated with existing site conditions along with recommendations for addressing/mitigating these hazards, as follows:

1. Onsite soils have a relatively high potential for expansion. Given the dry climate, it is possible that these expansive soils have dried out over the last five years, which could result in significant shrinkage and cracking. This issue should be evaluated and mitigated as necessary when onsite activities resume.
2. The expansive soils should be taken into consideration when designing the foundations for the proposed structures.
3. Maintaining stable soil-moisture content will minimize the potential for future distress from shrinking or expansion of the soil.
4. Roadways may benefit from improving the strength of the soil, either with amendments or a geogrid. This issue should be evaluated further.
5. Shallow groundwater is present under the site, within about 10 feet of the ground surface in the lowest portions of the site. Dewatering will likely be required during installation of the deeper portions of the sewer and/or other utilities. Soils consist of clay and sand layers at various depths in different portions of the site, so dewatering activities will need to be tailored for the type of soil present at the locations of interest.
6. The bottom of the lake extends several feet below the level of the groundwater table. Care should be taken to not dewater the lake as this may result in damage to the lake lining.
7. A highly conductive sand layer is present beneath an overlying clay layer under much of the site. Deep excavations which penetrate through the clay layer and encounter the sand layer may be flooded in a short period of time. The clay layer can also "blow-out" if the

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10. GENERAL CONDITIONS

10.PLANNING. 43

MAP - GEO01573 UPDATE (cont.) (cont.)

RECOMMND

hydrostatic load exceeds the strength of the clay layer left in place. Excavations that extend below the level of the groundwater table should be performed with care.

8.Liquefaction potential and lateral spreading were evaluated as part of the prior work. Those evaluations were performed for the development as proposed at that time. Liquefaction potential should be re-evaluated if the proposed development is significantly altered.

9.Engineering standards continue to evolve, and the geotechnical recommendations for the site should be re-evaluated with respect to standards that have changed since 2006, such as but not limited to seismic parameters.

10.Piezometers were installed around the lake during construction to monitor changes in groundwater levels. Some of the piezometers may still be present. Piezometers that are no longer in use should be properly abandoned to minimize the potential for them to be routes for contamination to reach the groundwater.

11.Several reports were not finished when work was suspended, including a summary of the hydrogeologic activities associated with the lake installation. Those reports should be finished as part of completing development of the site.

This ESSW March 28, 2011 report is herein accepted as an update for GEO01573 and TR33487 for planning purposes. Prior to issuance of grading permits, additional grading permit specific investigation and design as described above, shall be submitted to Building and Safety and the County Geologist as described elsewhere in this conditions set.

TRANS DEPARTMENT

10.TRANS. 1

MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown

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10. GENERAL CONDITIONS

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

on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 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. 7 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 8 MAP - OFF-SITE PHASE RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 10 MAP- 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. 11 MAP - PRIVATE STREETS RECOMMND

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

10.TRANS. 12 MAP - TS/CONDITIONS RECOMMND

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

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

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

- Jackson Street (NS) at Airport Boulevard (EW)
- Jackson Street (NS) at Avenue 60 (EW)
- Jackson Street (NS) at Avenue 62 (EW)
- Van Buren Street (NS) at Airport Boulevard (EW)
- Van Buren Street (NS) at Avenue 60 (EW)
- Van Buren Street (NS) at Avenue 62 (EW)
- Harrison Street (NS) at Airport Boulevard (EW)
- Harrison Street (NS) at Avenue 60 (EW)
- Harrison Street (NS) at Avenue 62 (EW)

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10. GENERAL CONDITIONS

10.TRANS. 12

MAP - TS/CONDITIONS (cont.)

RECOMMND

Harrison Street (NS) at Avenue 64 (EW)
Harrison Street (NS) at Avenue 66 (EW)
Harrison Street (NS) at Middleton Street (EW)
Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Tyler Street (NS) at Project Access Drive 1/Lot "A" (EW)
Tyler Street (NS) at Avenue 66 (EW)
Street "A"/Lot "AF" (NS) at Avenue 64 (EW)
Street "A"/Lot "AF" (NS) at Avenue 66 (EW)
Polk Street (NS) at Airport Boulevard (EW)
Polk Street (NS) at Avenue 60 (EW)
Polk Street (NS) at Avenue 62 (EW)
Grapefruit Boulevard (NS) at Airport Boulevard (EW)
Grapefruit Boulevard (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 62 (EW)
Pierce Street (NS) at Avenue 66 (EW)
SR-86S (NS) at Airport Boulevard (EW)
SR-86S Southbound (NS) at Avenue 62 (EW)
SR-86S Northbound (NS) at Avenue 62 (EW)

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

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

10.TRANS. 13

MAP - FLOOD HAZARD REPORT

RECOMMND

This is a proposal to divide 279.13 acres into residential lots. The proposed development includes grading of the site to construct a lake in open space areas. The developer's engineer has prepared a technical drainage study (date May, 2006 revised December 16, 2009 and April 5, 2010) addressing the on-site drainage issues associated with the specific development areas. The developer will be required to provide a final hydrology and lake analyses of the project site based on the ultimate development condition for the property and identify proposed drainage improvement within the boundaries of the project area. The developer's final hydrology analysis shall document conformance with the Drainage Master Plan for the area and Riverside County ordinances.

The subdivider shall provide mitigation measures to contain

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10. GENERAL CONDITIONS

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

100 percent retention of the incremental increase of the post-development runoff from the 100 year storm as part of the drainage improvements for this project.

10.TRANS. 14 MAP - DESIGN DETENTION BASINS RECOMMND

The proposed lake will be required to have the capacity to fully retain all the 100-year storm discharge generated within the area of the projects. The lake will have adequate capacity to provide for a minimum one-foot of free board. An emergency overflow path needs to be addressed along with the potential impacts to adjacent properties.

10.TRANS. 15 MAP - ORD 460 10-YR/100-YR RECOMMND

The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The rolled curb and gutter treatment may result in additional inlets. Curb heights shall be limited to a maximum of 8-inches. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 16 MAP - DRAINAGE EASEMENT RECOMMND

The developer shall protect downstream properties from damages caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be recorded by separate instrument and noted as follows: "Drainage Easement - no building, obstructions, or encroachments are allowed", if the above mentioned easements are not recorded on the final map.

10.TRANS. 17 MAP - PERP DRAIN PATT/FACILITI RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 18

MAP - S VALLEY PARKWAY

RECOMMND

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

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

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

10.TRANS. 19

MAP - FLOOD HAZARD REPORT 2

RECOMMND

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

10.TRANS. 20

MAP - FLOOD HAZARD REPORT 3

RECOMMND

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide regional flood protection to the Thousand Palms area. The Coachella Valley Water District is currently in the planning phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer

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10. GENERAL CONDITIONS

10.TRANS. 20 MAP - FLOOD HAZARD REPORT 3 (cont.) RECOMMND

shall comply with Riverside County Ordinance No. 458.12.

10.TRANS. 21 MAP - DRAINAGE 4 RECOMMND

The developer shall delineate and record by separate instrument the locations of the drainage channels to the benefit of CVWD or Riverside County over said area for flood control purposes unless otherwise agreed to by the Director of Transportation. The land divider shall comply with the Coachella Valley Water District (CVWD) recommendations as outlined in their letter dated September 13, 2010, revised March 30, 2011. A note shall be placed on the final map as follows: "Prior to the development of this land division Drainage Easements shall be defined and recorded by separate instrument to the benefit of CVWD or Riverside County over said areas for flood control purposes. Maintenance of said Drainage Easements will be performed by Property Owners Association or as agreed to by CVWD or the Director of Transportation".

10.TRANS. 22 MAP - RETENTION BASIN RECOMMND

The proposed lake will be required to have the capacity to fully retain all the 100-year storm discharge generated within the area of the projects. The lake will also have adequate capacity to provide for a minimum one-foot of free-board. An emergency overflow path needs to be addressed along with the potential impacts to adjacent properties.

As required by CVWD, the lake is to retain the incremental difference of the pre and post development volumes. Therefore, the site total post volume is 92.50 af. Subtracting the existing volume of 62.71 af yields 29.89 af required total volume to be stored. The lake will have a constant elevation of 281.00. At that elevation the water surface area is 22.19 ac. There is an emergency overflow set at elevation 285.50. This allows the lake water surface to raise 4.50' before flowing to the east under the adjacent road. The total lake capacity, with 1' of freeboard, above the constant elevation is 77.67 af, which is more than twice the required volume.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site

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10. GENERAL CONDITIONS

10.TRANS. 22 MAP - RETENTION BASIN (cont.) RECOMMND

incremental storm runoff in the 100 year event.

10.TRANS. 23 MAP - RETENTION BASIN MAINTEN RECOMMND

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

10.TRANS. 24 MAP - ORD 460 10-YR/100-YR RECOMMND

The 10-year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth multiplied by Flow velocity) shall be less than or equal to 6. The rolled curb and gutter treatment may result in additional inlets. Curb heights shall be limited to a maximum of 8-inches. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 25 MAP - DRAIN EASEMENT RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 26 MAP - PERP DRAIN PATT/FACILITY RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

TRANS DEPARTMENT

20.TRANS. 1 MAP-WATER SUPPLY ASSMNT VERIFI RECOMMND

CVWD requires an approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) as part of the specific plan requirements. The project proponent is in contact with the District discussing the preparation of the WSA/WSV. CVWD requests withholding issuance of permits for this project until WSA/WSV has been approved.

20.TRANS. 2 MAP - SANITATION SERVICE RECOMMND

CVWD has issued a notice for sanitation service that can only be used and relied upon for the specific property it was issued for and shall expire three (3) years form date

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 2 MAP - SANITATION SERVICE (cont.) RECOMMND

of issuance. Sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

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

All phases of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. All phasing shall be in accordance with Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAILS AND BIKEWAYS RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement(s) for trail purposes. This easement shall be as shown on the approved trails plan.

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.

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50. PRIOR TO MAP RECORDATION

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 5,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 3

MAP - REQUIRED APPLICATIONS

RECOMMND

No FINAL MAP shall record until Specific Plan No. 303, Amendment No. 2 and Change of Zone No. 7742 have been approved and adopted by the Board of Supervisors and have been made effective; to be "effective" includes, but is not limited to, the adoption of a final specific plan resolution and final zoning map by the Board of Supervisors. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 4

MAP - DESERT REC DISTRICT

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Desert Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - DESERT REC DISTRICT (cont.) RECOMMND

land division in accordance with Section 10.35 of Ordinance No. 460.

50.PLANNING. 5 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. 6 MAP - ECS AFFECTED LOTS RECOMMND

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

50.PLANNING. 7 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Lot Nos. 1-879, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

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

50.PLANNING. 8 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 9 MAP - ECS NOTE AIRPORT RECOMMND

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

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

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA RECOMMND

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10

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

RECOMMND

identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 11 MAP - FEE BALANCE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - MITIGATION MONITORING

RECOMMND

The land divider shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and EIR 396 which must be satisfied prior to the recordation of the final map.

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

50.PLANNING. 13 MAP - SUBMIT DESIGN MANUAL

RECOMMND

The land divider shall submit five (5) copies of a design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, and the following:

a. Provide a copy of the approved tentative map within the design manual.

b. Provide a map which clearly depicts the locations where two-story dwelling units may be located. Two-story dwelling units shall be located away from the perimeter of the tentative map.

c. The "perimeter" of the development shall be defined as lots adjacent to or near Tyler Street and Avenue 66 and the interal spine roadway ("E" Street) and Avenue 64. All such lots shall be one-story dwellings.

d. The lot coverage of all lots 7200 square feet or greater shall be not more than 50 percent; the lot coverage of lots less than 7200 square feet shall be not more than 60 percent. Concept lot coverage examples shall be shown in the design manual.

50.PLANNING. 16 MAP - ALUC CLEARANCE

RECOMMND

A clearance letter from Riverside County Airport Land Use Commission, or the commission's staff, shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated March 1, 2010, copy attached.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18

MAP- ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-4002 was prepared for this property on December 12, 1994 by RMW Paleo Associates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results and recommendations of the report."

50.PLANNING. 19

MAP - LC LNDS CP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.PLANNING. 20

MAP - ECS - GEOLOGIC HAZARDS

RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site) AND the site may require remedial grading due to the extended amount of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20

MAP - ECS - GEOLOGIC HAZARDS (cont.)

RECOMMND

time since it was originally mass graded AND the lake constructed on this site must be evaluated relative to the lake's liner and the underlying water table. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1573, is subject to the potential hazard of liquefaction and various geotechnical issues must be addressed as a matter of developing this property. Therefore, mitigation of these hazards, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

TRANS DEPARTMENT

50.TRANS. 1

MAP - DEDICATIONS

RECOMMND

64th Avenue shall be improved within a 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, with 8-inch curb and gutter. (76'/118')

Tyler Street shall be improved within a 44-foot half-width dedicated right-of-way in accordance with General Plan Circulation Element and County standard No. 94, with six-inch curb and gutter. (64'/94') Modified (with 12-foot parkway)

The street along the easterly project boundary referred to as the "Spine Road" and designated as Lot "AF" is designated on the Circulation Element of the General Plan as a Major Highway. As such, Lot "AF" shall be improved within the dedicated 118-foot right-of-way in accordance with Standard No. 93, modified to a street width of 76-foot measured from curb to curb including a 12-foot center median as approved by the Transportation Department.

Additional right-of-way shall be dedicated for public use to facilitate the installation of turning lanes as approved by the Transportation Department.

64th Avenue, Tyler Street and street along easterly project boundary designated as Lot "AF" shall be constructed prior to occupancy of first lot.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - EXISTING MAINTAINED

RECOMMND

66th Avenue is a paved County maintained road and shall be improved with 8-inch concrete curb and gutter and 5-foot wide meandering concrete sidewalk and a raised and landscaped center median located 55-feet from the curb and match up asphalt concrete paving as determined by the Transportation Department within a 76-foot half-width dedicated right of way in accordance with County Standard No. 91. (110'/152')

Above mentioned improvements shall include 10-foot wide Class I Bikeway within 21' parkway.

Tyler Street is a paved County maintained road designated as a Secondary Highway on the Draft General Plan Circulation Element and shall be improved with 6-inch concrete curb, located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 44-foot half-width dedicated right-of-way in accordance with County Standard No. 94. (64'/94') Modified

Additional right-of-way shall be dedicated for public use to facilitate the installation of turning lanes as approved by the Transportation Department.

66th Avenue and Tyler Street shall be constructed prior to occupancy of first lot.

50.TRANS. 3

MAP - IMP PLANS

RECOMMND

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

50.TRANS. 8

MAP - EASEMENT

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Tyler Street, 64th Avenue, 66th Avenue and the street along the easterly project boundary and so noted on the final map, with the exception of the project entry streets as shown on the map for Tentative Tract Map No. 33487 as approved by the Transportation Department.

50.TRANS. 10 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 14 MAP - LANDSCAPING-DESERT RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within 64th Avenue, 66th Avenue, Tyler Street and the street along the easterly project boundary referred to as the "Backbone Road" and designated as Lot "AF".

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

Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or Assesment District or enter into a continuous landscape maintenance agreement as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - LANDSCAPING-DESERT (cont.) RECOMMND

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

50.TRANS. 16 MAP - SOILS 2 RECOMMND

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

50.TRANS. 17 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 20 MAP - STREET SWEEPING RECOMMND

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 21 MAP - STREETLIGHT PLAN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - STREETLIGHT PLAN (cont.) RECOMMND

District (IID) use IID's pole standard.

Energy cost and maintenance of street lights within the Community (privately maintained roads) shall be responsibility of the Homeowner Association.

50.TRANS. 22 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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

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

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

50.TRANS. 23 MAP-PARKWAY TREES/INTER.STREET RECOMMND

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

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of

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50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX (cont.) RECOMMND

continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 31 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 39 MAP- UTILITY PLAN RECOMMND

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

50.TRANS. 40 MAP - ROAD IMPROVEMENTS RECOMMND

The internal streets not individually identified elsewhere in this condition shall be improved in accordance with County Standard No. 105 modified to include wedge curb and measuring 36-feet in width from flow line to flow line.

The internal street designated as Lot "A" and referred to as "Site Entry" is a gated access from Tyler Street and shall be improved in accordance with County Standard No. 105 modified to include in it's design widening to measure 52-feet curb to curb including a 12-foot wide center median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manual security structure and a turnaround area as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 40

MAP - ROAD IMPROVEMENTS (cont.)

RECOMMND

The internal streets designated as Lots "B", "C", "FF" and "AS" referred to as "Access Roads" provide gated access from the street along the easterly project boundary referred to as the "Spine Road" or Lot "AF". These streets shall be improved in accordance with County Standard No. 104, Section "A" modified to include in their design widening to measure 54-feet from curb to curb including a 14-foot wide raised and landscaped center median, a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manual security structure and a turnaround area as approved by the Transportation Department.

Five foot wide concrete sidewalk shall be installed within a separate easement on both sides of all internal private streets.

Wedge curb shall be installed along all internal private streets within the land division in accordance with the "Wedge Curb" detail on Exhibit "A-1" for Tentative Tract Map No. 33487. Wedge curb shall transition to Standard No.'s 200 or 201 curb and gutter where the project access roads intersect with County maintained roads as approved by the Transportation Department.

Standard cul-de-sacs, off-set cul-de-sacs and knuckles shall be installed throughout the land division.

Roundabouts shall be designed and constructed as approved by the Transportation Department. The circle at the center of the roundabouts (central islands) shall have a minimum radius of 20-feet and a minimum travel way radius of 40-feet (circulatory roadway width of 20-feet).

All streets shall be designed in accordance with Standard No. 114.

Any diviation from Standard County street design or approved street design within Specific Plan No. 303, as amended, shall be as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 41 MAP - PRIVATE STREET MAINTENAN RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance as approved by the Transportation Department, Planning Department and County Counsel.

50.TRANS. 42 MAP - TS/DESIGN RECOMMND

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

Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Street "A"/Lot "AF" (NS) at Avenue 66 (EW)

with fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

Traffic Signal Interconnect shall be provided as determined by the Transportation Department.

Installation of the signal (s) shall be per 90.TRANS.6

50.TRANS. 43 MAP - TS/GEOMETRICS RECOMMND

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

Northbound: Two left-turn lanes (one striped out for future) one through lane, and one right-turn lane

Southbound: One left-turn lane and one through lane

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

Westbound: One left-turn lane and one through lane

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

Northbound: One future left-turn lane and one through lane

Southbound: One left-turn lane and one through lane

Eastbound: N/A

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

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50.TRANS. 43

MAP - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Tyler Street (NS) at Project Access Drive 1/Lot "A" (EW) shall be improved to provide the following geometrics:

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

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

Northbound: One shared left-turn/through/right-turn lane
Southbound: One left-turn lane and one through lane
Eastbound: One left-turn lane and one through lane
Westbound: One left-turn lane, one through lane, and one right-turn lane

NOTE: A raised median shall be installed along Avenue 66 from the limit line at the intersection of Tyler Street east to the westerly boundary of TR 33487.

The intersection of Street "A"/Lot "AF" (NS) at Avenue 64 (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane
Southbound: N/A
Eastbound: One right-turn lane
Westbound: N/A

NOTE: Traffic Control at the two-legged intersection shall be subject to approval by the Transportation Department.

The intersection of Street "A"/Lot "AF" (NS) at Project Access Drive 3/Lot "C" (EW) shall be improved to provide the following geometrics:

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

The intersection of Street "A"/Lot "AF" (NS) at Project access Drive 4/Lot "B" (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 43

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

RECOMMND

Southbound: One through lane
Eastbound: One shared left-turn/right-turn lane
Westbound: N/A

The intersection of Street "A"/Lot "AF" (NS) at Project Access Drive 5/Lot "FF" (EW) shall be improved to provide the following geometrics:

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

The intersection of Street "A"/Lot "AF" (NS) at Lot "AS" (EW) shall be improved to provide the following geometrics:

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

The intersection of Street "A"/Lot "AF" (NS) at Avenue 66 (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

50.TRANS. 44

MAP - FINAL MAP DRAIN EASEMENT

RECOMMND

The land divider shall delineate the locations of the lake on the final map and shall record a drainage easement to the benefit of the public and agencies over said areas for flood control purposes unless otherwise agreed to by the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 44 MAP - FINAL MAP DRAIN EASEMENT (cont.) RECOMMND

Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed." Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

50.TRANS. 45 MAP- FINAL MAP DRAIN EASEMENT2 RECOMMND

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

50.TRANS. 46 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", if the above mentioned easements are not recorded on the final map.

50.TRANS. 47 MAP - UTILITIES CONFLICTS RECOMMND

There are existing Bureau of Reclamation and CVWD facilities no shown on the development plans. There may be conflicts with these facilities. Approval of final tract map will be withheld until utility clearances have been completed with the Bureau of Reclamation and CVWD. The land developer shall pay all fees as required by Bureau of Reclamation and CVWD.

50.TRANS. 48 MAP - S VALLEY PARKWAY RECOMMND

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

The South Valley Parkway RBBB is currently in the planning

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50.TRANS. 48

MAP - S VALLEY PARKWAY (cont.)

RECOMMND

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

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

50.TRANS. 49

MAP-EXISTING DRAINAGE FACILITI

RECOMMND

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge of Stormwater in the Whitewater River Watershed, which is known as the MS4 permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

50.TRANS. 50

MAP-USBR FAC AND AGGRCLTR DRAI

RECOMMND

There are existing US Bureau of Reclamation (USBR) facilities and District and private agricultural drain lines not shown on the development plans. There may be conflicts with these facilities. CVWD requests that prior to recordation of the map utility clearances have been completed with the district. The USBR conflicts include but are not limited to Lateral 123.45-1.3-6.0 Lt-0.1. The District conflicts include but are not limited to Ave 64 Evacuation Channel, Ave 64 Ag Drain, Ave 64 Martinez Drain, Ave 65 Ag Drain and Tile Drain 512.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 51

MAP - NONPOTABLE WATER

RECOMMND

Nonpotable water (Colorado River Water) is available for use for cemeteries, parks, highway landscape areas, new industrial facilities and golf courses. The project may be required to use nonpotable water for such uses. The district may need additional facilities for the orderly expansion of its nonpotable water distribution system in order to serve the subject property. These facilities may include pipelines, wells, reservoirs, booster pumping stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easements to be deeded to the District for such purpose. The plans are to be completed to extend Lateral 123.45-1.3 to Kohl Ranch Lake to provide canal water for irrigation.

50.TRANS. 53

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (2) Trails along Tyler Street and 66th Avenue.
- (3) Street lights on along 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (4) Traffic signals located on Tyler Street at intersection of 62nd Avenue, traffic signals located on Tyler Street at intersection of 64th Avenue and traffic signals located on Street "A"/Lot "AF" at intersection of 66th Avenue.
- (5) Graffiti abatement of walls and other permanent structures along 64th Avenue, 66th Avenue, Tyler Street and Lot "AF"

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50. PRIOR TO MAP RECORDATION

50.TRANS. 53

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

- (6) Street sweeping along 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (7) Bio-swales and/or fossil filters within 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP-G2.1 GRADING BONDS

RECOMMND

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

60.BS GRADE. 2

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.4GEOTECH/SOILS RPTS (cont.) RECOMMND

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. 3 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 4 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. 5 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP*TRANS& CVWD REVIEW REQ'D (cont.) RECOMMND

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. 6 MAP* 2.7a DRAINAGE DESIGN RECOMMND

All stormwater control and protection, and drainage facilities design, shall be in accordance with Riverside County Flood Control and Water District's or Coachella Valley Water Distric's letter regarding this application or, if not specifically addressed in their letter, in accordance with the following:

Hydrology study, hydraulic calculations, and grading plan, prepared by a civil engineer registered in the state of Caliofornia, shall be submitted to the Department of Building and Safety for review. The study, calculations, and grading plan, shall provide for the acceptance of off-site stormwaters tributary to the property in a manner that does not cause stormwater diversion, concentration, or damage to downstream properties, as determined by good engineering practice and the Department of Building and Safety. The study, calculations and grading plan, shall demonstrate that the incremental increase in runoff from a natural condition to a developed condition is retained on-site unless approval is obtained from the County's Transportation Department allowing the use of streets for drainage purposes. Flood protection shall be provided for all on-site buildings. Calculations shall be based on the 100 year storm event.

60.BS GRADE. 7 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

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60.BS GRADE. 7 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

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. 8 MAP* PM 10 CLASS REQUIRED RECOMMND

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

60.BS GRADE. 9 MAP IMPORT/EXPORT RECOMMND

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

60.BS GRADE. 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.

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

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may

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60.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY (cont.) RECOMMND

include Riverside County Flood Control & Water Conservation District's or Coachella Valley Water 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.

60.BS GRADE. 12 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. 13 MAP-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. 14 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 15 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage.

60.BS GRADE. 16 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 17 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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EPD DEPARTMENT

60.EPD. 1 EPD - BURROWING OWL PRECONSTR RECOMMND

WITHIN 30 DAYS PRIOR OF COMMENCING GRADING ACTIVITES ONSITE
A PRECONSTRUCTION SURVEY FOR BURROWING OWL MUST BE
CONDUCTED BY A QUALIFIED BIOLOGIST HOLDING AN MOU WITH
RIVERSIDE COUNTY. THIS REPORT MUST BE SUBMITTED TO EPD FOR
REVIEW.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to
the District for review and approval.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP
improvement plans and any other necessary documentation
along with supporting hydrologic and hydraulic calculations
shall be submitted to the District for review. The plans
must receive District approval prior to the issuance of
grading permits. All submittals shall be date stamped by
the engineer and include a completed Flood Control Deposit
Based Fee Worksheet and the appropriate plan check fee
deposit.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAILS AND BIKEWAYS RECOMMND

Prior to the issuance of any grading permits, the applicant
shall submit a trails plan conforming to SP 303 A2 Figure
IV-10 to the Regional Park and Open-Space District for
approval. This plan shall show the trail(s) in a graded
condition and ready for construction.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - 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 TENTATIVE MAP and EIR 396 which must be
satisfied prior to the issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - MITIGATION MONITORING (cont.) RECOMMND

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

60.PLANNING. 2 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. 3 MAP - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 6 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Specific Plan No. 303, Amendment No. 2, and Change of Zone No. 7742 have been approved and adopted by the Board of Supervisors and have been made effective. To be "effective" includes, but is not limited to, the adoption of a final specific plan resolution and final zoning map by the Board of Supervisors.

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60.PLANNING. 7

GEN- CULTURAL RESOURCES PROFE

RECOMMND

As a result of mitigation requirements approved for Specific Plan 00303, based upon the results and recommendations of PD-A-4002, prepared by RMW Paleo Associates inc, dated December 12, 1994, archaeological monitoring shall be required for this implementing project commencing at five feet below current ground surface.

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 County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist 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 the tribal monitor. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities commencing at five feet below current ground surface. Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the Tribal monitor.

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 Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

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

60.PLANNING. 8

GEN- TRIBAL MONITOR

RECOMMND

As a result of mitigation required under the specific plan, tribal monitoring shall be required for all grading and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8

GEN- TRIBAL MONITOR (cont.)

RECOMMND

associated earth-disturbing activities commencing at five feet below current ground surface for the purpose of tribal consultation only.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Torres-Martinez Band of Desert Cahuilla Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be allowed on-site to observe during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities for consultation purposes only, in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement with the Torres-Martinez Band of Desert Cahuilla Indians to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional (Project Archaeologist) is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only.

3)The tribal monitoring agreement shall not modify any approved County condition of approval or mitigation

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8

GEN- TRIBAL MONITOR (cont.) (cont.)

RECOMMND

measure.

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

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

60.PLANNING. 9

MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 10 MAP - GEOLOGIST'S COMMENTS RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE FOLLOWING SHALL BE SUBMITTED TO BUILDING AND SAFETY AND THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL:

1. Onsite soils have a relatively high potential for expansion. Given the dry climate, it is possible that these expansive soils have dried out over the last five years, which could result in significant shrinkage and cracking. The expansive soils should be taken into consideration when designing the foundations for the proposed structures.

Hence, the geotechnical consultant of record shall inspect the site and provide any remedial grading and foundation recommendations necessary to address this issue.

2. Roadways may benefit from improving the strength of the soil, either with amendments or a geogrid. Hence, the geotechnical consultant of record shall inspect the site and provide any remedial grading and/or structural section improvement recommendations necessary to address this issue.

3. Shallow groundwater is present under the site, within about 10 feet of the ground surface in the lowest portions of the site. Dewatering will likely be required during installation of the deeper portions of the sewer and/or other utilities. Soils consist of clay and sand layers at various depths in different portions of the site, so dewatering activities will need to be tailored for the type of soil present at the locations of interest. The bottom of the lake extends several feet below the level of the groundwater table. Care should be taken to not dewater the lake as this may result in damage to the lake lining. Hence, the geotechnical consultant of record shall inspect the site and provide dewatering recommendations and design

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60.PLANNING. 10

MAP - GEOLOGIST'S COMMENTS (cont.)

RECOMMND

necessary to address these issues.

4.A highly conductive sand layer is present beneath an overlying clay layer under much of the site. Deep excavations which penetrate through the clay layer and encounter the sand layer may be flooded in a short period of time. The clay layer can also "blow-out" if the hydrostatic load exceeds the strength of the clay layer left in place. Excavations that extend below the level of the groundwater table should be performed with care and the geotechnical consultant of record shall inspect the site and provide recommendations and design necessary to address these issues.

5.Liquefaction potential and lateral spreading were evaluated as part of the prior work. Those evaluations were performed for the development as proposed at that time. Liquefaction potential still exists at the site and should be re-evaluated by the geotechnical consultant of record based on the grading plan; recommendations and design necessary to address these issues should be provided.

6.Engineering standards continue to evolve, and the geotechnical recommendations for the site should be re-evaluated with respect to standards that have changed since 2006, such as but not limited to seismic parameters. Hence, the geotechnical consultant of record shall provide recommendations and design consistent with the building code and engineering standards in effect at the time of application for grading permit.

7.Piezometers were installed around the lake during construction to monitor changes in groundwater levels. Some of the piezometers may still be present. Piezometers that are no longer in use should be properly abandoned to minimize the potential for them to be routes for contamination to reach the groundwater. Hence, the geotechnical consultant of record shall inspect the site and provide recommendations and design necessary to abandon any remaining piezometers at this site.

8.Several reports were not finished when work was suspended, including a summary of the hydrogeologic activities associated with the lake installation. Hence, the geotechnical consultant of record shall review all

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - GEOLOGIST'S COMMENTS (cont.) (cont.) RECOMMND

existing site conditions, review all applicable reports, and provide the necessary final documentation indicating the current condition of the lake installation along with any remedial work recommendations that may be necessary to mitigate any issues relative to this lake and provide the necessary documentation indicating the current condition of existing site grading and any recommendations that may be necessary to mitigate existing site soils conditions.

60.PLANNING. 11 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 March 30, 2011, summarized as follows: Prior to issuance of grading permits, the developer shall prepare detailed plans and hydraulic analysis of flood protection facilities to collect, route, and redistribute off-site flows based on conceptually approved report titled Offsite Drainage Report for TR33487 dated March 2011 by Albert A. Webb Associates.

TRANS DEPARTMENT

60.TRANS. 1 MAP - PHASING RECOMMND

If the projects are built in phases, each phase shall be protected from the 100-year tributary storm flows independent of all phases of construction. All proposed interim and ultimate retention basins shall protect the public street right-of-way from inundation associated with storm water runoff from the projects as well as private property adjacent to or within the project boundary.

60.TRANS. 2 MAP - EASEMENT FOR DRAINAGE RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

MAP - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be graded to drain to public street improvements and/or adequate drainage facilities and 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 on-site and off-site properties

60.TRANS. 4

MAP - LAKE MAINTENANCE

RECOMMND

Maintenance of the lake and other drainage facilities shall be the responsibility of the individual property landowners through Home Owners Association or as agreed to by the Director of Transportation. Proper documentation will be provided in the form of an operational and maintenance responsibilities requirements to the satisfaction of the County of Riverside defining the maintenance responsibilities of the individual landowners or Home Owner Association. Adequate areas shall be incorporated into the final improvements to accommodate maintenance access to and along the proposed lake and other drainage facilities.

60.TRANS. 6

MAP - S VALLEY PARKWAY

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 MAP - S VALLEY PARKWAY (cont.) RECOMMND

cumulative impacts or as approved by the Transportation Department.

60.TRANS. 7 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 8 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 CVWD and Riverside County Transportation for review and approval. The developer shall pay all fees as required by CVWD and Riverside County Transportation Department.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - DRAINAGE IMPROV COMPLETE RECOMMND

All drainage improvements including the construction of lake, storm drains, inlet/outlet structures, are required to be completed prior to occupancy.

70.TRANS. 2 MAP - EROSION CONTROL RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the issuance of this permit, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary for the applicant to speak directly with a representative of the Grading Division to determine the specific requirements for their clearance.

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.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 2 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the Office of Industrial Hygiene for review and approval. The approved mitigation measures, if any, shall be forwarded from the Office of Industrial Hygiene to the Department of Building and Safety and the Planning Department for implementation into the final building plans.

80.PLANNING. 3 MAP - MITIGATION MONITORING RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling, the land divider shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3

MAP - MITIGATION MONITORING (cont.)

RECOMMEND

approval and mitigation measures of this TENTATIVE MAP and EIR 396 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. 6

MAP - MODEL HOME COMPLEX

RECOMMEND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee if such model home complex is proposed after the tentative map has recorded; should such model home complex be proposed before the tentative map has recorded, the plot plan shall be subject to be transmitted to one or more governmental agencies in addition to the Planning Department but may be exempt from CEQA.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. A floor plan with interior use descriptions shall be included for each model unit.
2. Show front, side and rear yard setbacks. Any outdoor equipment and swimming pools/spas shall be shown.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved

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80.PLANNING. 6

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES:

The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 7

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monument(s) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

80.PLANNING. 8 MAP - WALLS/FENCING PLOT PLAN RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling, not including model sales units, the land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project walls/fencing including, but not limited to, perimeter walls/fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

2. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

3. The wall/fencing plan shall conform to the requirements of SP00303A2.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - FINAL SITE PLAN

RECOMMND

Prior to the issuance of a building permit of the FIRST residential dwelling, not including model sales units, a plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and the requirements of SP00303A2.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - FINAL SITE PLAN (cont.)

RECOMMND

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 10

MAP - DUAL AIR COOL SYSTEMS

RECOMMND

Prior to issuance of building permits for EACH residential dwelling, plans submitted to the Department of Building and Safety shall include evaporative ("swamp" or equivalent) coolers in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit applicant to submit written certification from a state licensed professional that the plans submitted to plan check in the Department of Building and Safety comply with the above requirement for dual air cooling systems. The Planning Department may also require review by county staff of building plans to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 15.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LNDSCP 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - LC LNDSCP PLOT PLAN (cont.)

RECOMMND

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. 12 MAP - LC LNDSCP SECURITIES

RECOMMND

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

NOTE:

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

TRANS DEPARTMENT

80.TRANS. 1 MAP - TUMF

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

MAP - GARAGE DOOR 1

RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

80.TRANS. 4

MAP - S VALLEY PARKWAY

RECOMMND

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

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

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

80.TRANS. 5

MAP - FINAL MAP DRAIN EASMT 1

RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent incremental increase of the post-development storm water runoff from the 100 year storm event. The 100 percent retention of the incremental increase of the post-development runoff from the 100 year storm shall be required as part of the drainage improvements for this project. The subdivider shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 MAP - FINAL MAP DRAIN EASMT 1 (cont.) RECOMMND

design. Preliminary design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 6 MAP - DRAINAGE EASEMENT RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - GRADING CLEARANCE REQMNT INEFFECT

Prior to the final inspection, the applicant must obtain clearance from the Grading Division of the Department of Building & Safety. It may be necessary to speak directly to a representative of the Grading Division to determine specific requirements for their clearance.

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

MAP - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 5

MAP - WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment controlled BMPs with the Department of Building Safety Business Registration Division.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1

MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

RECOMMND

initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 3 MAP BMP MAINTENANCE & INSPECT

RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAILS AND BIKE WAYS

RECOMMND

Submit letter to the Regional Park and Open-Space District stating that the trails and bikeways have been constructed

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAILS AND BIKE WAYS (cont.) RECOMMND

in accordance to the approved plans.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - QUIMBY FEES RECOMMND

Prior to final building inspection approval of EACH residential dwelling, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Coachella Valley Recreation and Park District.

90.PLANNING. 2 MAP - CONCRETE DRIVEWAYS RECOMMND

Prior to final building inspection approval of EACH residential dwelling, the land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 3 MAP - ROLL-UP GARAGE DOORS RECOMMND

Prior to final building inspection approval of EACH residential dwelling, all residences shall have automatic roll-up garage doors in conformance with the Countywide Design Standards and Guidelines.

90.PLANNING. 4 MAP - DUAL AIR COOL SYSTEMS RECOMMND

Prior to final building inspection approval of EACH residential dwelling, evaporative ("swamp" or equivalent) coolers are required to be installed in addition to refrigerated air conditioners as interior air cooling equipment.

The TLMA Land Use Division and/or Planning Department shall require the building permit holder to submit written certification from a state licensed professional that the above requirement for dual air cooling systems have been installed according to plans approved by the Department of Building and Safety. The Planning Department may also require inspection by county staff to verify compliance with this condition of approval.

NOTE: Reference Countywide Design Standards & Guidelines

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - DUAL AIR COOL SYSTEMS (cont.) RECOMMND
(1-13-04), p. 15.

90.PLANNING. 5 MAP - HOME ADDRESS LIGHTING RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.
NOTE: Reference Countywide Design Standards & Guidelines (1-13-04), p. 14.

90.PLANNING. 6 MAP - ENTRY PP COMPLIANCE RECOMMND

Prior to final building inspection approval of the FIRST residential dwelling, the project entry monument, and if applicable, gate/security improvements shall be installed in accordance with the approved plot plan.

90.PLANNING. 11 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 12 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall along Avenue 64, Avenue 66, Tyler Street, "E" Street and "F" Street prior to final inspection of the FIRST dwelling unit. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP - BLOCK WALL ANTIGRAFFITI (cont.) RECOMMND

Use Division, and the Development Review Division.

90.PLANNING. 13 MAP - LC LNDSCP INSPCT DEPOSIT RECOMMND

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

NOTE:

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

90.PLANNING. 14 MAP - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - LC LNDSCP INSPCTN RQMNTS (cont.) RECOMMND

conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 15 MAP - LC COMPLY W/LNDSCP/IRRIG RECOMMND

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

90.PLANNING. 16 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 of their letter dated March 30, 2011, summarized as follows: At the completion of construction of flood control facilities, submit as built topography, construction drawings and engineering analysis for District review to verify that the design capacity is adequate.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - 80% COMPLETION (cont.) (cont.) RECOMMND

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 MAP - STREET SWEEPING RECOMMND

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

90.TRANS. 4 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - TS/INSTALLATION (cont.)

RECOMMND

installed and operational:

Tyler Street (NS) at Avenue 62 (EW)
Tyler Street (NS) at Avenue 64 (EW)
Street "A"/Lot "AF" (NS) at Avenue 66 (EW)

with fee credit given for traffic signal mitigation fees,
Traffic Signal Interconnect shall be provided as approved
by the Transportation Department.

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

90.TRANS. 8

MAP - S VALLEY PARKWAY

RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - S VALLEY PARKWAY (cont.) RECOMMND

Department.

90.TRANS. 9 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. 10 MAP - EASEMENT FOR DRAINAGE 2 RECOMMND

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

90.TRANS. 11 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 lake). A viable maintenance mechanism acceptable to Riverside County should be provided for the lake and drainage systems. The subdivider shall prepare the CC&R and obtain approval from Riverside County Transportation Department regarding the maintenance of the drainage systems. The CC&R shall include the language that HOA will inspect the systems a minimum two times a year and also remove debris from the lake two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST1 RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13

MAP - ANNEX L&LMD/OTHER DIST1 (cont.)

RECOMMND

- (1) Landscaping along 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (2) Trails along Tyler Street and 66th Avenue.
- (3) Street lights on 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (4) Traffic signals located on Tyler Street at intersection of 62nd Avenue, traffic signal located on Tyler Street at intersection of 64th Avenue and traffic signals located on Street "A"/Lot "AF" at intersection of 66th Avenue.
- (5) Graffiti abatement of walls and other permanent structures along 64th Avenue, 66th Avenue, Tyler Street and Lot "AF".
- (6) Street sweeping along 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".
- (7) Bio-swales and/or fossil filters within 64th Avenue, 66th Avenue, Tyler Street and street along the easterly project boundary designated as Lot "AF".