



# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.  
Director of Transportation

### Transportation Department

## MEMORANDUM

**To:** Majeed Farshad

**Date:** September 15, 2010

Rev November 24, 2010

**From:** Alan French *AF*

Rev March 31, 2011

**RE: Recommended Conditions of Approval for  
Tract No. 33487 A-4, Kohl Ranch (SP 303 A-2)**

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Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for TR 33487 ( December 9, 2009)
2. Hydrology Addendum ( February 15, 2010)
3. Revised Drainage Report for Tract 33487 (April 5, 2010)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental 100 year storm runoff generated from the site, including the flows through the school, and use catch basins, pipes and paseos to convey surface flows to a lake within the development to handle and clean the flows. The off-site flows north and east of the existing school will be intercepted and conveyed around the site by open channels along Tyler and 66<sup>th</sup> and outlet east of the project. The following are our recommended Conditions of Approval for drainage improvements for this project:

### 10. GENERAL CONDITIONS

#### 10. TRANS

#### MAP – DRAINAGE 1

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

10. TRANS

MAP – DRAINAGE 2

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

10. TRANS

MAP – FLOOD HAZARD REPORT

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 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

MAP – FLOOD HAZARD REPORT 2

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

MAP – FLOOD HAZARD REPORT 3

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 shall comply with Riverside County Ordinance No. 458.12.

## 10. TRANS

## MAP – DRAINAGE 4

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 March 31, 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 and/or the Director of Transportation".

## 10.TRANS

## MAP – RETENTION BASIN

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 incremental storm runoff in the 100 year event.

## 10. TRANS

## MAP – RETENTION BASIN MAINTEN

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

MAP – GROUND WATER BASIN

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan shall be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

10. TRANS

MAP – ORD 460 10-YR/100-YR

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

MAP – DRAIN EASEMENT

Coachella Valley Water District will need replacement or additional drainage and sanitation 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."

10. TRANS

MAP – PERP DRAIN PATT/FACILITY

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 CERTAIN DATE**

20. TRANS

MAP – WATER SUPPLY ASSMNT/VERIFICATN

CVWD requires an approved Water Supply Assessment (WSA) and /or Water Supply



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 Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS\$ 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**

**MAP – USBR FAC AND AGGRCLTR DRAINS**

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 Drain and Ave 64 Martinez Drain.

**50. TRANS**

**MAP – NONPOTABLE WATER**

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.

**60. PRIOR TO GRADING PRMT ISSUANCE**

**60. TRANS**

**MAP – DRAINAGE SUBMIT PLANS**

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.

**60. TRANS**

**MAP – EASEMENT FOR DRAINAGE**

The developer will prepare and record easements for drainage purposed by separate



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                      MAP – DRAINAGE EASEMENT**

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

**90. PRIOR TO BLDG FINAL INSPECTION**

**90. TRANS                      MAP – DRAINAGE IMPROV NOTICE**

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                      MAP – EASEMENT FOR DRAINAGE 2**

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                      MAP – OWNER MAINT NOTICE**

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.





# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 1, 2010

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County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Jay Olivas, Urban Regional Planner IV  
County of Riverside Planning Department  
38-686 El Cerrito Road  
Palm Desert CA 92211  
**MAIL STOP # 4035**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1015TH10 (Amendment to project originally filed as TH-06-103)  
Related File No.: TR33487, Amended No. 2 (Tentative Tract Map)  
APN: 751-070-004; 751-070-009; 751-070-021; 751-070-023; 751-070-025; and 751-070-029

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above referenced proposal for an amended Tentative Tract Map that will subdivide approximately 286.41 acres into 883 residential lots and nineteen open space lots.

The site is located in Airport Compatibility Zones D and E of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (JCRAALUCP). The site is located southerly of Avenue 64, easterly of Tyler Street, and westerly of Polk Street, a minimum of 10,000 feet southerly of the southerly terminus of Runway 17-35 at Jacqueline Cochran Regional Airport.

Staff has conducted a review to determine whether the revised project meets the special density criteria established for projects located southerly of Avenue 64, as established by the Airport Land Use Commission in its 2006 amendment to the JCRAALUCP. Based on the lot size table provided by the project representative, the median size of residential lots within the project area is less than 8,712 square feet and, therefore, is considered to conform substantially with Airport Compatibility Zone D criteria for this area. Staff also confirms that the project complies with the requirement that at least ten (10) percent of the area within the project constitutes open space areas (including the lake area).

As ALUC Director, I find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, subject to the conditions initially applied through ALUC Case No. TH-06-103.

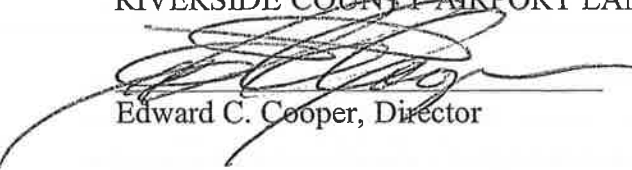
**CONDITIONS:**

1. Incorporate noise attenuation measures into residential construction to ensure interior noise levels from aircraft operations are at or below 45 CNEL.

2. Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing and shall comply with the provisions of Ordinance No. 655 (if applicable).
3. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
4. The attached notice shall be given to all prospective buyers and tenants.

If you have any questions, please contact John Guerin, ALUC Planner, at (951) 955-0982, or Russell Brady, ALUC Contract Planner, at (951) 955-0549.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

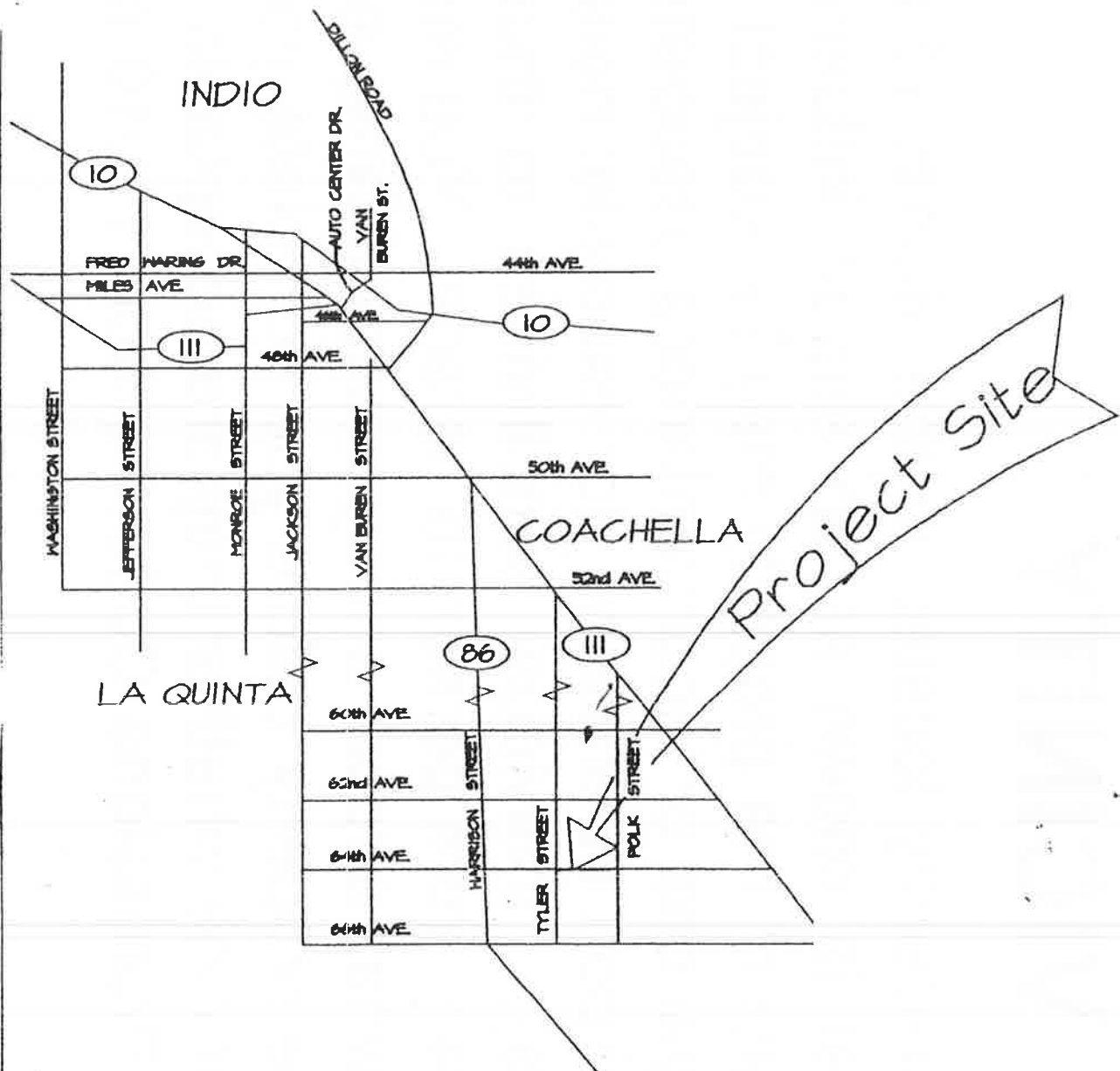
Attachments: Notice of Airport in Vicinity  
Lot Size Tables

cc: ALUC Staff  
Kohl Ranch Company  
Albert A. Webb Associates  
Riverside County EDA – Aviation Division (Indio) – Attn.: Colby Cataldi

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# NOTICE OF AIRPORT IN VICINITY

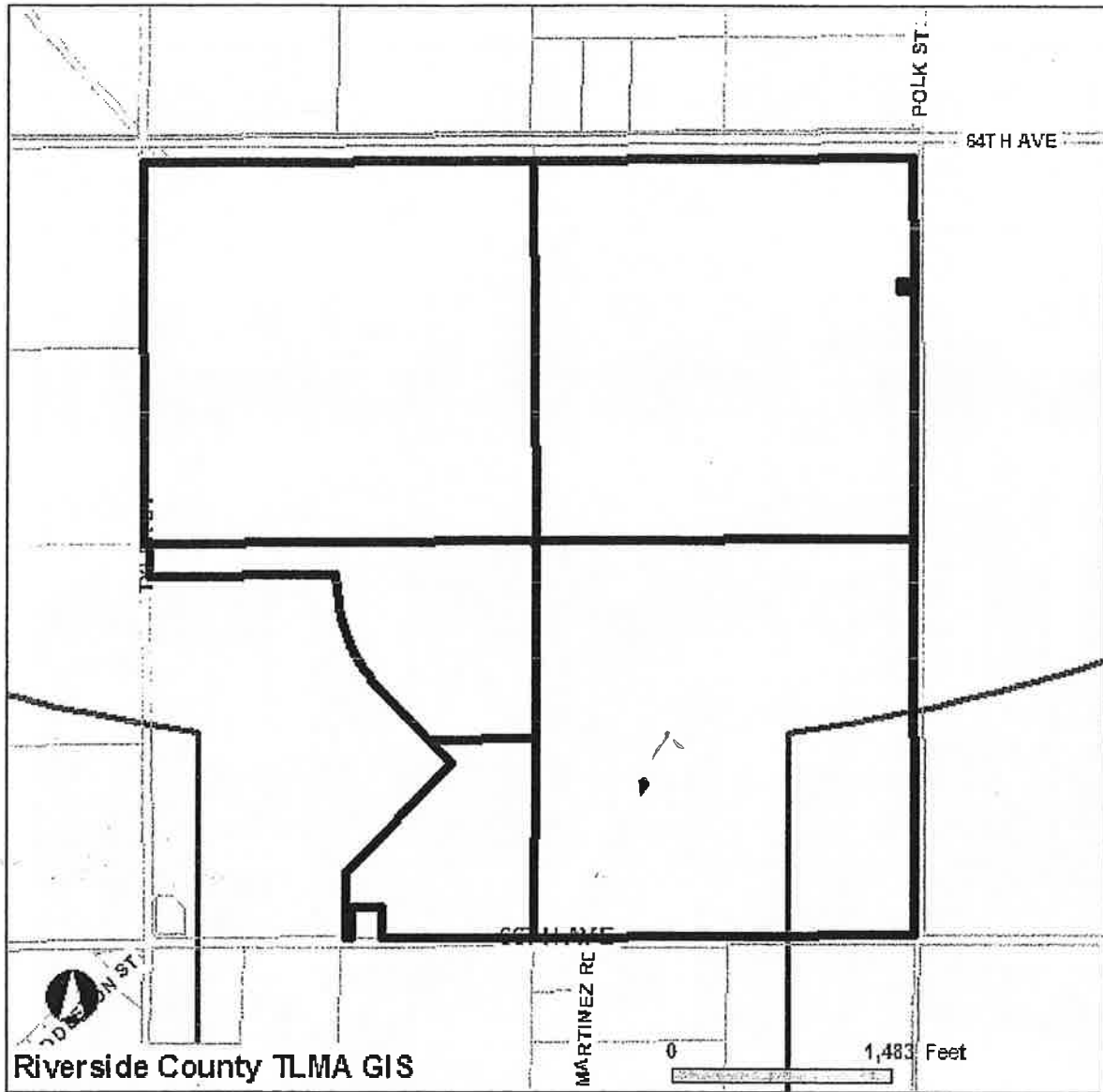
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



VICINITY MAP  
NTS

SECTION 9 TOWNSHIP 7 SOUTH RANGE 8 WEST

### RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

#### Selected parcel(s):

751-070-004 751-070-009 751-070-021 751-070-023 751-070-025 751-070-029

#### AIRPORTS

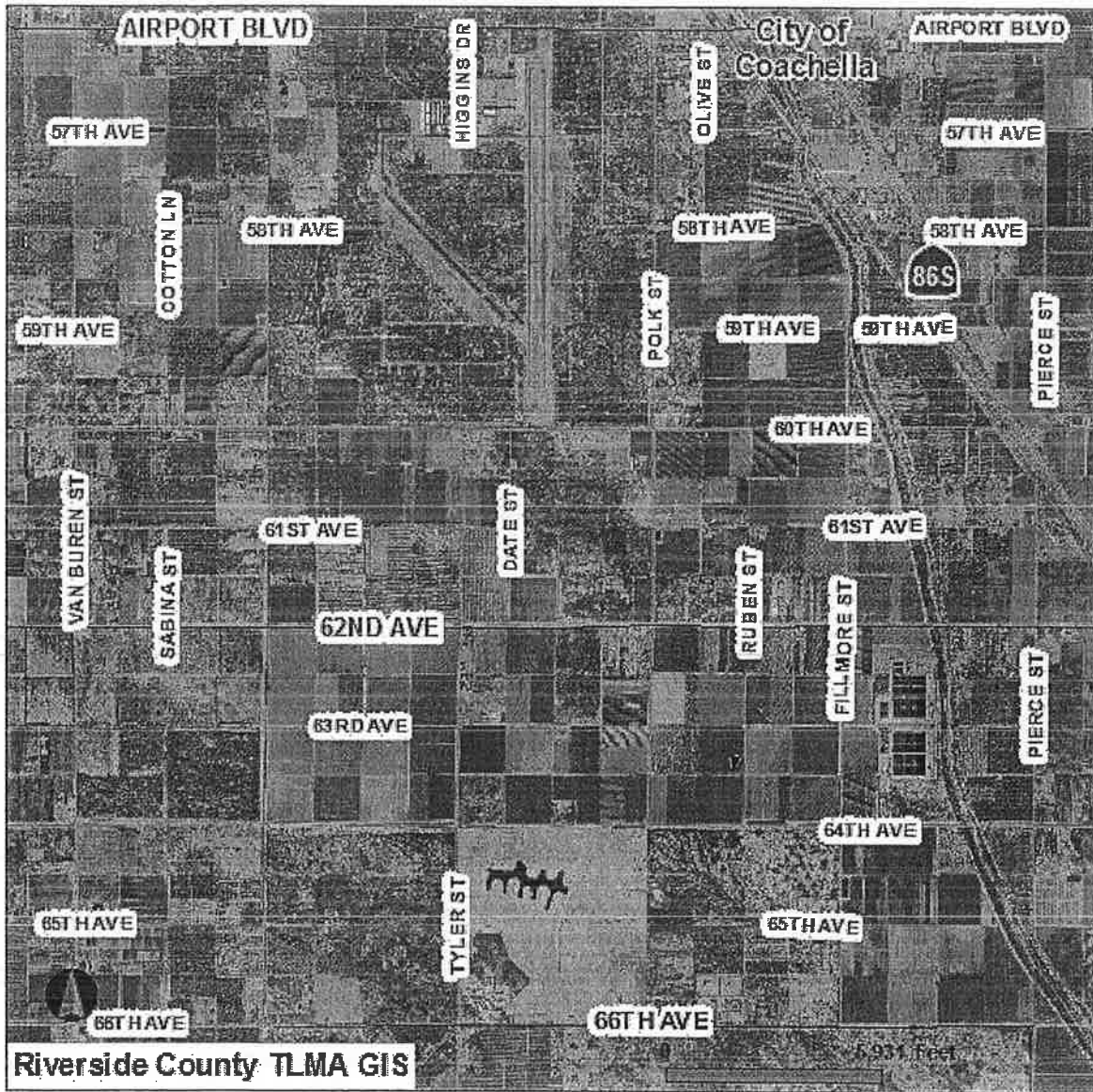
- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> SELECTED PARCEL         | <input type="checkbox"/> INTERSTATES          | <input type="checkbox"/> HIGHWAYS             | <input type="checkbox"/> PARCELS              |
| <input type="checkbox"/> AIRPORT INFLUENCE AREAS | <input type="checkbox"/> COMPATIBILITY ZONE C | <input type="checkbox"/> COMPATIBILITY ZONE D | <input type="checkbox"/> COMPATIBILITY ZONE E |

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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RIVERSIDE COUNTY GIS



Selected parcel(s):

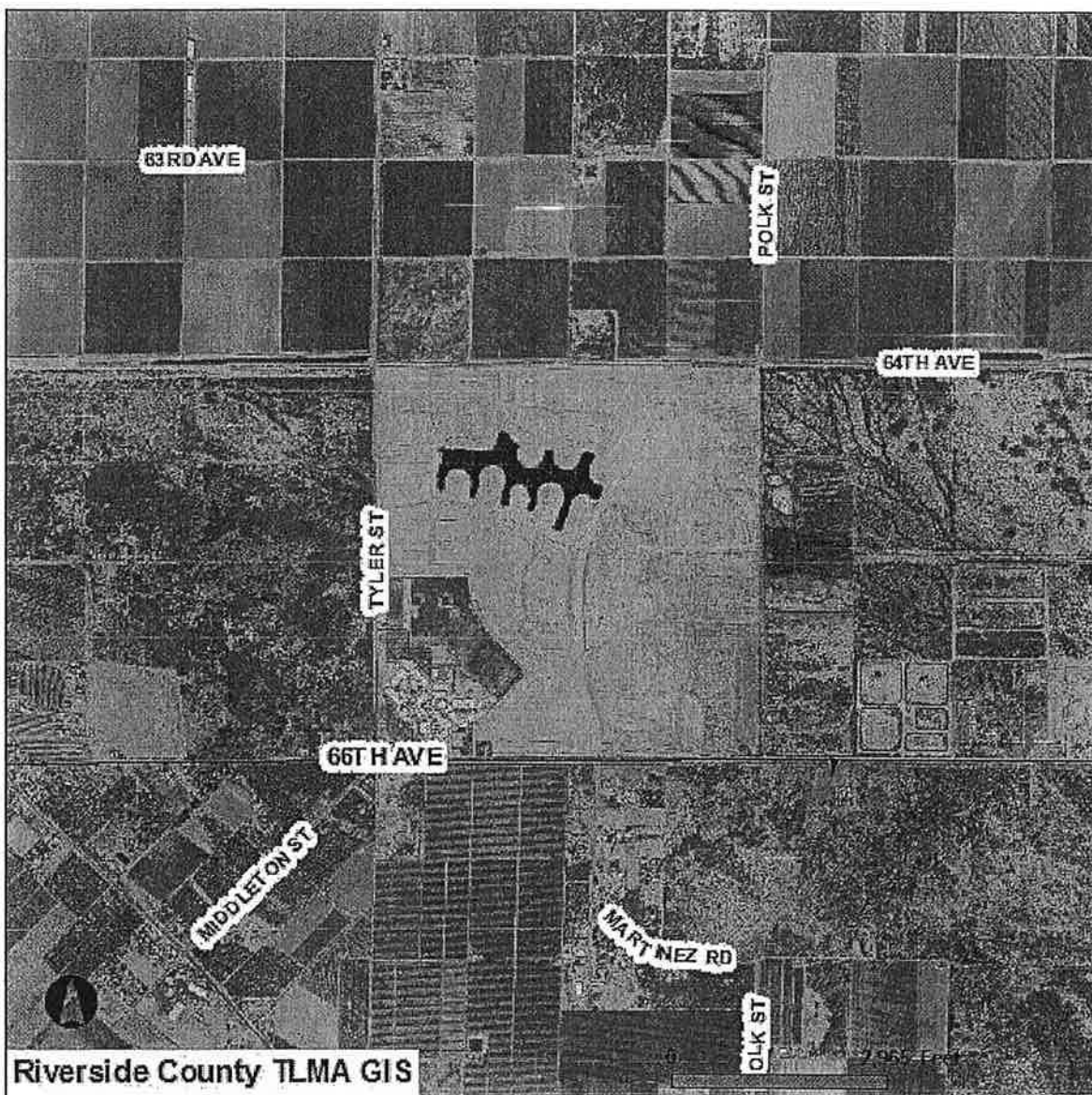
751-070-004 751-070-009 751-070-021 751-070-023 751-070-025 751-070-029

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### RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

**Selected parcel(s):**

751-070-004 751-070-009 751-070-021 751-070-023 751-070-025 751-070-029

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### RIVERSIDE COUNTY GIS



**Selected parcel(s):**

751-070-004 751-070-009 751-070-021 751-070-023 751-070-025 751-070-029

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Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)
1	7,942	47	5,562	93	6,288	139	6,900
2	7,190	48	5,550	94	6,151	140	8,023
3	8,805	49	5,765	95	6,156	141	8,032
4	12,615	50	5,982	96	6,235	142	7,759
5	10,416	51	5,720	97	5,945	143	8,408
6	8,601	52	8,538	98	9,247	144	11,698
7	8,273	53	7,452	99	7,426	145	9,199
8	7,262	54	6,607	100	7,778	146	8,704
9	8,116	55	6,784	101	7,748	147	10,393
10	7,973	56	6,253	102	5,886	148	8,411
11	7,834	57	6,274	103	5,721	149	7,874
12	8,056	58	6,310	104	5,516	150	7,800
13	8,195	59	6,153	105	5,671	151	8,823
14	7,420	60	6,555	106	5,779	152	9,848
15	7,367	61	7,120	107	5,699	153	10,654
16	7,371	62	5,849	108	5,516	154	7,903
17	6,903	63	5,922	109	6,073	155	9,851
18	7,153	64	6,158	110	7,788	156	8,511
19	9,120	65	6,217	111	7,637	157	8,088
20	8,010	66	6,916	112	7,721	158	7,744
21	7,599	67	5,722	113	7,359	159	8,653
22	7,077	68	5,693	114	7,133	160	7,103
23	7,598	69	5,723	115	7,399	161	11,237
24	7,636	70	5,761	116	9,778	162	11,825
25	7,516	71	5,750	117	9,810	163	10,352
26	7,507	72	5,750	118	9,551	164	8,202
27	8,616	73	5,750	119	8,676	165	8,945
28	8,015	74	5,750	120	7,592	166	8,672
29	7,001	75	5,750	121	7,280	167	7,439
30	7,099	76	6,900	122	7,649	168	7,706
31	7,087	77	6,900	123	7,402	169	9,294
32	6,912	78	6,900	124	8,559	170	7,394
33	7,356	79	6,998	125	7,094	171	5,786
34	7,467	80	6,997	126	7,151	172	5,814
35	9,172	81	6,993	127	7,589	173	5,884
36	7,450	82	6,988	128	7,652	174	7,494
37	7,260	83	6,983	129	7,613	175	8,113
38	6,984	84	6,979	130	7,539	176	6,858
39	7,280	85	6,974	131	7,028	177	7,235
40	7,605	86	6,970	132	7,445	178	6,244
41	7,723	87	6,965	133	8,391	179	6,777
42	7,834	88	6,960	134	8,374	180	7,143
43	9,204	89	7,565	135	9,657	181	7,049
44	6,830	90	6,292	136	10,566	182	6,739
45	5,761	91	5,875	137	10,686	183	8,341
46	5,758	92	6,231	138	10,306	184	7,154

Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)
185	7,342	231	8,241	277	5,672	323	5,791
186	7,391	232	7,671	278	5,737	324	6,932
187	8,401	233	8,452	279	5,807	325	7,162
188	7,088	234	9,241	280	5,970	326	6,673
189	5,898	235	11,211	281	5,795	327	5,485
190	7,040	236	10,179	282	6,729	328	5,485
191	7,671	237	10,852	283	7,602	329	5,485
192	7,573	238	11,190	284	5,809	330	5,485
193	6,143	239	9,393	285	5,789	331	6,082
194	6,437	240	8,308	286	5,949	332	6,707
195	8,125	241	7,221	287	6,115	333	7,990
196	7,223	242	7,297	288	7,021	334	10,262
197	5,728	243	7,082	289	7,620	335	6,545
198	5,853	244	6,978	290	6,794	336	6,289
199	6,849	245	7,169	291	5,643	337	7,371
200	5,621	246	9,387	292	5,832	338	10,950
201	6,662	247	8,470	293	6,607	339	9,872
202	7,435	248	8,506	294	7,195	340	13,038
203	5,976	249	8,431	295	6,457	341	7,056
204	5,943	250	7,192	296	6,080	342	6,265
205	5,918	251	6,919	297	5,732	343	5,644
206	5,899	252	7,489	298	7,909	344	6,028
207	5,885	253	7,467	299	6,674	345	8,218
208	5,878	254	7,618	300	6,091	346	7,172
209	5,877	255	7,126	301	7,138	347	5,617
210	5,881	256	5,615	302	7,449	348	5,682
211	6,168	257	6,522	303	5,518	349	5,520
212	5,653	258	8,974	304	5,404	350	5,500
213	5,689	259	6,140	305	5,732	351	5,500
214	5,725	260	10,668	306	6,968	352	5,500
215	6,034	261	9,273	307	5,834	353	5,500
216	6,119	262	5,932	308	8,528	354	5,500
217	6,196	263	6,075	309	7,088	355	5,500
218	6,278	264	6,179	310	5,802	356	5,500
219	6,364	265	6,255	311	7,379	357	5,500
220	6,455	266	6,313	312	6,777	358	5,500
221	6,550	267	6,354	313	7,322	359	5,500
222	6,648	268	6,376	314	5,920	360	5,500
223	6,750	269	6,380	315	5,500	361	5,500
224	6,856	270	6,366	316	6,471	362	5,500
225	7,061	271	7,299	317	5,485	363	5,651
226	8,462	272	8,490	318	5,485	364	5,766
227	8,708	273	7,077	319	5,485	365	5,769
228	9,240	274	6,351	320	5,509	366	5,346
229	10,104	275	6,146	321	5,669	367	7,864
230	9,994	276	6,094	322	5,800	368	13,526

Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)
369	6,448	415	10,306	461	8,691	507	8,765
370	5,821	416	9,182	462	8,384	508	8,318
371	6,215	417	11,652	463	11,549	509	8,963
372	6,138	418	12,809	464	10,189	510	9,026
373	6,137	419	8,318	465	9,630	511	8,498
374	6,683	420	8,343	466	9,715	512	9,590
375	8,203	421	8,126	467	9,632	513	9,400
376	6,840	422	8,050	468	9,561	514	9,363
377	6,672	423	8,050	469	10,312	515	8,959
378	6,262	424	8,232	470	8,637	516	8,782
379	5,838	425	8,050	471	8,380	517	9,303
380	5,720	426	8,050	472	9,492	518	9,084
381	5,707	427	8,050	473	10,918	519	8,141
382	5,777	428	8,050	474	10,697	520	9,521
383	5,813	429	8,093	475	9,527	521	11,801
384	5,765	430	8,273	476	8,422	522	7,865
385	5,687	431	8,136	477	8,658	523	8,165
386	6,131	432	11,261	478	10,231	524	8,051
387	6,087	433	8,340	479	9,720	525	8,050
388	5,605	434	8,088	480	10,661	526	8,050
389	5,707	435	8,085	481	9,489	527	8,050
390	5,898	436	8,083	482	12,686	528	8,050
391	5,857	437	8,658	483	10,902	529	8,050
392	6,009	438	8,415	484	12,013	530	8,050
393	6,940	439	8,074	485	9,071	531	8,050
394	6,430	440	8,071	486	8,050	532	8,050
395	7,349	441	8,144	487	8,282	533	8,050
396	7,627	442	8,305	488	9,634	534	8,050
397	8,013	443	10,385	489	10,251	535	8,075
398	6,807	444	11,289	490	10,271	536	8,168
399	6,300	445	8,950	491	12,373	537	9,737
400	5,820	446	9,338	492	8,260	538	14,767
401	7,004	447	9,547	493	9,050	539	8,985
402	7,762	448	9,669	494	11,463	540	8,562
403	6,805	449	9,857	495	9,701	541	8,740
404	9,397	450	9,897	496	8,873	542	8,740
405	6,115	451	8,392	497	8,586	543	8,740
406	7,924	452	8,113	498	8,924	544	8,740
407	7,012	453	8,054	499	9,851	545	11,380
408	7,116	454	8,052	500	9,037	546	10,592
409	10,186	455	11,501	501	8,983	547	7,484
410	8,280	456	9,876	502	8,897	548	7,484
411	8,134	457	9,749	503	8,420	549	7,484
412	8,512	458	10,195	504	8,502	550	7,068
413	9,843	459	9,685	505	9,239	551	12,568
414	10,891	460	9,482	506	9,048	552	11,464

Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)
553	6,774	599	8,894	645	9,302	691	6,079
554	6,891	600	7,997	646	9,417	692	6,127
555	6,900	601	7,204	647	8,465	693	6,078
556	6,900	602	7,768	648	7,387	694	6,084
557	6,900	603	7,749	649	6,900	695	5,744
558	6,900	604	7,807	650	6,900	696	5,750
559	6,310	605	9,409	651	6,900	697	6,196
560	5,736	606	7,200	652	6,567	698	6,032
561	5,736	607	7,105	653	5,750	699	5,716
562	5,736	608	6,697	654	5,750	700	5,716
563	5,736	609	8,844	655	5,750	701	6,635
564	5,736	610	7,295	656	5,750	702	10,006
565	6,122	611	6,735	657	6,195	703	7,346
566	6,196	612	6,900	658	6,196	704	6,900
567	5,750	613	7,933	659	5,750	705	6,900
568	5,750	614	9,569	660	5,750	706	6,993
569	5,750	615	10,343	661	6,464	707	8,443
570	5,505	616	9,821	662	8,227	708	13,423
571	8,431	617	6,770	663	8,179	709	6,494
572	9,405	618	6,807	664	6,464	710	6,818
573	6,263	619	6,900	665	5,750	711	6,900
574	6,325	620	6,993	666	5,750	712	6,900
575	6,325	621	10,615	667	6,196	713	6,900
576	7,719	622	11,539	668	6,191	714	6,900
577	7,284	623	7,486	669	5,746	715	6,900
578	8,467	624	6,874	670	5,741	716	6,900
579	6,539	625	6,900	671	6,101	717	6,900
580	6,153	626	6,900	672	6,277	718	6,904
581	7,216	627	6,900	673	6,228	719	6,913
582	6,743	628	6,900	674	6,106	720	6,923
583	5,452	629	6,900	675	5,745	721	6,933
584	5,779	630	6,900	676	5,750	722	6,942
585	6,693	631	6,900	677	6,196	723	6,952
586	6,532	632	6,900	678	6,201	724	6,962
587	6,357	633	6,900	679	5,754	725	6,972
588	5,750	634	6,900	680	5,754	726	6,981
589	6,086	635	6,900	681	6,459	727	6,991
590	8,449	636	6,900	682	8,070	728	7,001
591	7,282	637	6,900	683	8,016	729	7,011
592	6,086	638	6,900	684	6,454	730	7,020
593	5,750	639	6,900	685	5,750	731	6,949
594	6,676	640	6,900	686	5,750	732	6,645
595	7,099	641	6,900	687	6,196	733	9,781
596	12,005	642	6,900	688	6,191	734	9,770
597	8,201	643	6,900	689	5,746	735	6,354
598	11,330	644	7,153	690	5,739	736	7,036

Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)	Lot	Area (sf)
737	7,253	783	5,750	829	8,932	875	8,012
738	7,253	784	6,196	830	12,257	876	8,815
739	7,253	785	6,196	831	9,361	877	8,623
740	7,253	786	5,750	832	9,605	878	8,250
741	7,253	787	5,743	833	10,141	879	7,380
742	7,253	788	5,879	834	8,403	880	7,611
743	6,101	789	5,720	835	8,050	881	8,124
744	6,101	790	5,720	836	8,513	882	7,475
745	6,101	791	5,879	837	7,363	883	8,275
746	6,101	792	5,743	838	6,900	TOTAL	6,628,921 sf
747	6,101	793	5,750	839	6,900		152 ac
748	6,101	794	6,196	840	7,166		
749	7,249	795	6,070	841	7,253		
750	7,034	796	5,750	842	7,253		
751	7,021	797	5,750	843	7,309		
752	6,325	798	6,325	844	7,309		
753	6,325	799	6,325	845	7,030		
754	6,832	800	8,496	846	6,900		
755	7,782	801	8,050	847	6,900		
756	12,002	802	9,447	848	7,346		
757	12,301	803	10,682	849	9,870		
758	6,634	804	9,662	850	10,230		
759	6,467	805	9,488	851	9,152		
760	8,412	806	11,730	852	10,537		
761	9,230	807	11,886	853	9,415		
762	7,710	808	10,458	854	6,788		
763	5,750	809	11,950	855	7,099		
764	6,196	810	9,409	856	7,693		
765	6,196	811	9,921	857	7,583		
766	5,750	812	8,185	858	7,505		
767	5,743	813	8,050	859	8,635		
768	5,879	814	8,050	860	8,325		
769	5,720	815	8,426	861	8,216		
770	5,720	816	9,791	862	7,229		
771	5,879	817	9,262	863	6,658		
772	5,743	818	9,867	864	7,944		
773	5,750	819	10,010	865	7,455		
774	6,196	820	8,966	866	6,989		
775	6,196	821	8,560	867	6,646		
776	5,750	822	8,050	868	7,030		
777	5,743	823	8,121	869	7,030		
778	5,879	824	9,274	870	6,655		
779	5,720	825	8,899	871	6,986		
780	5,720	826	8,050	872	7,118		
781	5,879	827	8,496	873	7,264		
782	5,743	828	8,050	874	7,480		

Lot	Area (sf)
O.S. 884	1,426,223
O.S. 885	140,065
O.S. 886	81,590
O.S. 887	171,981
O.S. 888	417,369
O.S. 889	87,270
O.S. 890	21,227
O.S. 891	112,230
O.S. 892	108,057
O.S. 893	106,769
O.S. 894	211,559
O.S. 895	48,654
O.S. 896	21,716
O.S. 897	95,702
O.S. 898	2,174
O.S. 899	5,428
O.S. 900	6,655
O.S. 901	5,161
O.S. 902	1,206

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Department of **Public Health**  
Riverside County Community Health Agency

**Date:** June 12, 2006

**To:** Maurice Burrows  
Riverside County Planning Department  
82-675 Hwy. 111, Room 209  
Indio, California 92201  
Fax: (760) 863-7555

**From:** Steven T. Uhlman, REHS, CIH, JD  
Public Health Program Chief  
Department of Public Health  
Office of Industrial Hygiene  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (951) 358-5050  
Fax: (951) 358-5443

**Report written by:** Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist

**Project Reviewed:** Tentative Tract No. 33487, Specific Plan 303 & EA No. 40361

**Reference Number:** 95750

**Applicant:** James Quirk  
RBF Consulting  
3300 East Guasti Road, Suite 100  
Ontario, CA 91761

**Noise Consultant:** RBF Consulting  
14725 Alton Parkway  
Irvine, CA 92618

**Review Stage:** First Review

**Information Provided:** "Acoustical Analysis, Village of Del Lago at Quintana, Phase 1 Residential Development Project" dated April 17, 2006 JN: 20-100522

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 43,100 assumed for 66<sup>th</sup> Ave. (the County General Plan classifies 66<sup>th</sup> Ave. as "Urban Arterial" roadway). ADT design capacity of 27,300 assumed for 64<sup>th</sup> Ave. (the County General Plan classifies 64<sup>th</sup> Ave. as "Major" roadway). ADT design capacity of 10,400 assumes Tyler Street and A Street (the County General Plan classifies Tyler Street A Street as "Collector" roadways) quoted from the "Remap Area Plan Circulation, Figure 6, dated 10/07/03".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Urban Major and Urban Arterial Highways**

VEHICLE	Overall %	DAY(7AM-7PM)%	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5



### For Collector Highways

VEHICLE	Overall %	DAY(7AM-7PM)%	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of 66<sup>th</sup> Ave. to the nearest building face is estimated to be 155 feet. The distance from the center of 64<sup>th</sup> Ave. to the nearest building face is estimated to be 163 feet. The distance from the center of Tyler Street to the nearest building face is estimated to be 103 feet. The distance from the center of A Street to the nearest building face is estimated to be 70 feet.
5. Modeling for 66<sup>th</sup> Ave, 64<sup>th</sup> Ave. Tyler Street, and A Street was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

#### **Findings:**

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. It should be noted that the perimeter walls are for privacy purposes and will more than exceed the attenuation needed for most the roads.

**Recommendations:**

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

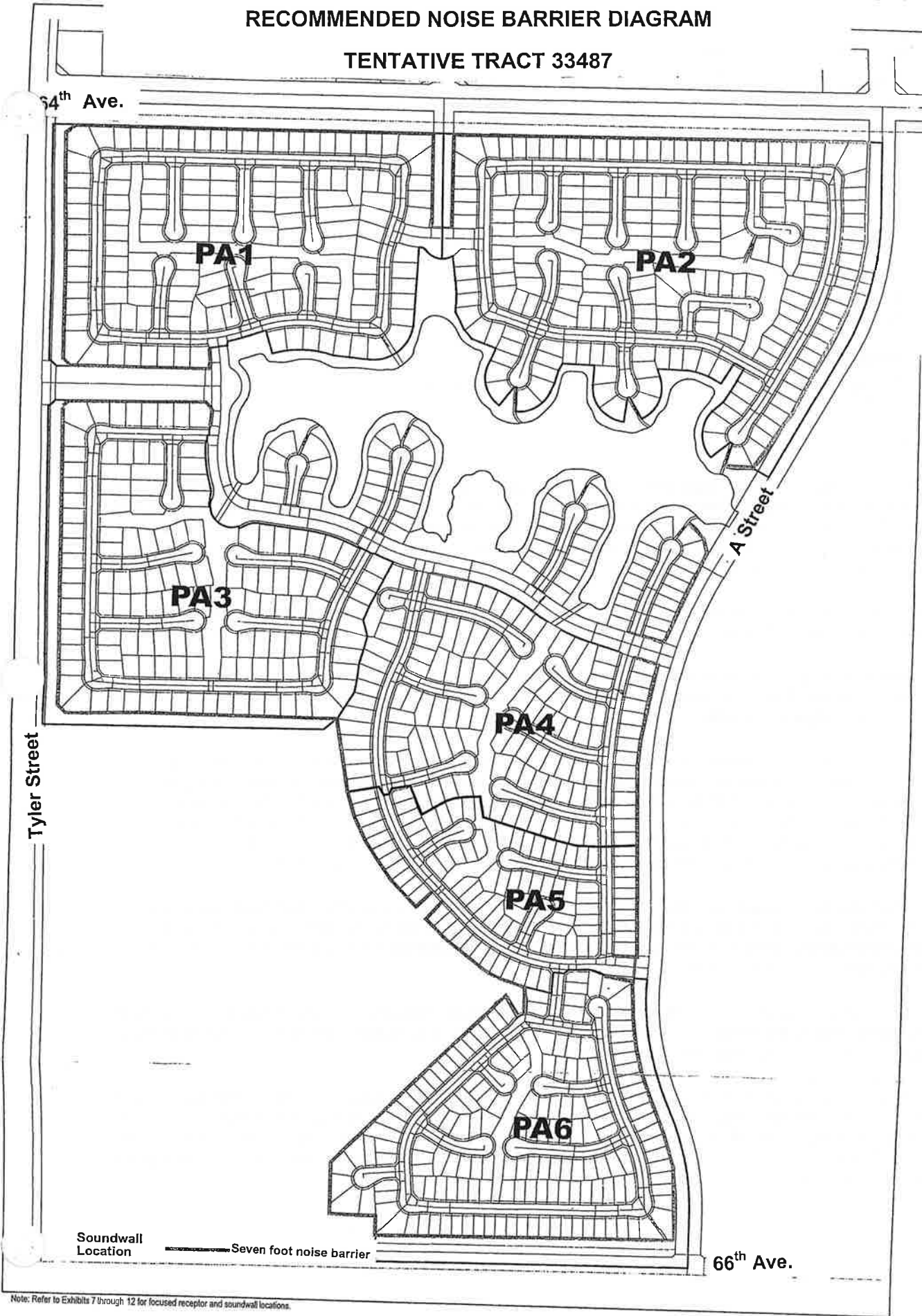
**Seven foot high** (noise barriers) masonry block walls or combination berm and block wall shall be constructed along site boundary of **66<sup>th</sup> Ave., 64<sup>th</sup> Ave., Tyler Street, and A Street** of T.T. 33487.

(Height taken from page 1 and Exhibit 6 of the Acoustical Report, see attached map)

- These walls shall be erected so that the top of each wall extends at least 7 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 7 feet above the highest point between the homes and the road.
2. Our department must receive, review and approve an acoustical report addressing indoor noise impacts. The exterior unmitigated impact (second stories) for 66<sup>th</sup> Ave. is 74 Ldn, for 64<sup>th</sup> Ave. is 73 Ldn , Tyler Street is 65 Ldn , A Street is 66 Ldn, and for single stories homes is 64 Ldn along 66<sup>th</sup> Ave. Home design must be shown to reduce interior noise to-at-or below 45 Ldn for those homes along 66<sup>th</sup> Ave., 64<sup>th</sup> Ave., Tyler Street, and A Street.
3. The applicant shall pay review fees (prior to pulling your building permits) to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

RECOMMENDED NOISE BARRIER DIAGRAM

TENTATIVE TRACT 33487



64<sup>th</sup> Ave.

A Street

Tyler Street

66<sup>th</sup> Ave.

Soundwall Location  
Seven foot noise barrier

Note: Refer to Exhibits 7 through 12 for focused receptor and soundwall locations.



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

RECEIVED

NOV 07 2005

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

November 2, 2005

Maurice Borrows, Project Planner  
Riverside County Planning Department  
82-675 Hwy.111, Room 209  
Indio, CA 92201

**RE: Tentative Tract Map No. 33487– EA No. 40361**  
**Proposal: Subdivide 279 acres into 880 residential lots.**  
**APN#: 751-070-004**

Dear Mr. Borrows:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Avenue 66, south of Avenue 64 and Tyler Street in the Lower Coachella Area Plan, 4<sup>th</sup> Supervisorial District. The project is a proposal to subdivide 279 acres into 880 residential lots. The project site is zoned R-R. This project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation.

The Riverside County Waste Management Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following prior to the issuance of occupancy permits:
  - a. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.
  - b. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to only facilities permitted to receive them, in accordance with local, state, and federal regulations.
3. The project proponent shall consider the use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries and shall try to establish a green and woody waste recycling program for all landscaped areas, especially for developments with large common green areas, such as golf courses or parks, through such methods as grinding or composting (i.e., leaving grass clippings on lawn or sending separated material to composting facility).

Maurice Borrows, Project Planner  
TR No. 33487  
November 2, 2005

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Wymore", with a long horizontal flourish extending to the right.

Ron Wymore  
Planner

DM #38702

November 16, 2005

Mr. Maurice Borrows, Project Planner  
Planning Department, Indio Office  
Riverside County  
82-675 Highway 111, Room 209  
Indio, CA 92201



RE: Tentative Tract Map #33487/Case #20965 & #33487

Dear Mr. Borrows:

This letter responds to your request for comments regarding the proposed development located between 64<sup>th</sup> Avenue, Tyler Street, Polk Street and 66<sup>th</sup> Avenue. The SunLine Transit Agency (SunLine) staff has reviewed the proposed tentative tract maps and offers the following suggestions:

1. Ensure that sidewalks are incorporated and constructed in areas fronting the project area along 64<sup>th</sup> Avenue, Tyler Street, Polk Street, and 66<sup>th</sup> Avenue, if there are no sidewalks currently in place.
2. Include pedestrian circulations that provide connectivity to the street network to ensure that future residents can easily access services that may be provided within the project site, as well as services offered in the neighborhood.

SunLine currently provides service along 66<sup>th</sup> Avenue to Desert Mirage High School to Polk Street on Line 91 on weekdays, weekends, and late evenings. Additionally, we offer Dial-A-Ride paratransit service for Coachella Valley residents, who may utilize this service for medical appointments and other activities.

Due to the on-going Comprehensive Operational Analysis (COA) to examine bus routes operated in the valley, SunLine is working in cooperation with the jurisdictions to regulate amenities conditioned for construction in conjunction with proposed developments. As such, the developer working on this project should not be conditioned to construct a bus turnout or install a bus shelter.

SunLine will work with the jurisdictions to ensure that they provide input on the draft Master Plan, which will be completed by December 31, 2005. The final Master Plan will outline areas in the valley that needs additional transit service and amenities over the next several years. We will also provide additional information on existing routes that will be realigned to meet mobility needs in the valley.

Mr. Borrows, Project Planner  
Page Two

Please feel free to call me at 760-343-3456, ext. 119 if you have any questions regarding my comments or require additional information.

Sincerely,



Eunice Lovi, Director of Planning

cc: C. Mikel Oglesby, General Manager



NOV 17 2005

Sheriff

82-695 DR. CARRÉÓN BLVD. • INDIO, CA 92201 • (760) 863-8990

November 16, 2005

Maurice Borrows  
County of Riverside Planning Department  
82-675 Highway 111, Room 209  
Indio, California 92201

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Riverside County  
Transportation & Land  
Management Agency  
GRADING - INDIO

RE: Tentative Tract Map #33487, Divide 279 Acres into 880 Single Family Residential Lots.

Dear Mr. Borrows,

Thank you for the opportunity to comment on the above described project. The following issues of concern related to public safety and law enforcement are presented.

**PRE-CONSTRUCTION AND CONSTRUCTION PHASES:**

Construction site: Prior to construction of any structure, a material storage area should be established and enclosed by a six foot chain link fence to minimize theft of materials and/or equipment. It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and any off-site main office.

Thefts and burglaries of building materials, fixtures and appliances from construction storage areas and houses under construction are on the rise. To reduce thefts and burglaries during the construction phases of this project, the developer and builders need to provide site security. The Riverside County Sheriff's Department recommends the developer and builders use bonded security guards licensed by the State of California Bureau of Security & Investigative Services Department to handle project security.

The public and non-essential employees should be restricted in access to the construction areas. Current emergency contact information for the project should be kept on file with the Riverside County Sheriff's Department, Indio Station.

The developer and/or builders name, address and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered. Areas actually under construction should be lit during hours of darkness. All entrances and exits should be clearly marked.

The construction site should have a clearly designated point of contact, such as a construction trailer or office. Post the emergency and non-emergency phone



numbers for the fire department, ambulance service and the Riverside County Sheriff's Department near any local site phone. The address for the facility should be posted near the phone(s) at the site. Any phones at the site that are blocked for outgoing calls should not be blocked from dialing 911.

Designate and establish specific parking areas for construction site workers and employees on site. Make sure construction vehicles and workers waiting to get into the site do not block or impede any streets. The parking and commercial areas on the premises should be accessible to emergency vehicles at all times with paved pathways of sufficient width to accommodate such vehicles.

**GRAFFITI REDUCTION TIPS:**

Wide-angled peepholes should be incorporated into all dwelling front doors for security reasons.

Prior to project completion, the surface of walls, fences, logo monuments, etc. should be graffiti resistant either via surface composition, applied paint type and/or planned shielding by landscaping or plants.

**LANDSCAPING:**

Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Landscaping shall not conceal doors or windows from view, obstruct visibility of available street parking, nor provide access to windows or the roof.

**COMMUNITY MAILBOXES, ADDRESSING, AND LIGHTING:**

To help reduce mail theft, place community mailboxes under streetlights in areas visible to area residents. Avoid using the same address numbers for multiple streets in the same development (also reduces mail theft and helps mail carriers deliver mail to the correct address).

Should the community development department, developer or construction staff have any questions regarding the listed law enforcement and public safety concerns, please contact Corporal Andy Gerrard at 760-863-8990.

Sincerely,  
**Bob Doyle, Sheriff**



Walter Meyer, Captain  
Indio Station Commander



Established in 1918 as a public agency

# Coachella Valley Water District

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

March 30, 2011

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 0163.1

0421.1

070809-2

Jay Olivas  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Olivas:

**Subject: Tentative Tract Map No. 33487 Amendment No. 4, Specific Plan 303 Amendment No. 2**

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to the issuance of grading permits for TTM 33487 Amendment No 4, SP 303 Amendment No. 2, the developer shall prepare detailed plans and hydraulic analysis of flood protection facilities to collect, route and redistribute off-site flows consistent with the conceptually approved report titled "Offsite Drainage Report for Tentative Tract Map 33487 Amendment 4, Specific Plan Amendment No. 2," dated March 2011 and prepared by Albert A. Webb Associates.

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

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any District approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

Prior to issuance of grading permits, the District will require the developer to:

- Execute an agreement with the District which shall include provisions outlined in the District Ordinance No. 1234. A copy of the Ordinance No. 1234 is enclosed for your convenience.
- Submit to the District a Flood Control Facility Operations and Maintenance Manual for review and approval.

- Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to the District.
- Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

Prior to occupancy, the District requires the developer to:

- At the completion of the construction of the flood control facilities, submit "as-built" topography, construction drawings and engineering analysis for District review to verify that the design capacity is adequate.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and 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.

This area is underlain with agricultural drainage lines. There are District facilities shown on the development plans. There may be conflicts with these facilities. We request that prior to issuance of grading permits utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 64 Evacuation Channel, Avenue 64 Drain and Avenue 64 Martinez Drain.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

March 30, 2011

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

Enclosure/1/as

cc: Kohl Ranch II, LLC  
Kohl Ranch Company, LLC  
11990 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

Alan French  
Riverside County Transportation Department  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Michael Mistica  
Department of Environmental Health  
Post Office Box 1280  
Riverside, CA 92502

TD:ch\eng\sw\11\March\Tentative Tract 33487-amend #4



Established in 1918 as a public agency  
**Coachella Valley Water District**

Directors:  
Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
Franz W. De Kloiz  
Russell Kitahara

Officers:  
Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

September 13, 2010

**RECEIVED**

File: 0163.1  
0421.1

**SEP 22 2010**

Riverside County  
Planning Department  
Desert Office

Jay Olivas  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Tentative Tract Map No. 33487, Amended No. 3

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to approval of TTM No. 33487, Amended No. 3, the developer shall comply with Riverside County Ordinance No. 458 as amended, District and California Drainage Law regulations and standards in the preparation of conceptual on-site flood protection facilities for this project. The developer has paid fees and is working closely with the District completing the developments Hydrology & Hydraulic Study and Conceptual Flood Control Plan (Report).

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

Flood protection measures shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The developer shall provide written notice to all downstream property owners located within 600 feet of this area of the proposed construction of flood control facilities before commencing construction of any District approved flood control facilities. Said notice shall include wording that indicates that the project includes construction of flood control facilities, which may affect downstream properties.

Prior to issuance of grading permits, the District will require the developer to:

- Execute an agreement with the District which shall include provisions outlined in the District Ordinance No. 1234. A copy of the Ordinance No. 1234 is enclosed for your convenience.
- Submit to the District a Flood Control Facility Operations and Maintenance Manual for review and approval.

- Grant flooding easements over the flood control facilities in a form and content reasonably acceptable to the District.
- Submit final construction plans for the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

Prior to occupancy, the District requires the developer to:

- At the completion of the construction of the flood control facilities, submit “as-built” topography, construction drawings and engineering analysis for District review to verify that the design capacity is adequate.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for this tentative tract map as part of the specific plan requirements. The developer is in contact with the District discussing the preparation of the WSA/WSV. The District requests the County to withhold approvals for this project until the WSA/WSV has been approved.

In compliance with a joint agreement with the Coachella Valley Unified School District and the Coachella Valley Water District, this project has contributed to the funding and construction of offsite domestic water and sanitary sewer system facilities. These facilities include a domestic water well, water treatment facility, domestic water transmission pipeline, domestic water reservoir, sanitary sewer pipeline, and sewer lift station. The original project was entitled to satisfy potable water requirements for 300 equivalent dwelling units (EDU) and sewer requirements for 30 EDU's for its contribution to the facilities.

The District will provide sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date 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.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request 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.

This area is underlain with agricultural drainage lines. There are District and private facilities not shown on the development plans. There may be conflicts with these facilities. We request that prior to recordation of the map utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 64 Evacuation Channel, Avenue 64 Ag Drain, Avenue 64 Martinez Drain, Avenue 65 Ag Drain and Tile Drain 512.

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 drainage 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 Elimination System permit and Waste Discharge Requirements for the 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.

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

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 land. These facilities may include additional piping, reservoirs, booster pumping stations, etc. The developer may be required to install these facilities and provide land and/or easements to be deeded to the District for such purpose. Plans are to be completed to extend Lateral 123.45-1.3 to Kohl Ranch Lake to provide canal water for irrigation.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

September 13, 2010

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Alan French  
Riverside County Transportation Department  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica  
Department of Environmental Health  
Post Office Box 1280  
Riverside, CA 92502

Kohl Ranch II, LLC  
Kohl Ranch Company, LLC  
11990 San Vicente Boulevard, Suite 200  
Los Angeles, CA 90049

bc: Tommy Fowlkes  
Michael Schaefer

TD:ch\eng\sw\10\Sept\Tentative Tract 33487-Amend 3

Geo 070809-1  
070809-2  
070809-3  
070809-4



Sun City  
0141.  
0106.51

ORDINANCE NO. 1234

File: 0106.51  
0141.

AN ORDINANCE OF THE  
COACHELLA VALLEY WATER DISTRICT  
ESTABLISHING REQUIREMENTS RELATING TO  
STORMWATER POLICIES ON PUBLIC NOTIFICATION  
AS CONDITIONS TO APPROVAL OF DEVELOPMENTS  
IN AREAS SUBJECT TO SPECIAL FLOOD HAZARDS  
AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH

The Board of Directors of the COACHELLA VALLEY WATER DISTRICT  
(hereafter "District") finds and determines as follows:

1. There are areas within the Coachella Valley which are subject to flash flooding, primarily from the hills and mountains surrounding the valley; flood control facilities in those areas should be designed using the "standard project storm" and "standard project flood" as design criteria rather than the "100-year storm" and "100-year flood" in order to minimize flood damage, the "standard project storm" and "standard project flood" require a greater level of protection.

2. There are areas within the jurisdiction of the District which have been identified as flood hazard areas by the Federal Insurance Administration on maps prepared by the Federal Insurance Administration entitled "The Flood Insurance Study for the County of Riverside" dated January 18, 1979, as amended, including the Federal Insurance Rate Map Panel 1625, revised September 30, 1988. Such areas are subject to Riverside County Ordinance No. 458 (Ordinance No. 458) regulating development in flood hazard areas and implementing the National Flood Insurance Program. The Ordinance provides that no land shall be developed within a flood hazard area until the applicable requirements of the Ordinance have been met.

3. Said Ordinance No. 458 is based on the use of the 100-year storm and 100-year flood as the design criteria for the level of flood protection required as a condition to approval by the County of the proposed development. In areas within its jurisdiction, the District serves as the County's agent in determining whether the requirements of Ordinance No. 458 have been met.

4. The flood protection facilities constructed by a developer in compliance with the requirements of Ordinance No. 458 will normally not be

owned, operated or maintained by the District. The District, by approving a plan for such facilities, does not accept ownership of said facilities, responsibility for construction of same in conformance with the plan, or responsibility for the operation and/or maintenance of the facilities once completed. Nevertheless, by reason of its flood control functions in other areas, it is possible that the District will be misperceived as responsible for any damage that may result from improper construction, operation or maintenance of such private flood control facilities.

5. In order to reduce the risk of unfounded lawsuits against the District by reason of the foregoing and in order to reduce the cost of defending any such suits as may be filed, the District should:

A. Require notification in writing to property owners downstream a distance of six hundred (600) feet from the development's lower boundary (subject to the General Manager's discretion to extend said distance as reasonably required by geographic circumstances) that flood protection work is being done as part of the upstream development in accordance with Ordinance No. 458 and may affect downstream properties; and

B. Require the developer to agree that upon transfer of the ownership of the flood control facilities to a homeowners association or other entity (which transfer shall not require the District's approval or consent), the obligation of the developer shall be assumed by the transferee insofar as it relates to operation and/or maintenance of said facilities; and

C. Require the developer to seek neither damages nor indemnity from the District based on the District's approval of the developer's design for flood protection facilities.

6. In the event that an area within the County of Riverside which is presently subject to Ordinance No. 458 becomes part of a city by annexation or otherwise, if that city requests the District to approve proposed plans for flood control facilities related to new development within that area, which plans are based upon a design criteria using a design storm and design flood of lower magnitude than a standard project

storm and standard project flood, the policy set forth herein should continue to apply.

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the COACHELLA VALLEY WATER DISTRICT that conditions to approval by the District of a plan for flood control facilities for proposed development as meeting the requirements of Ordinance No. 458 shall include the following:

1. The developer shall give written notice of the proposed flood control plan proposed in connection with the development to property owners downstream a distance of six hundred (600) feet from the development's lower boundary (subject to the General Manager's discretion to extend the distance as reasonably required by geographic circumstances); said notice shall include a statement that said flood protection work is being proposed in accordance with Ordinance No. 458 and may affect downstream properties; and

2. The developer shall execute an agreement with the District which shall include the following provisions:

- A. A provision that upon the transfer of the ownership of the flood control facilities to a homeowners association or other entity (which transfer shall not require the approval or consent of District), the obligation of the developer shall be assumed by the transferee in ownership of said facilities insofar as said obligation relates to the operation and/or maintenance of said facilities.

- B. A provision that the developer agrees that it will seek neither damages nor indemnity from District based on or related to the design of the flood control facilities within the project.

- C. A provision that the developer will cause to be recorded in the chain of title to the flood control facilities within the project a document which will cause these obligations regarding the operation and maintenance of the flood control facilities to run with the land and to be binding upon successors and assigns of the developer in connection with the ownership of said facilities and shall further cause these obligations to be included in any contract between the developer and a homeowners association for the conveyance of the flood control facilities.

3. The foregoing conditions to approval by the District shall also apply in cases where a flood hazard area within the County which is presently subject to Ordinance No. 458 becomes part of a city by annexation or otherwise and the city requests the District to approve proposed plans for flood control facilities related to new development in that area based upon design criteria using a design storm and design flood having a magnitude which is less than a standard project storm and standard project flood.

**REPEALS:**

All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby expressly repealed.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon adoption.

ADOPTED this 8th day of December, 1992.

A handwritten signature in cursive script, appearing to read "J. P. ...", is written over a horizontal line. Below the line, the word "President" is printed in a small, sans-serif font.

President

I, the undersigned Acting Assistant Secretary of the Coconino Valley Water District, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1234 of said District introduced and passed at meeting of said Board held December 8, 1992, and that said Ordinance was passed by the following vote:

Ayes:	Five
Directors:	McFadden, Rummonds, DeLay, Fish, Codekas
Noes:	None
Absent:	None

I further certify that said Ordinance was thereupon signed by the President of the Board of Directors of said District.

Julia Fernandez  
Acting Assistant Secretary

(SEAL)

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

AUG 27 2010

DATE: August 24, 2010

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Fire Department  
Riv. Co. Dept. of Bldg. & Safety – Grading  
Riv. Co. Environmental Programs Department  
Riv. Co. Landscape Programs Dept.  
Regional Parks & Open Space District.

P.D. Geology/Paleontology Section - D. Jones  
P.D. Archaeology Section - L. Mouriquand  
Riv. Co. Flood Control District  
Riv. Co. Industrial Hygiene – Attn: S. Hinde  
Coachella Valley Water District  
Fourth District Supervisor  
Riv. Co. Waste Management Dept.

**Facilities Department**  
CVUSD  
Riv. Co. Airport Land Use Commission  
Coachella Valley Unified School District  
C.V. Recreation & Park District  
Torres-Martinez Desert Cahuilla Indians  
Desert File / Central Files

**TENTATIVE TRACT MAP NO. 33487, AMENDED NO. 3 – EA40361 – Applicant: Kohl Ranch Company, LLC. – Engineer/Representative: RBF Consulting - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC), Community Development: Medium High Density Residential (CD: MHDR) (5 - 8 DU/AC), Community Development: Very High Density Residential (CD: VHDR) (14 - 20 DU/AC) and Open Space: Conservation (OS: C) – Location: Northerly of Avenue 66, southerly of Avenue 64, easterly of Tyler Street, located at 64520 Tyler Street, Thermal, CA. – 279.13 Gross Acres – Zoning: Specific Plan (S-P) – REQUEST: The tentative tract map is a Schedule A which proposes to divide 281 acres into 879 residential lots. – APN: 751-070-004 – Concurrent Cases: SP00303A2, CZ07216, EA40361, CFG03815 – Related Cases: SP00303, CZ06237, GEO00861, SP00303A1, CZ06605, EA38298, PP19935, EA39897, CFG03355, SP00303S1, GEO01573, PP20965, EA40372, CFG03823, PM34283, EA40374, CFG03920, PP21661, PP21662, PP21672, PP21675, PP21723**

Please review the attached **Amended** map(s) and/or exhibit(s): **AMENDED NO. 3**, for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **September 9, 2010 LDC Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jay Olivas, (951) 955-1195**, or e-mail at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) / **MAILSTOP #1070**

**COMMENTS:**

**On January 13, 1998 the Coachella Valley Unified School District and The Kohl Ranch Company, entered into a Mitigation Agreement for any dwelling units constructed within the project.**

DATE: August 30, 2010

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director of Facilities, Planning & Const.

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



45-305 Oasis Street  
Indio, CA 92201

Phone (760) 347-3484  
Fax (760) 347-4660

www.cvrpd.org

LAND USE APPROVAL

February 16, 2006

FEB 17 2006

VIA FAX & HAND DELIVERED  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
(760) 863-7555

RECEIVED

FEB 17 2006

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
INDIO OFFICE

Paul Clark, Principal Planner  
County of Riverside Planning Department  
82-675 Hwy. 111, Room 209  
Indio, California 92201

Re: Specific Plan No. 303; TTM 33487/EA NO. 40361/Pardee Homes

Dear Mr. Clark:

This revised letter follows up on our meeting with you last week. Thank you very much for taking the time for that meeting and for discussing this development. As we discussed, this Specific Plan presents the need for the District to condition developers to provide approximately 34 acres needed for a community facility. Based upon that discussion, we ask that the mitigation measures and conditions of approval for the Specific Plan, TTM 33487 and all other tract maps within Specific Plan 303 contain the provisions set out below.

1. **Quimby Act:** Developer will dedicate land and/or pay fees pursuant to the Quimby Act, as adopted by Riverside County Ordinance No. 460 and the Coachella Valley Recreation and Park District's Master Plan. Such fees shall be computed by the Coachella Valley Recreation and Park District under that ordinance and its Master Plan, as each of those may be amended from time to time, and shall be dedicated or paid to the District at the time of recordation of the final map. District shall approve the location of land to be dedicated.
2. **Assessment District:** In addition to the Quimby Act requirements under #1, in order to provide for maintenance of public park and recreational facilities and program, whether presently operated or constructed in the future, prior to recordation of the final map, Developer shall petition for and complete formation of or annexation to one or more District Landscaping and Lighting Assessment Districts, and shall pay the costs of such formation and or annexation, not to exceed \$5,000 for each such assessment district.

Serving the  
Communities of:

- Bermuda Dunes
- Coachella
- Indian Wells
- Indio
- Indio Hills
- La Quinta
- Mecca
- North Shore
- Oasis
- Palm Desert
- Rancho Mirage
- Thermal
- Thousand Palms
- Vista Santa Rosa



Please let us know the schedule for this development so that we may contact the developer to proceed with formation of or annexation to a landscaping and lighting district. Thank you again for your assistance.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Stan", written over a horizontal line.

Stan Ford, General Manager  
SF/dg

Cc: Mike Taylor, Pardee Homes, 1385 Old Temescal Road, Corona, CA  
92281, (951) 739-0484 fax  
Jim Quirk, RBF Consulting, 3536 Concoors, Suite 220, Ontario, CA  
91764, (909) 974-4004 fax



F. CEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 3

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule I tentative parcel map to divide 563 gross acres into six (6) parcels ranging in size from approximately 21 acres to 263 acres located within Assessors Parcel Numbers 759-150-001, 759-160-001, 759-170-001, 759-180-001, and 759-190-004.

An exception is granted to the improvement requirements of Riverside County Ordinance No. 460, Section 10.14.A.2 for PM36315 in accordance with the provisions of Riverside County Ordinance No. 460, Section 3.1, subsections C. and D.

10. EVERY. 4

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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 5 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36315 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36315, Amended Map No. 3, dated March 29, 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. 16 USE - GIN VARY INTRO RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

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

Parcel Map#36315 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2 MAP-ENV ASSESSMENT/PHASE 1&II RECOMMND

Prior to grading a Phase I and Phase II Environmental Site Assessment will be required. Please contact the Site Cleanup Program at 951-955-8982 if you have any questions.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 2/10/11

RECOMMND

Parcel Map No. 36315 proposes a Schedule I tentative parcel map to divide 568 acres into six (6) lots ranging in size from 21 acres to 343 acres (minimum lot size of 20 acres) for conveyance purposed including to spate out a proposed lot (Lot 1) for a proposed private race track. The site is located in the Thermal area, north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street. This case is associated with Plot Plan No. 24690 and Parcel Map No. 36293.

It should be noted that the drainage aspects/impacts will be reviewed by the Coachella Valley Water District or Country Transportation. The District's review is limited to the water quality aspects contained in the WQMP which will be addressed at the time a use is proposed for any of the parcels. Since Parcel Map No. 36315 is proposed for conveyance purposes, the District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.PLANNING. 1                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.PLANNING. 3                   MAP - MAP ACT COMPLIANCE (cont.)                   RECOMMND

the conditions listed herein.

10.PLANNING. 4                   MAP - FINAL MAP PREPARER                   RECOMMND

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

10.PLANNING. 5                   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. 6                   MAP - 90 DAYS TO PROTEST                   RECOMMND

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

10.PLANNING. 7                   MAP - OFFSITE SIGNS ORD 679.4                   RECOMMND

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

10.PLANNING. 8                   USE - GEO02230                   RECOMMND

County Geologic Report (GEO) No. 2230 submitted for this project (PP24690 and PM36293) was prepared by Southern California Soil & Testing, Inc. and is entitled "Preliminary Geotechnical Investigation, Thermal Motorsports Park, (Kohl Ranch Raceway Park), Thermal, California", dated November 17, 2010. In addition, Petra prepared the following documents:

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - GEO02230 (cont.)

RECOMMND

"Response to County of Riverside, Planning Department Review comments of County Geologic Report No. 2230, Preliminary Geotechnical Investigation Report for Proposed thermal 'Motorsports Park, A portion of the Kohl Ranch Specific Plan, Approximately 337 Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, riverside County California", dated March 7, 2011.

"Assumption of Geotechnical Consultant of Record, Propose Thermal Motorsports Park, a Portion of the Kohl Ranch Specific Plan, Approximately 337-Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, Riverside County, California", dated March 14, 2011.

These documents are herein incorporated as a part of GEO02230.

GEO02230 concluded:

- 1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.
- 2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.
- 3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.
- 4.The risk associated with permanent slope in-stability and landsliding is minimal.
- 5.The rockfall hazard is minimal.
- 6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

1. The upper portion of the lake deposits will need to be excavated and replace as compacted fill to provide uniform

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - GEO02230 (cont.) (cont.) RECOMMND

support for the proposed structures and racetrack.

2.Field confirmation of agricultural-related photo lineament during site grading.

GEO02230 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02230 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS 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 - DRAINAGE 1 RECOMMND

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

10.TRANS. 9 MAP - FLOOD HAZARD REPORT 2 RECOMMND

A portion of 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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.TRANS. 9                      MAP - FLOOD HAZARD REPORT 2 (cont.)                      RECOMMND

Agency. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated as Zone X.

10.TRANS. 11                      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 November 1, 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. 12                      MAP - RETENTION BASIN                      RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.

10.TRANS. 13                      MAP - RETENTION BASIN MAINTEN                      RECOMMND

Maintenance of the basins, 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' or CC&R's 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 basins, paseos and drainage facilities.

10.TRANS. 14                      MAP - GROUND WATER BASIN                      RECOMMND

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water



PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.TRANS. 14                      MAP - GROUND WATER BASIN (cont.)                      RECOMMND

Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan shall be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

10.TRANS. 15                      MAP - DRAIN EASEMENT                      RECOMMND

Coachella Valley Water District will need replacement or additional drainage and sanitation 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."

10.TRANS. 16                      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.

10.TRANS. 17                      MAP - WATER SUPPLY ASSMNT/VERI                      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 the WSA/WSV has been approved.

10.TRANS. 18                      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 from date of issuance. Sanitation service remains at all times

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

10. GENERAL CONDITIONS

10.TRANS. 18                    MAP - SANITATION SERVICE (cont.)                    RECOMMND

subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1                    MAP - TRAILS AND BIKE WAYS                    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.

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 20 acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan (S-P) zone, and with the Riverside County General Plan.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 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. 5 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 \_\_\_\_. This affects Parcel Nos. 1 through 6.

50.PLANNING. 6 MAP - ECS EXHIBIT RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 8 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

"Parcel Nos. 1 through 6 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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 8                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

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."

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. 9                    MAP - FEE BALANCE                    RECOMMND

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

50.PLANNING. 10                    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 Regional Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Jacqueline Cochran Regional 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 Regional Regional Airport."

50.PLANNING. 11                    MAP - ECS NOTE LIQUEFACTION                    RECOMMND

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

A. The Area of Potential Liquefaction shall be delineated on the ECS as approved by the Planning Department.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP - ECS NOTE LIQUEFACTION (cont.) RECOMMND

B. A note shall be placed on the ECS stating: "This property is affected by potential liquefaction. Structures for human occupancy shall not be allowed in the Area of Potential Liquefaction without an approved liquefaction report or approved mitigation of the hazard. This constraint affects Parcel Nos. 1 through 6, as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 12 MAP - ECS PALEO RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection."

50.PLANNING. 13 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 RMWPaleo and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 14                    MAP - AVIGATION EASEMENT                    RECOMMND

Prior to recording the FINAL MAP, the land divider shall convey an avigation easement to Jacqueline Cochran Regional Airport. A copy of the recorded avigation easement shall be provided by the land divider to the Riverside County Planning Department and the Riverside County Airport Land Use Commission.

ADDED BY PLANNING COMMISSION 4/20/11.

TRANS DEPARTMENT

50.TRANS. 4                        MAP - EASEMENT                        RECOMMND

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

50.TRANS. 10                      MAP - R-O-W DEDICATION                      RECOMM

Sufficient public street right-of-way along 62nd Avenue shall be dedicated for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Polk Street shall be dedicated for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along Tyler Street from 62nd Avenue northerly to southerly boundary of Parcel 3 shall be dedicated for public use to provide for a 64-foot half-width right-of-way.

Sufficient public street right-of-way along Tyler Street from 60th Avenue southerly to southerly boundary of Parcel 3 shall be dedicated for public use and recorded by separate instrument to provide 128-foot full-width right-of-way to meet the County General Plan and Specific Plan No. 303, Amended No. 2. Alignment and grade shall be approved by Transportation Department.

Sufficient public street right-of-way along 60th Avenue shall be dedicated for public use to provide for a 39-foot half-width right-of-way.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP- CORNER CUT-BACK I                      RECOMMND

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

50.TRANS. 21                      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. 22                      MAP - FINAL MAP DRAIN EASEMNT1                      RECOMMND

The land divider shall delineate the locations of the drainage channels 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 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. 23                      MAP - FINAL MAP DRAIN EASEMNT2                      RECOMMND

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

50.TRANS. 24                      MAP - FLOODWAYS ECS                      RECOMMND

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

50.TRANS. 25                      MAP - EXISTING DRAINAGE FACILI                      RECOMMND

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 25                      MAP - EXISTING DRAINAGE FACILI (cont.)                      RECOMMND

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 Elimination System permit and Waste Discharge Requirements for the 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. 26                      MAP-USBR FAC AND AGGRCLTR DRNS                      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 laterals 123.45-1.3-3.9LT, 123.45-1.3-4.6LT and 99.8-0.51-2.5-2.0RT. The District conflicts include but are not limited to Ave 61 and Ave 62 Drains.

50.TRANS. 27                      MAP - DRAINAGE 4                      RECOMMND

The developer shall delineate and record by separate instrument if not shown on the map, 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 November 1, 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.

50.TRANS. 28                      MAP - RETENTION BASIN                      RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.



PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 29

MAP -OFF-SITE R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Tyler Street from 60th Avenue southerly to southerly boundary of Parcel 3 shall be dedicated for public use and recorded by separate instrument to provide 128-foot full-width right-of-way to meet County General Plan and Specific Plan No. 303, Amended No. 2. Alignment and grade shall be approved by Transportation Department.

50.TRANS. 30

MAP - DRAINAGE EASEMENT NOTES

RECOMMND

Prior to Parcel Map No. 36315 map recordation the drainage easements as stated on Sheet 2 of 2, Amended No. 2 shall be satisfied and the notes are as follows:

1. Drainage easement for drainage purposes (6600 feet within Parcels 1, 2 and 5 of PM 36315) to be maintained by the property owners or property owners associations.
2. Drainage easements for drainage purposes (2120 feet within Parcels 3 and 5 of PM 36315) to be maintained by the property owners or property owners associations.
3. Drainage easements for drainage purposes (1000 feet within Parcel 2 of PM 36315) to be maintained by the property owners or property owners associations.
4. Prior to PM 36315 recordation, an offsite drainage easement (4500 feet within APN'S 751-030-003, 751-030-004, 751-030-005, and 751-030-015) shall be recorded by separate instrument in favor of the property owner (Thermal Motorsports Track and Club) or property owners (Thermal Motorsports Track and Club) Association. This area to remain free from permanent structures and obstructions.
5. Prior to PM36315 recordation, an offsite drainage easement (1500 feet within APN'S 759-140-010, 759-140-011, and 759-140-013) shall be recorded by separate instrument in favor of the property owner (Thermal Motorsports Track and Club) or property owners (Thermal Motorsports Track and Club) Association. This area to remain free from permanent structures and obstructions.
6. Prior to PM 36315 recordation, an offsite drainage easement (200 feet by 150 feet within APN 759-140-003) shall be recorded by separate instrument in favor of the property owner (Thermal Motorsports Track and Club) or

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 30                      MAP - DRAINAGE EASEMENT NOTES (cont.)                      RECOMMND

property owners (Thermal Motorsports Track and Club) Association. This area to remain free from permanent structures and obstructions.

7. Prior to recordation of PM 36315, fomal agreement between Thermal Motorsports Track and Club and EDA shall be arranged to construct 65 acre basin or other drainage facilities as approved by the Transportation Department to be used by Thermal Motorsports Track and Club for the conveyance of the valley floor drainage into the culvert under 60th Avenue. To be maintained by Thermal Motorsports Track and Club.

50.TRANS. 31                      MAP - ACCESS RESTRICTION                      RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 6                      MAP -NO GRADING PERMITS                      RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

60.E HEALTH. 1                      GRADE - HAZMAT PHASE II                      RECOMMND

A Phase I and Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Site Cleanup Program to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements please contact us at (951) 955-8982.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAILS AND BIKE WAYS

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 trail(s) in a graded condition and ready for construction.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN\*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigation PD-A-4002 prepared for Specific Plan 303, in 1994 by RMWPaleo, it has been determined that archaeological monitoring of rough or mass grading is required for this implementing project.

Because underground irrigation tile lines were installed many years ago, archaeological monitoring shall be focused on those areas in between tile lines not disturbed by the tile line installations. Additionally, if existing tile lines are to be removed, they are to be documented by the project archaeologist as historic agricultural infrastructure and the removal trenches inspected for any indications of prehistoric Native American subsurface cultural deposits. The applicant shall submit 3 copies of the tile line removal plan to the County Archaeologist, and a copy to the Project Archaeologist and a copy to the tribal monitor.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project 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 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., between tile lines. The Project Archaeologist shall have the authority

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    GEN\*- CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

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 Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 3                    GEN\*- TRIBAL MONITORING                    RECOMMND

As a result of conditions of approval for Specific Plan 303A2, tribal monitoring shall be accommodated during the grubbing, grading, and trenching activities for this project for the purpose of tribal consultation should any prehistoric Native American cultural deposits be uncovered. Tribal monitoring is not required in areas not requiring archaeological monitoring.

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(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN\*- TRIBAL MONITORING (cont.)

RECOMMND

temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist for the purposes of tribal consultation.

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 mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is only responsible to the Tribe for tribal consultation purposes.

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

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the 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. 4

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:

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
- 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.

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)    RECOMMND

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 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.

TRANS DEPARTMENT

60.TRANS. 1                    MAP - DRAINAGE SUBMIT PLANS                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

60. PRIOR TO GRADING PRMT ISSUANCE

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

shall pay all fees as required by CVWD and Riverside County Transportation Department.

60.TRANS. 2                    MAP - EASEMENT FOR DRIANAGE                    RECOMMND

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

60.TRANS. 3                    MAP - TYPICAL SITE GRADING                    RECOMMND

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

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,



PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

70.TRANS. 1                   MAP - EROSION CONTROL                   RECOMMND

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

70.TRANS. 2                   MAP - DRAINAGE IMPROV COMPLETE                   RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 3                   USE-#17A-BLDG PLAN CHECK \$                   RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1                   MAP - TUMF                   RECOMMND

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

80.TRANS. 2                   MAP - 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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2                      MAP - FINAL MAP DRAIN EASMT 1 (cont.)                      RECOMMND

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

80.TRANS. 3                      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

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                      USE - HAZMAT CONTACT                      RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1                      MAP - TRAILS AND BIKEWAYS                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

90. PRIOR TO BLDG FINAL INSPECTION

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

in accordance to the approved plans.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 2 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 5 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. 6 MAP - EASEMENT FOR DRAINAGE 2 RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of

PARCEL MAP Parcel Map #: PM36315

Parcel: 759-150-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - EASEMENT FOR DRAINAGE 2 (cont.)                      RECOMMND

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. 7                      MAP - OWNER MAINTENANCE NOTICE                      RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility. 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 basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.



Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

Peter Nelson, President - Div. 4  
John P. Powell, Jr., Vice President - Div. 3  
Patricia A. Larson - Div. 2  
Debi Livesay - Div. 5  
Franz W. De Klotz - Div. 1

**Officers:**

Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

March 30, 2011

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1

Jay Olivas  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Parcel Map 36315, TPM 36293 and PP 24690

This letter supersedes the Coachella Valley Water District's (District's) letter dated November 3, 2010.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to issuance of grading permits for TPM 36315, TPM 36293 and PP 24690, the developer will be required to prepare detailed plans for drainage facilities to collect, route and redistribute flows from Valley Floor drainage impacting the development in a manner reasonably consistent with pre-project conditions. The report titled "Drainage Report-Thermal Motor-Sports Park," dated March 2011 and prepared by Albert A. Webb Associates, shall be used in the design of the drainage facilities.

A small portion of this area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated Zone X.

All stormwater/drainage facilities within this development shall be privately owned and operated by the developer or successors in interest.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for the Kohl Ranch specific plan requirement. The requested WSA/WSV has been submitted for review and approval by the District Board of Directors.

The District will provide sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date 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.

This area is underlain with agricultural drainage lines. There are District facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the issuance of grading permits until utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 61 and Avenue 62 Drains.

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 drainage 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 Elimination System permit and Waste Discharge Requirements for the 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.

Jay Olivas  
Riverside County  
Planning Department

3

March 30, 2011

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mike Mistica  
County of Riverside, Dept of Environmental Health  
Water Engineering Section  
4080 North Lemon Street, 2nd floor  
Riverside, CA 92501

Kohl Ranch LLC  
50-885 Washington Street, C-234  
Los Angeles, CA 90049

TD:ch/eng/sw/11/March/TPM 36315-revised

060833-2  
060833-3  
060833-4



Established in 1918 as a public agency  
**Coachella Valley Water District**

Directors:  
Patricia A. Larson, President  
Peter Nelson, Vice President  
Tellis Codekas  
Franz W. De Klotz  
Russell Kitahara

Officers:  
Steven B. Robbins, General Manager-Chief Engineer  
Julia Fernandez, Board Secretary

November 3, 2010

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1

Jay Olivas  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Olivas:

Subject: Tentative Parcel Map 36315

This letter supersedes District letter dated November 1, 2010.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Prior to approval of TPM 36315, the developer will be required to determine the Valley Floor drainage tributary to the development and provide facilities to collect, route and redistribute the flows in a manner reasonably consistent with pre-project conditions. The District approved "Existing Conditions Offsite Runoff Analysis Report," dated June 2010 and prepared by Albert A. Webb Associates, shall be used in the design of the drainage facilities.

A small portion of this area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard. The remainder is designated Zone X.

All stormwater/drainage facilities within this development shall be privately owned and operated by the developer or successors in interest.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).



A District approved Water Supply Assessment (WSA) and/or Water Supply Verification (WSV) is required for this TPM 36315 as part of the Kohl Ranch specific plan requirement. The developer is in contact with the District discussing the preparation of the WSA/WSV. The District requests the County to withhold approvals for this project until the WSA/WSV has been approved.

The District will provide sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its sanitation systems. These facilities may include pipelines, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date 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.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a tentative parcel map until utility clearances have been completed with the District. The USBR conflicts include but are not limited to 123.45-1.3-3.9LT, 123.45-1.3-4.6LT, and 99.8-0.51-2.5-2.0RT.

This area is underlain with agricultural drainage lines. There are District facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of the tentative parcel map until utility clearance have been completed with the District. The District conflicts include but are not limited to Avenue 61 and Avenue 62 Drains.

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 drainage 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 Elimination System permit and Waste Discharge Requirements for the 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.

November 3, 2010

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
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Riverside, CA 92501

Mike Mistica  
County of Riverside, Dept of Environmental Health  
Water Engineering Section  
4080 North Lemon Street, 2nd floor  
Riverside, CA 92501

Kohl Ranch LLC  
50-885 Washington Street, C-234  
Los Angeles, CA 90049

TD:ch/eng/sw/10/NOV/TPM 36315-revised

060833-2  
060833-3  
060833-4

October 15, 2010

Jay Olivas, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92501

RE: Tentative Parcel Map No. 36315 – Kohl Ranch Specific Plan

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Tentative Parcel Map No. 36315, which proposes divide 568 acres into six lots ranging in size from 21 acres to 343 acres for conveyance purposes including to separate out the lot associated with the development of the proposed private race track within the Kohl Ranch Specific Plan, located within the Thermal Community of unincorporated Riverside County.

SunLine staff reviewed the tentative parcel map and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer transit service to the project location; however, the nearest service route is located just north of the project, along Airport Boulevard and Palm Street served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelter. However, we appreciate the chance to review developments within the Thermal Community of unincorporated Riverside County and recommend that the County Planning Department and developer work with SunLine to incorporate transit friendly designs into future projects to allow SunLine to meet the potential future transit needs.

As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 162.

Sincerely,



Brenda Ramirez  
Assistant Transit Planner

cc: C. Mikel Oglesby, General Manager  
Eunice Lovi, Director of Planning and Development

**LAND DEVELOPMENT COMMITTEE  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: September 22, 2010



**TO:**

- |  |   |  |
|--|---|--|
| Riv. Co. Transportation Dept.-Palm Desert      | P.D. Archaeology Section-L. Mouriquand    | Coachella Valley Unified School Dist.        |
| Riv. Co. Environmental Health Dept.            | Sunline Transit Agency                    | Imperial Irrigation Dist.                    |
| Riv. Co. Dept. of Public Health – Ind. Hygiene | Riv. Co. Sheriff's Dept.                  | Southern California Gas Co.                  |
| Coachella Valley Water Dist.                   | The Desert Recreation & Parks Dist.       | Verizon                                      |
| Riv. Co. Fire Department-Riverside             | Riv. Co. EDA- Redevelopment               | <b>Time Warner</b>                           |
| Riv. Co. Fire Department-Palm Desert           | Riv. Co. EDA- County Airports             | CALTRANS Dist. #8                            |
| Riv. Co. Dept. of Bldg. & Safety - Grading     | Riv. Co. ALUC - John Guerin               | CALTRANS Div. of Aeronautics-Philip Crimmins |
| Regional Parks & Open Space District.          | Jacqueline Cochran Reg. Airport-Gen. Mgr. | RWQCB – Colorado River                       |
| Riv. Co. Environmental Programs Dept.          | Thermal Community Council                 | Eastern Information Center (UCR)             |
| P.D. Geology Section-D. Jones                  | 4th District Supervisor                   | Calif. Dept. of Fish & Game                  |
| P.D. Landscaping Section-R. Dyo                | 4th District Planning Commissioner        | U.S. Fish & Wildlife Service                 |

**TENTATIVE PARCEL MAP NO. 36315** – EA42375 – Applicant: TRM 122, LLC (Phil Clayton) – Engineer/Representative: Land Development Consultants (Hersel Zahab, P.E.) - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Commercial Retail (CD: CR), , Commercial Office (CD: CO), Heavy Industrial (CD: HI), Light Industrial (CD: LI), Medium Density Residential (CD: MDR), Medium High Density Residential (CD: MHDR), Open Space-Conservation (OS-C), Very High Density Residential (CD: VHDR) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, westerly of Polk Street, located in Thermal, CA. – 568 Gross Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Proposed Schedule I tentative parcel map to divide 568 acres into six (6) lots ranging in size from 21 acres to 343 acres (minimum lot size of 20 acres) for conveyance purposes including to separate out a proposed lot (Lot 1) for a proposed private race track. No improvements are proposed with this conveyance map. The tentative map proposes to dedicate Tyler Street, Polk Street, 62<sup>nd</sup> Avenue and 60<sup>th</sup> Avenue right-of-ways to ultimate widths. Additionally, 61<sup>st</sup> Avenue, Evergreen Avenue, Date Street, Palm Drive and Semi Tropic Avenue are proposed to be vacated; plus proposed drainage easements are shown on the map to convey drainage from 60<sup>th</sup> Avenue to 62<sup>nd</sup> Avenue. APN(s): 759-150-001, 759-160-001, 759-170-001, 759-180-001, 759-190-004 - Concurrent Cases: PP24690, PM36293, SP00303A2, CZ07742, GPA01104. Related Cases: SP00303, SP00303A1, SP00303S1.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DESERT LDC meeting on October 21, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at (951) 955-1195 or email at [jolivas@rctlma.org](mailto:jolivas@rctlma.org) / MAILSTOP# 1070.

COMMENTS: *time Warner able to service with Fiber or Coax with extension, we would like to be included in any open trench you may have.*

DATE: 10-11-10 SIGNATURE: *R. L.*

PLEASE PRINT NAME AND TITLE: Ron Garrison Project Coordinator.

TELEPHONE: (760) - 674-5458

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule E tentative parcel map to divide 330 acres into 295 lots with lots ranging in size from approximately .17 acres to 139.7 acres as part of a proposed private race track development located within Assessors Parcel Numbers 759-170-001, 759-180-001, and 759-190-004.

This tentative parcel consists of two (2) phases with Phase I consisting of the southerly 255 acre portion including Parcel Nos. 1 through 152 (founders lots) and Phase II consisting of the northerly 75 acre portion including Parcel Nos. 153 through 254 (founders lots).

10. EVERY. 4 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.) RECOMMND

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 5 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36293 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36293, Amended Map No. 3, dated March 29, 2011.

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

DESIGN MANUAL = Exhibit M (Pages 1-48)

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. A clearing and grubbing permit is required prior to conducting any clearing and grubbing for

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.BS GRADE. 4                    MAP - DISTURBS NEED G/PMT (cont.)                    RECOMMND

exploratory purposes.

10.BS GRADE. 5                    MAP - PRE-CONSTRUCTION                    RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS                    RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                    MAP - EROS CNTRL PROTECT                    RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

10.BS GRADE. 9                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND

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

10.BS GRADE. 10                    MAP - SLOPE STABL'TY ANLYS                    RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.BS GRADE. 11                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND

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

10.BS GRADE. 12                    MAP - DRNAGE & TERRACING                    RECOMMND

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

10.BS GRADE. 13                    MAP - SLOPE SETBACKS                    RECOMMND

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

10.BS GRADE. 14                    MAP - SLOPES IN FLOODWAY                    RECOMMND

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

10.BS GRADE. 16                    MAP - PVT RD GDG PMT                    RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 17                    MAP - FAULT LOCATIONS                    RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.BS GRADE. 18                    MAP - RETAINING WALLS                    RECOMMND

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

10.BS GRADE. 21                    MAP - MANUFACTURED SLOPES                    RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457 or as approved by the Building Director.

E HEALTH DEPARTMENT

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

Parcel Map#36293 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2                    MAP -ENV ASSESSMENT PHASE 1&II                    RECOMMND

Prior to grading a Phase I and Phase II will be required. Please contact Site Cleanup Programs at 951-955-8982 for further information.

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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.FIRE. 3                      MAP\* -#13-HYDRANT SPACING                      RECOMMND

Schedule E fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the PROPERTY LINES as measured along approved vehicular travelways. Minimum fire flow shall be 2500 GPM for 2-hour duration at 20 PSI.

10.FIRE. 4                      MAP\* -#15-POTENTIAL FIRE FLOW                      RECOMMND

The water mains shall be capable of providing a potential fire flow 5000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD RPT 03/01/11                      RECOMMND

Parcel Map No. 36293 proposes a Schedule E tentative parcel map to divide 332 acres into 295 lots with lots ranging in size from 0.16 to 139.7 acres as part of a proposed private race track site within the Kohl Ranch Specific Plan including 254 founders lot, 12 tracks facility lots, 14 private street lots, 13 open space lots, one CVWD drainage lot, and one street "C" dedication lot. The site is located in the Thermal area, north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street. This case is associated with Plot Plan No. 24690 and Parcel Map No. 36315.

Site improvements associated with Plot Plan No. 24690 will include the necessary drainage improvements to protect the site from flood hazard along with appropriate features necessary to mitigate the site's impact on water quality. The District has no objections to this proposal.

It should be noted that the District's review is limited to the water quality aspects contained in the WQMP only and that drainage aspects/impacts will be reviewed by other departments/agencies.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, 77 bioswales are proposed. Additionally, a series of 23 retention basins are proposed to address the site's Hydrologic Conditions of Concern (HCOC) impacts. The bioswales and retention basins are predominantly located in

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD RPT 03/01/11 (cont.)

RECOMMND

the center track areas.

To ensure adequate contact for pollutant removal, the bioswales have been designed for runoff to enter at the inlets and travel the entire length of the bioswale. Runoff will not be allowed to enter from the sides of the swale.

The retention basins are predominantly located in the center track areas. The basins work in series with excess HCOC volume from another tributary area flowing into the preceding basin. It should be noted that the proposed retention basins are designed to address Hydrologic Conditions of Concern impacts only, therefore, runoff from the development areas will be treated by the bioswales prior to entering the respective retention basin areas. Direct precipitation on the basin areas is not considered runoff and therefore clean, not requiring treatment. Based on the preliminary WQMP submitted, the proposed basins do not have adequate capacity to address the entire HCOC volume. However, there is adequate area surrounding the basins to address in volume in the plan check stage.

10.FLOOD RI. 16                    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 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. 18                    MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.FLOOD RI. 18

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

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 redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) 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) identify proposed mitigation measures (BMPs) for 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. 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.

10.FLOOD RI. 19

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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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. 3 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein. This affects Parcel Nos. 1 through 295".

10.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 5 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.PLANNING. 8                   MAP - TRAIL MAINTENANCE (cont.)                   RECOMMND

trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 9                   MAP - 90 DAYS TO PROTEST                   RECOMMND

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

10.PLANNING. 10                  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.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13                  MAP - GEO02230                   RECOMMND

County Geologic Report (GEO) No. 2230 submitted for this project (PP24690 and PM36293) was prepared by Southern California Soil & Testing, Inc. and is entitled "Preliminary Geotechnical Investigation, Thermal Motorsports Park, (Kohl Ranch Raceway Park), Thermal, California", dated November 17, 2010. In addition, Petra prepared the following documents:

"Response to County of Riverside, Planning Department



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - GEO02230 (cont.)

RECOMMND

Review comments of County Geologic Report No. 2230, Preliminary Geotechnical Investigation Report for Proposed thermal 'Motorsports Park, A portion of the Kohl Ranch Specific Plan, Approximately 337 Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, riverside County California", dated March 7, 2011.

"Assumption of Geotechnical Consultant of Record, Propose Thermal Motorsports Park, a Portion of the Kohl Ranch Specific Plan, Approximately 337-Acre Site Located Southwest of Avenue 60 and Polk Street, Thermal Area, Riverside County, California", dated March 14, 2011.

These documents are herein incorporated as a part of GEO02230.

GEO02230 concluded:

- 1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.
- 2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.
- 3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.
- 4.The risk associated with permanent slope in-stability and landsliding is minimal.
- 5.The rockfall hazard is minimal.
- 6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

1. The upper portion of the lake deposits will need to be excavated and replace as compacted fill to provide uniform support for the proposed structures and racetrack.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.PLANNING. 13                   MAP - GEO02230 (cont.) (cont.)                   RECOMMND

2.Field confirmation of agricultural-related photo lineament during site grading.

GEO02230 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02230 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 2                       MAP - DRAINAGE 1                       RECOMMND

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

10.TRANS. 3                       MAP - DRAINAGE 2                       RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

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

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 - 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 - COUNTY WEB SITE                      RECOMMND

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

10.TRANS. 11                      MAP - ENCROACHMENT PERMIT                      RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 12                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.TRANS. 12                      MAP - SOUTH VALLEY PARKWAY (cont.)                      RECOMMND

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. 13                      MAP - PRIVATE STREETS                      RECOMMND

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

10.TRANS. 14                      MAP - FLOOD HAZARD REPORT                      RECOMMND

This is a proposal to divide 324.9 acres into a raceway, with all the supporting facilities, commercial garages, parking lots and open space lots. The developer's engineer has prepared a technical drainage study (date August, 2010 revised December 2010 and January 2011) addressing the on-site drainage issues associated with the specific development areas. The developer will be required to provide a final hydrology 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 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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.TRANS. 15                      MAP - FLOOD HAZARD REPORT 2                      RECOMMND

A portion of 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. The remainder is designated as Zone X.

10.TRANS. 16                      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 shall comply with Riverside County Ordinance No. 458.12.

10.TRANS. 17                      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 November 1, 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. 18                      MAP - RETENTION BASIN                      RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.TRANS. 19                      MAP - RETENTION BASIN MAINTEN                      RECOMMND

Maintenance of the basins, 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' or CC&R's 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 basins, paseos and drainage facilities.

10.TRANS. 20                      MAP - GROUND WATER BASIN                      RECOMMND

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The elements of this plan shall be incorporated in the environmental mitigation plan for this development to reduce its negative impact on the Coachella Valley groundwater basin.

10.TRANS. 21                      MAP - DRAIN EASEMENT                      RECOMMND

Coachella Valley Water District will need replacement or additional drainage and sanitation 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."

10.TRANS. 22                      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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.TRANS. 22                    MAP - PERP DRAIN PATT/FACILITY (cont.)                    RECOMMND

facilities or offsite construction and grading.

10.TRANS. 23                    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.

Airport Blvd. (NS) at:  
  SR-86S (EW)  
  Grapefruit Blvd. (EW)  
  Polk Street (EW)  
  Harrison Street (EW)

Polk Street (NS) at:  
  60th Avenue (EW)  
  62nd Avenue (EW)  
  57th Avenue (EW)  
  58th Avenue (EW)  
  Project Driveway (EW)

Project Driveway (NS) at:  
  62nd Avenue (EW)

Tyler Street (NS) at:  
  Project Driveway (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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

10. GENERAL CONDITIONS

10.TRANS. 23                    MAP - TS/CONDITIONS (cont.)                    RECOMMND  
service.

20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1                    MAP - WATER SUPPLY ASSMNT/VERI                    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 the WSA/WSV has been approved.

20.TRANS. 2                    MAP - SANITAION 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 from date 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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

50.FIRE. 2                    MAP-#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



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      MAP-#47-SECONDARY ACCESS (cont.)                      RECOMMND

Fire Department.

50.FIRE. 3                      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. 4                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

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

50.FIRE. 5                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

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

50.FIRE. 6                      MAP-#73-ECS-DRIVEWAY REQUIR                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2007 UFC, Article 9, and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have an inside turning radius of 38 feet capable of accommodating fire apparatus.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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. 9                    MAP SUBMIT FINAL WQMP                    RECOMMND

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

50.FLOOD RI. 10                    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 shown on the approved trails plan.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - ECS PALEO                    RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - ECS PALEO (cont.)

RECOMMND

include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection."

50.PLANNING. 2 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 3 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 7,000 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 (S-P) zone, and with the Riverside County General Plan.

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

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

50.PLANNING. 4                    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 has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 8                    MAP - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 9                    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. 10                    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. 11                    MAP - ECS EXHIBIT                    RECOMMND

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

50.PLANNING. 13                    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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                    MAP - ECS NOTE MT PALOMAR LIGH (cont.)                    RECOMMND

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. 14                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

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

"Parcels 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."

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. 16                    MAP - ECS NOTE AIRPORT                    RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                   MAP - ECS NOTE AIRPORT (cont.)                   RECOMMND

"This land division is within 2 miles of the Jacqueline Cochran Regional Airport. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the Jacqueline Cochran Regional 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 Regional Airport."

50.PLANNING. 17                   MAP - ECS NOTE LIQUEFACTION                   RECOMMND

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

A. The Area of Potential Liquefaction shall be delineated on the ECS as approved by the Planning Department.

B. A note shall be placed on the ECS stating: "This property is affected by potential liquefaction. Structures for human occupancy shall not be allowed in the Area of Potential Liquefaction without an approved liquefaction report or approved mitigation of the hazard. This constraint affects Parcel Nos. 1 through 295, as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 18                   MAP - ECS NOTE DESIGN MANUAL                   RECOMMND

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

"A development design manual has been adopted for this land division by the County of Riverside. Procedures required prior to issuance of building permits include, but are not limited to, review of lot building plans and architecture by the Riverside County Planning Department or equivalent for conformance with this manual. Lot purchasers should review the development design manual prior to commencing unit design. The development design manual is on file in the office of the Riverside County Planning Department."

50.PLANNING. 19                   MAP - SOUTH VALLEY IMPLEMENTIN                   RECOMMND

This project lies within the proposed South Valley Implementation Program and/or its area of benefit. A mechanism for the funding of the South Valley

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - SOUTH VALLEY IMPLEMENTIN (cont.) RECOMMND

Implementation Program is being established and will be applicable to developments within the program boundary and area of benefit. The project proponent agrees to make application for and pay their fair apportionment of the assessments, or pay the unit fees at such time as they become established as approved by the County or Planning Department. Any applicable credits will be applied to these fees.

50.PLANNING. 21 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 RMWPaleo and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 23 MAP - FINAL DESIGN MANUAL RECOMMND

The land divider shall submit five (5) copies of a final design manual reflecting any modifications or amendments to the TENTATIVE MAP and conditions of approval, including the draft design manual (Exhibit M).

50.PLANNING. 24 MAP - CC&R C/I MO COM. LOT RECOMMND

The land divider shall (a) notify the Planning Department t at the following documents hall 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 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24

MAP - CC&R C/I MO COM. LOT (cont.)

RECOMMND

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 reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and e) contain the following provisions verbatim:

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

The Maintenance Operator 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.

The Maintenance Operator shall have the right to assess the owners of each individual parcel 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.



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - CC&R C/I MO COM. LOT (cont.) (cont.) RECOMMND

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' or any reciprocal easement established pursuant to the Declaration."

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. 25 MAP - CC&R C/I MO COM. EASE 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 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 25                    MAP - CC&R C/I MO COM. EASE (cont.)                    RECOMMND

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 reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

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

The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '\_\_\_', attached hereto.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape 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 'landscape area' or reciprocal easement established pursuant to the Declaration."

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.PLANNING. 25                    MAP - CC&R C/I MO COM. EASE (cont.) (cont.)                    RECOMMND

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 restriction 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. 26                    MAP - AVIGATION EASEMENT                    RECOMMND

Prior to recording the FINAL MAP, the land divider shall convey an avigation easement to Jacqueline Cochran Regional Airport. A copy of the recorded avigation easement shall be provided by the land divider to the Riverside County Planning Department and the Riverside County Airport Land Use Commission.

ADDED BY PLANNING COMMISSION 4/20/11

TRANS DEPARTMENT

50.TRANS. 1                        MAP - SOILS 2                        RECOMMND

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

50.TRANS. 5                        MAP - EASEMENT/SUR                        RECOMMND

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

50.TRANS. 6                        MAP - ACCESS RESTRICTION                        RECOMMND

Tyler Street from 60th Avenue southerly to northerly boundary of Parcel 3 of Parcel Map No. 36315 shall be restricted for access purposes as approved by the Transportation Department. Only temporary access maybe

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 6                      MAP - ACCESS RESTRICTION (cont.)                      RECOMMND

approved by an encroachment permit until new alignment of Tyler Street is constructed to meet Specific Plan No. 303, Amended No. 2. This portion of Tyler Street shall be vacated once the new alignment of Tyler Street is in place.

50.TRANS. 9                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

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

50.TRANS. 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. 12                      MAP - STREET LIGHT PLAN                      RECOMMND

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

50.TRANS. 13                      MAP - MAP.CORNER CUT-BACK I                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 16 MAP - 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. 18 MAP - GRAFFITI ABATEMENT RECOMMND

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

50.TRANS. 22 MAP - DEDICATION/IMPROVEMENTS RECOMMND

62nd Avenue along project boundary (Parcel 1 of Parcel Map No. 36315) is a paved County maintained road designated as an Expressway and shall be improved with concrete curb and gutter, curbed and landscaped median (half-width landscaped within full-width graded median), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 110-foot half-width dedicated right-of-way and existing right-of-way south of the centerline, in accordance with County Standard No. 82, pages 1 & 2. (126' / 220') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Parcel Map No. 36293.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 22

MAP - DEDICATION/IMPROVEMENTS (cont.)

RECOMMND

NOTE: A 8-foot wide meandering concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

Above mentioned improvements shall include 10-foot wide trail.

Polk Street along project boundary (Parcel 1 of Parcel Map No. 36315) is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median (half-width landscaped within full-width graded median), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way provided there is a 14-foot wide pavement for northbound traffic lane, in accordance with County Standard No. 92, pages 1 & 2. (86' / 128') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Parcel Map No. 36293.

NOTE: A 5-foot wide meandering concrete sidewalk shall be constructed within the 21' parkway per Standard 404.

Above mentioned improvments shall include Class II Bike Path.

Tyler Street along project boundary from northerly line of Parcel 2 of Parcel Map No. 36315 to southerly line of Parcel 3 of Parcel Map No. 36315 is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way.

NOTE: A 6-foot wide concrete sidewalk at the back of curb shall be constructed within the 21' parkway per Standard 404.

Above mentioned improvements shall include 10-foot wide trail and Class II Bike Path.

60th Avenue along project boundary (Parcel 6 of Parcel Map No. 36315) is a paved County maintained road designated as

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - DEDICATION/IMPROVEMENTS (cont.) (cont.)RECOMMND

an Industrial Collector and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 39-foot half-width dedicated right-of-way in accordance with County Standard No. 111. (56' / 78') Modified (as shown on Kohl Ranch Specific Plan No. 303, Amended No. 2) and Amendment No. 3 of Parcel Map No. 36293.

NOTE: A 6-foot wide concrete sidewalk shall be constructed adjacent to curb line within the 9' parkway.

Street "C" shall be designated as a Modified Arterial Highway and shall be improved with 86-foot full-width AC pavement, concrete curb and gutter, landscape median, and 10-foot sidewalk at back of curb, within 106-foot full width dedicated right-of-way.

50.TRANS. 25 MAP - TRAFFIC SIGNALS 2 RECOMMND

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

50.TRANS. 26 MAP - STREET SWEEPING 2 RECOMMND

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

50.TRANS. 28 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:

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 28

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

RECOMMND

- (1) Landscaping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (2) Trails along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (3) Street lights on 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (4) Graffiti abatement of walls and other permanent structures along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (5) Street sweeping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (6) Bio-swailes and/or fossil filters within 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".

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.

50.TRANS. 29

MAP - LANDSCAPING/TRAILS

RECOMMND

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461,



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 29

MAP - LANDSCAPING/TRAILS (cont.)

RECOMMND

Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping and/or trails shall be improved along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C". 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 materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County 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. 31

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. 32

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 limit of construction 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 33                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 35                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

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

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

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. 36                      MAP - INTERNAL STREETS                      RECOMMND

The internal streets designated as Street "A" thru Street "F-1" and Street "J-1 thru Street "N" are private streets and shall not be offered for dedication.

Wedge curb shall be installed along all internal private streets within the land division.

Five foot wide concrete sidewalks shall be installed within a separate easement on both sides of all internal private streets, along lot frontage with the exception of common lots.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 36                      MAP - INTERNAL STREETS (cont.)                      RECOMMND

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 (center 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.

50.TRANS. 37                      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. 38                      MAP - FINAL MAP DRAIN EASEMNT1                      RECOMMND

The land divider shall delineate the locations of the drainage channels and retention basins 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 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. 39                      MAP - FINAL MAP DRAIN EASEMNT2                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 40                      MAP - FLOODWAYS ECS                      RECOMMND

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

50.TRANS. 41                      MAP - EXISTING DRAINAGE FACILIL                      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 Elimination System permit and Waste Discharge Requirements for the 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. 42                      MAP - USBR FAC AND AGGRCLTR DR                      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 laterals 123.45-1.3-3.9LT, 123.45-1.3-4.6LT and 99.8-0.51-2.5-2.0RT. The District conflicts include but are not limited to Ave 61 and Ave 62 Drains.

50.TRANS. 43                      MAP - DRAINAGE 4                      RECOMMND

The developer shall delineate and record by separate instrument if not shown on the map, 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 43                      MAP - DRAINAGE 4 (cont.)                      RECOMMND

District (CVWD) recommendations as outlined in their letter dated November 1, 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.

50.TRANS. 44                      MAP - RETENTION BASIN                      RECOMMND

For retention basin sizing and calculations refer to letter dated March 31, 2011 from Alan French to Majeed Farshad.

50.TRANS. 45                      MAP - DRAINAGE FACILITIES                      RECOMMND

All of drainage basins, channels, box culverts, and all other drainge facilities shall be designed and constructed as approved by the Transportation Department, and Coachella Valley Water District (CVWD).

50.TRANS. 46                      MAP - TS/DESIGN                      RECOMMND

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

None

50.TRANS. 47                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Polk Street (NS) at Airport Blvd. (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane - stop controlled

Southbound: N/A

Eastbound: one through lane

Westbound: one left-turn lane, one through lane

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

Northbound: one through lane

Southbound: one through lane

Eastbound: one through lane

Westbound: one through lane

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 47

MAP - TS/GEOMETRICS (cont.)

RECOMMND

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

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

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

- Northbound: one through lane - stop controlled
- Southbound: one left-turn lane, two through lanes (one lane striped out), one right-turn lane - stop controlled
- Eastbound: one left-turn lane, one through lane
- Westbound: one through lane

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

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

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

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

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

- Northbound: one through lane, one right-turn lane
- Southbound: one shared left-turn/through lane
- Eastbound: N/A
- Westbound: one left-turn, one right-turn lane - stop controlled

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 47                      MAP - TS/GEOMETRICS (cont.) (cont.)                      RECOMMND

or as approved by the Transportation Department.

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 7                      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.

60.BS GRADE. 8                      MAP - NO PRECISE GRDG                      RECOMMND

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

60.BS GRADE. 9                      MAP - 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

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

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

60.BS GRADE. 10                    MAP - GRADING SECURITY                    RECOMMND

Grading in excess of 199 cubic yards will require a 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. 11                    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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

60.BS GRADE. 12                    MAP - GEOTECH/SOILS RPTS                    RECOMMND

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



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12                    MAP - GEOTECH/SOILS RPTS (cont.)                    RECOMMND

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. 14                    MAP - DRNAGE DESIGN Q100                    RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application, or if not specifically addressed in their letter, to accommodate 100 year storm flows.

60.BS GRADE. 15                    MAP - OFFSITE 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. 16                    MAP - NOTRD 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. 17                    MAP - RECORDED ESMT REQ'D                    RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 18                    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. 19                    MAP PM10 PLAN REQUIRED                    RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 19                    MAP PM10 PLAN REQUIRED (cont.)                    RECOMMND

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. 20                    MAP PM 10 CLASS REQUIRED                    RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1                    GRADE-ENV ASSESSMNT PHASE I/II                    RECOMMND

A Phase I and II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Site Cleanup Program to verify that the levels are below hazardous waste criteria. For further information please contact the Environmental Cleanup Program at (951) 955-8982.

FLOOD RI DEPARTMENT

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.

60.FLOOD RI. 3                    MAP EROS CNTRL AFTER RGH GRAD                    RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD (cont.)                      RECOMMND

of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 8                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAILS AND BIKE WAYS                      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 trails(s) in a graded condition and ready for construction.

PLANNING DEPARTMENT

60.PLANNING. 1                      GEN- CULTURAL RESOURCES PROFE                      RECOMMND

As a result of archaeological investigations conducted for Specific Plan 303, PD-A-4002 prepared in 1994 by RMWPaleo, it has been determined that archaeological monitoring shall be required for this implementing project.

Because underground irrigation tile lines were installed many years ago, archaeological monitoring shall be focused on those areas between tile lines not previously disturbed by the tile line installations. Additionally, if existing tile lines are to be removed, they are to be documented by the project archaeologist and the removal trenches inspected for any indications of subsurface cultural deposits. The applicant shall submit 3 copies of the tile line removal plan to the County Archaeologist, and a copy to the Project Archaeologist and a copy to the tribal monitor.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 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., between tile lines. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the 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 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 condition of approval or mitigation measure.

60.PLANNING. 3 GEN- TRIBAL MONITORING RECOMMND

As a result of conditions of approval for Specific Plan 303A2, tribal monitoring shall be accommodated during the grubbing, grading and trenching activities for the purpose of tribal consultation should any prehistoric Native American cultural deposits be uncovered. Tribal monitoring is not required in areas not requiring archaeological monitoring.

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. This group shall be known as the Tribal

PAPCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN- TRIBAL MONITORING (cont.)

RECOMMND

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(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., between tile lines. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist, for the purpose of tribal consultation.

The developer/permit holder shall submit a fully executed copy of the agreement 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 mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor represents the Tribes' interests only.

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

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the 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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN- TRIBAL MONITORING (cont.) (cont.) RECOMMND

Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 4 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 transmittal letter dated March 30, 2011 summarized as follows: Prior to issuance of grading permits, the developer will be required to prepare detailed plans for drainage facilities to collect, route, and redistribute flows from Valley Floor drainage impacting the development in a manner resonable consistent with pre-project conditions. The report titled Draiage Report Thermal Motorsports Park dated March 2011 and prepared by Albert A. Webb Associates, shall be used in the design of the drainage facilities.

60.PLANNING. 6 MAP - PM10 MITIGATION PLAN RECOMT

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. 7 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7                    MAP - FEE BALANCE (cont.)                    RECOMMND  
paid by the applicant/developer.

60.PLANNING. 7                    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.

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 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.



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 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. 2 MAP - SOUTH VALLEY PARKWAY

RECOMMND

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

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

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.

60.TRANS. 3 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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 MAP - EASEMENT FOR DRAINAGE RECOMMND

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

60.TRANS. 5 MAP - TYPICAL SITE GRADING RECOMMND

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

60.TRANS. 6 MAP - CREDIT/REIMBURSEMENT RECOMI

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

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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:

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 permanent stabilization prior to receiving a rough grade permit final.

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

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.

TRANS DEPARTMENT

70.TRANS. 1                   MAP - EROSION CONTROL                   RECOMMND

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

70.TRANS. 2                   MAP - DRAINAGE IMPROV COMPLETE                   RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                   MAP - NO BP'S W/O L.U. PRMT                   RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

FIRE DEPARTMENT

80.FIRE. 1                   MAP-#50B-HYDRANT SYSTEM                   RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

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.

80.FLOOD RI. 4                      MAP SUBMIT FINAL WQMP                      RECOMMND

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

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 - MITIGATION MONITORING                      RECOMMND

The subdivider 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 No. 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. 4                      MAP - FEE BALANCE                      RECOMMND

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

80.PLANNING. 7                      MAP - ACOUSTICAL STUDY                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - ACOUSTICAL STUDY (cont.)

RECOMMND

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

80.PLANNING. 8 MAP - WALLS/FENCING PLANS

RECOMMND

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.

A. The plan shall show all project fencing including, but not limited to, perimeter 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.

B. 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.

80.PLANNING. 9 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

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 monuments) 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.
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 nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 10                    MAP - COORDINATE WITH PP24690                    RECOMMND

Building permits, and all other construction permits, within this land division shall coordinate with Plot Plan No. 24690. The extent of coordination shall be determined by the Planning Department should the referenced permit expire, lapse or otherwise become null and void or applicable conditions of approval of the referenced permit be deemed MET or NOT APPLY.

80.PLANNING. 11                    MAP - ALUC CLEARANCE                    RECOMMND

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 29, 2010 summarized as follows: prior to issuance of building permits, the landowner shall convey an avigation easement to Jacqueline Cochran Regional Airport, any outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, etc.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12                    MAP - COLOR SCHEME                    RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit M.

TRANS DEPARTMENT

80.TRANS. 1                        MAP - SOUTH VALLEY PARKWAY                    RECOMMND

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

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

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. 2                        MAP - FINAL MAP DRAIN EASTMT 1                    RECOMMND

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



PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2                      MAP - FINAL MAP DRAIN EASTMT 1 (cont.)                      RECOMMND

design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 3                      MAP - DRAINAGE EASEMENT                      RECOMMND

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

80.TRANS. 4                      MAP - DRAINAGE FACILITIES                      RECOMMND

All drainage basins, channels, box culvers, and all other drainage facilities shall be designed and constructed as approved by the Transportation Department, and Coachella Valley Water District (CVWD).

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - NO PRECISE GRD APRVL                      RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

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

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

90.E HEALTH. 2                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

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

FIRE DEPARTMENT

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

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

90.FIRE. 2                   MAP - VERIFICATION INSPECTION                   RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office   (951)955-4777  
Indio office       (760)863-8886

~~FLOOD RI DEPARTMENT~~

90.FLOOD RI. 2               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 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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3

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.

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 in accordance to the approved plans.

PLANNING DEPARTMENT

90.PLANNING. 1

GEN - CULTURAL RESOURCES RPT

RECOMMND

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

90.PLANNING. 4

MAP - ORD 875 CVMSHCP FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider or land developer shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. If the land division is a residential development, the amount of the fee will be based on the

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4                   MAP - ORD 875 CVMSHCP FEE (cont.)                   RECOMMND

density of residential development as defined in the ordinance. If the land division is commercial or industrial, the fee will be calculated on the basis of "Project Area" as defined in the ordinance. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set for in that ordinance shall be required.

90.PLANNING. 5                   MAP - WALL/BERM REQUIRED                   RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along project boundaries along Polk Street, Tyler Street, Avenue 60, and Avenue 62. The exterior side of all block walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required block walls shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 6                   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, a copy which is attached.

TRANS DEPARTMENT

90.TRANS. 2                   MAP STREETLIGHT AUTHORIZATION                   RECOMMND

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

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - E 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 associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4                      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. 5                      MAP - GRAFFITI ABATEMENT                      RECOMMND

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

90.TRANS. 7                      MAP - TRAFFIC SIGNAL 2                      RECOMMND

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

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8                      MAP - STREET SWEEPING 2                      RECOMMND

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

90.TRANS. 11                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (2) Trails along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (3) Streetlights on 60th Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (4) Graffiti abatement of walls and other permanent structures along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (5) Street sweeping along 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".
- (6) Bio-swales and/or fossil filters within 62nd Avenue, Polk Street, Tyler Street, 60th Avenue, and Street "C".

90.TRANS. 12                      MAP - SOUTH VALLEY PARKWAY                      RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBD) 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.

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12                    MAP - SOUTH VALLEY PARKWAY (cont.)

RECOMMND

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.

90.TRANS. 13                    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. 14                    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. 15                    MAP - OWNER MAINTENANCE NOTICE

RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any parcel that the owners of individual parcels are responsible for the maintenance of the drainage facility. 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

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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 68

PARCEL MAP Parcel Map #: PM36293

Parcel: 759-190-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15                      MAP - OWNER MAINTENANCE NOTICE (cont.)                      RECOMMND

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 basins two times a year. These maintenance wordings shall be shown on the title sheet of improvement plans.

90.TRANS. 16                      MAP - DRAINAGE FACILITIES                      RECOMMND

All of drainage basins, channels, box culverts, and all other drainage facilities shall be designed and constructed as approved by the Transportation Department, and Coachella Valley Water District (CVWD).

90.TRANS. 17                      MAP - TS/INSTALLATION                      RECOMMND

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

None