

ST CONFORMANCE - SP Case #: SP00336S1

Parcel: 657-470-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 3

SPSC- SPSC DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 00336 (Desert Dunes), Substantial Conformance No. 1, shall be henceforth defined as follows:

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Specific Plan No. 00336 (Desert Dunes) Substantial Conformance No. 1, dated 10/24/12

SPECIFIC PLAN = the original approved SP336 which will be modified upon approval of the project.

10. EVERY. 5

SPSC- SPSC description (1)

RECOMMND

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

1) Transfer dwelling unit counts between all Planning Areas in Phases I through III and re-assign Planning Area 5 from Phase II to Phase III;

2) assign densities to each Planning Area within an overall range of the originally approved 5-8 du/ac;

3) modify Planning Area acreage in all phases with a decrease in residential acreage from 314.5 acres to 314.2 acres;

4) modify acreage for all non-residential uses, including the recreation center, open space, drainage areas and streets, with a decrease in non-residential acreage from 453 acres to 447.3 acres;

5) reduce total project acreage from 478 acres to 471.9 acres;

6) adjust the acreage and boundaries of Planning Area Nos. 1-16, and maintain the 1,850 dwelling unit count approved under SP336;

7) re-locate the gravity sewer mains and sewer lift station site planned for the 24.6 acre parcel south of Avenue 20 and construct a regional sewer lift station on 0.50 acres west of Varner Road and Bubbling Wells Road in Cathedral

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10. GENERAL CONDITIONS

10. EVERY. 5 SPSC- SPSC description (1) (cont.)

RECOMMND

City;

8) construct and maintain a flood control outlet facility on a portion of a 24.6 acre parcel south of Avenue 20, reserving the remainder in open-space conservation for the Coachella Valley Multi-Species Habitat Plan (CVMSHCP);

9) re-locate and construct a water reservoir site from Dillon Road and Long Canyon Drive to five (5) acres on the northeast corner of Dillon Road and Rancho Road;

10) modify the Pedestrian Circulation Plan to match changes to internal streets; and

11) reduce the internal street rights-of-way from forty-one feet (41') to thirty-seven feet (37'), together with other minor modifications to the exhibits, text, and tables of Specific Plan No. 336.

12) Revise many other editorial aspects of the Specific Plan to make it consistent with more current Specific Plans processed by the County.

10. EVERY. 6 SPSC - 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 SPECIFIC PLAN SUBSTANTIAL CONFORMANCE; 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 SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, 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,

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10. GENERAL CONDITIONS

10. EVERY. 6 SPSC - HOLD HARMLESS (cont.)

RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

BS GRADE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the

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10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING (cont.)

RECOMMND

Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP CONDITIONS MODIFIED/DELETED

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall:

-Delete condition 10. FLOOD RI. 1 SP FLOOD HAZARD REPORT and replace it with 10. FLOOD RI. 1 SP FLOOD HAZRD RPT SC1 11/6/12

-Delete condition 10. FLOOD RI. 2 SP FEMA PANEL NO and replace it with 10. FLOOD RI. 2 SP FEMA PANEL NO SC1

-Delete condition 10. FLOOD RI. 6 SP NPDES REGULATIONS

PLANNING DEPARTMENT

10.PLANNING. 3 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



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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 4 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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN as outlined in SP336 10.EVERY.3.

20.PLANNING. 2 SC - COAS ADDED TO CASE

RECOMMND

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to SP00336:

10-PLANNING-GEN-IF HUMAN REMAINS FOUND

10-PLANNING-GEN-INADVERTANT ARCHAEO FIND

30-EPD-DEDICATION OF CONSERVATION

30-EPD-AVOIDANCE MEASURES

30-EPD-BUOW PRECONSTRUCTION SURVEY

30-EPD-NESTING BIRD SURVEY

30-PLANNING-PLANNING AREA 23 RESTRICT

20.PLANNING. 4 SC - CONDITION MODIFIED

RECOMMND

SC- PLANNING COA'S MODIFIED

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning department shall:

-delete condition 10. EVERY.1 of the SPECIFIC PLAN and replace it with 10.PLANNING.6- HOLD HARMLESS SPSC1

-delete condition 10. EVERY.2 of the SPECIFIC PLAN and replace it with 10.PLANNING.7- DEFINITIONS SPSC1

-delete condition 30.PLANNING.3 of the SPECIFIC PLAN and replace it with 30.PLANNING.35- SP VALIDITY SPSC1

-delete condition 100.PLANNING.1 of the SPECIFIC PLAN and replace it with 100.PLANNING.4- SP COMMUNITY CENTER PLANS SPSC1

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30. PRIOR TO ANY PROJECT APPROVAL

EPD DEPARTMENT

30.EPD. 1

SP - DEDICATION OF CONSERVATIO

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition and as a prior to map recordation condition: Dedication of Conservation

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval. Specifically, PAR 1261 was approved by the Board of Supervisors on September 25, 2012 for additional allocation of take with the understanding that the landowner has agreed to place the remaining portion of the property (20 acres) into a conservation easement or fee title dedication with the Coachella Valley Conservation Commission.

30.EPD. 2

SP - AVOIDANCE MEASURES

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition and as a prior to map recordation condition:

Planning Area 24 (APN: 660-040-003) is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan and is thus subject to the follow Avoidance, Minimization, and Mitigation Measures:

Planning Area 24 supports existing mesquite trees and mesquite bosque habitat that must be avoided to the maximum

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 2

SP - AVOIDANCE MEASURES (cont.)

RECOMMND

extent feasible. Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

30.EPD. 3

SP - BUOW PRECONSTRUCTION SURV

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit a pre-construction survey for burrowing owl must be completed by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. This report is only valid for 30 days and if not grading permit is issued within 30-days of the last survey date the preconstruction survey will need to be completed again.

30.EPD. 4

SP - NESTING BIRD SURVEY

RECOMMND

The following conditions must be added to any implementing project under SP0336 prior to project approval as a prior to grading permit issuance condition:

Prior to issuance of any grading permit between Feb 1st and Aug 31st a nesting bird clearance survey must be complete by a qualified biologist currently holding a MOU with the County. A report summarizing the survey methods and results must be submitted to the Environmental Programs Division of the Planning Department for review and approval. If any nesting birds are observed EPD will work directly with the project applicant to establish avoidance buffers and

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 4 SP - NESTING BIRD SURVEY (cont.)

RECOMMND

minimization measure to ensure nesting birds are not impacted.

PLANNING DEPARTMENT

30.PLANNING. 1 SC - PLANNING AREA 23 RESTRICT

RECOMMND

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

PRIOR TO RECORDATION, GRADING, AND BUILDING PERMIT ISSUANCE:

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

TRACT MAP Tract #: TR34552

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34552 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34552,

Amended No. 4, Sheets 1-2, dated October 24, 2012.

EXHIBIT L = Amended No. 1, Sheets 1-28, dated November 18, 2009 (Conceptual Landscape Plans)

EXHIBIT T = Bubbling Wells Modified Section dated 3/19/12

SPECIFIC PLAN = Specific Plan No. 336 Desert Dunes Specific Plan including Substantial Conformance No. 1

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

10. EVERY. 3 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule A subdivision of 165.5 Gross Acres into 437 Single-Family Residential Lots, 3 Open Space Lots, 1 Open Space/Flood Control Facility Lot, 3 Water Quality Feature Lots, 2 Storm Drain Easement Lots, 3 Landscaping Lots, 1 Sewer Easement Lot and 1 Bicycle Easement Lot.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

10. EVERY. 6 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:

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10. GENERAL CONDITIONS

10. EVERY. 6

MAP - HOLD HARMLESS (cont.)

RECOMMND

(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, 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, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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. 8

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8                    MAP - OBEY ALL GDG REGS (cont.)                    RECOMMND

yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 9                    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.

10.BS GRADE. 11                    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



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10. GENERAL CONDITIONS

10.BS GRADE. 11                    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. 12                    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. 13                    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. 14                    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. 16                    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. 17                    MAP - DRNAGE & TERRACING                    RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 18            MAP - SLOPE SETBACKS            RECOMMND

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

10.BS GRADE. 19            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. 22            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.

10.BS GRADE. 24            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. 28            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.

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10. GENERAL CONDITIONS

10.BS GRADE. 29                      MAP - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

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

All lots under Tract Map#34552 are 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.

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

FIRE DEPARTMENT

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

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

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

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart (Palm Dr., Bubbling Wells, 18th., and 20th.)

10.FIRE. 3                              SECONDARY ACCESS                      RECOMMND

Maintain primary and secondary access during all phases of construction. Fire access roads must remain clear and unobstructed.

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10. GENERAL CONDITIONS

10.FIRE. 10                      MAP-FLAG LOT                      RECOMMND

For safety reasons flag lots are not permitted by the fire department

10.FIRE. 11                      MAP-FIRE STATION                      RECOMMND

For Fire Station requirements see Sp100 in the Specific Plan.

FLOOD RI DEPARTMENT

10.FLOOD RI. 7                      MAP FLOOD HAZARD RPT 06/17/09                      RECOMMND

Tract Map No. 34552 (Tract 34552) is a proposal to divide 165.4 acres into 437 lots for single-family residences within the Desert Dunes Specific Plan (SP 336). The project is located in the south Desert Hot Springs area, at the northeast corner of Palm Drive and 20th Avenue. This development would be part of the three tract development proposed in the SP336, which includes Tract 31879, 34553, and 34552. The former two tracts have been issued recommended Conditions of Approval.

BACKGROUND

As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with Tract 34553, proposed along the northeast, and Tract 31879, proposed along the northwest, the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within

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10. GENERAL CONDITIONS

10.FLOOD RI. 7

MAP FLOOD HAZARD RPT 06/17/09 (cont.)

RECOMMND

engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small. The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel. Additionally, a proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash, is proposed as part of this tract. The eight cell box culvert would serve as an outlet to the channel through the golf course.

Tract 34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 06/17/09 (cont.) (cont.)RECOMMND

feet west of the intersection (18th Avenue East Channel). Tract 34553 is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

TRACT MAP NO. 34552

Unless constructed by the above mentioned development, TR34552 shall construct the following drainage structures to adequate protect the site: (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, (3) Bubbling Wells Road Channel, (4) eight cell box culvert underneath "C" Street and 20th Avenue, and (5) daylight channel that conveys flows from the eight cell box culvert.

As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

The District has reviewed the additional Hydraulic Analysis for 20th Avenue Channel Outlet and Hydrology Analysis for Tentative Tract 34552 - Desert Dunes Phase 2, received March 30, 2009 and April 17, 2009, respectively. The Hydraulic Analysis for 20th Avenue Channel Outlet is limited to the proposed channel south of 20th Avenue. Based on these reports and on-going meetings, the District feels a feasible overall drainage plan has been presented. This study shall be refined by comparing the existing and proposed conditions and determine the extent of impact on downstream property. The developer shall redesign the project or obtain permission from affected property owner for the release of concentrated flows should the results of the study show adverse impacts.

In addition, Tract 34552 is divided into two drainage areas. The runoff from the first drainage area, approximately 477 acres, located at the west portion of the

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 06/17/09 (cont.) (cont.)RECOMMND

entire development and includes the development of Tract 31879. Stormwater runoff collect from this area either outlets at the Tract 31879 eight cell box culvert or the existing culvert near the intersection of Palm Drive and 20th Avenue.

The second drainage area is located at the east part of the entire development. The runoff from the second drainage area, approximately 152 acres, is collected in two basins located at the east portion of the site. The applicant proposes to collect these onsite flow discharge in the basins. The basins serves to mitigate water quality impacts and meter flows, down not to exceed 79 cubic feet per second during a 10-year event prior to discharging flows into the eight cell box culvert.

Overall, the drainage scheme is acceptable to the District. However, it is to be noted that offsite flows conveyed by the Bubbling Wells Road Channel would overtop 20th Avenue, causing 20th Avenue to be impassable during the 100-year flood. However, interior street that connect to the exterior streets can provide an alternate route.

A total of three (3) detention basins and a grass swale are proposed to mitigate the water quality impacts caused by Tract 34552.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection). See 10. FLOOD RI.8 CHANNEL MAINT. AGREEMENT for details.

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10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT

RECOMMND

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

2.The entity/entities and assigns that will be responsible for maintenance activities both ordinary and catastrophic.

3.Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4.An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5.The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6.The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.



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10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT (cont.)

RECOMMND

7.The appropriate coverage and of types insurance policies required.

8.The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9.Access rights for the District for inspection purposes.

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 9

MAP 10 YR CURB - 100 YR ROW

RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 10                    MAP 100 YR SUMP OUTLET                    RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 11                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review. At this time, the plans do not show a need for offsite easement.

10.FLOOD RI. 12                    MAP COORDINATE DRAINAGE DESIGN                    RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 15                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 22                    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

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10. GENERAL CONDITIONS

10.FLOOD RI. 22

MAP WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

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. 24

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 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.

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10.FLOOD RI. 25 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.

10.FLOOD RI. 26 MAP WATERS OF THE US (FEMA)

RECOMMND

The entire site is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be

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10. GENERAL CONDITIONS

10.FLOOD RI. 26. MAP WATERS OF THE US (FEMA) (cont.) RECOMMND

exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 27 MAP CONSTR 18TH AVE WEST CHNNL RECOMMND

Unless constructed by TR31879 or TR34553, TR34552 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

10.FLOOD RI. 28 MAP CONSTR 18TH AVE EAST CHNNL RECOMMND

Unless constructed by TR34553, TR34552 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel).

10.FLOOD RI. 29 MAP CONSTR BUBBLING WELLS CHNL RECOMMND

Unless constructed by TR34553, TR34552 is responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

10.FLOOD RI. 30 MAP CONSTR 8 CELL BOX CULVERT RECOMMND

Unless constructed by TR31879 or TR34553, TR34552 is responsible for constructing the proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash. The eight cell box culvert would serve as an outlet to the channel through the golf course.

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10. GENERAL CONDITIONS

10.FLOOD RI. 31                    MAP CONSTR DAYLIGHT CHNNL                    RECOMMND

Unless constructed TR31879 or TR34553, TR34552 is responsible for constructing the daylight channel that conveys flows from the eight cell box culvert.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - MAP ACT COMPLIANCE                    RECOMMND

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

10.PLANNING. 2                    MAP - FINAL MAP PREPARER                    RECOMMND

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

10.PLANNING. 3                    MAP - FEES FOR REVIEW                    RECOM

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. 4                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5                    MAP - FINAL PLAN OF DEVELOPMNT                    RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

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10. GENERAL CONDITIONS

10.PLANNING. 6                    MAP - TRAIL MAINTENANCE                    RECOMMND

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

10.PLANNING. 7                    MAP - ZONING STANDARDS                    RECOMMND

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

10.PLANNING. 8                    MAP - PROCEDURE FOR PHASING                    RECOMMND

This land division includes phasing. All proposed phasing shall provide for adequate vehicular access to all lots and shall conform to the intent and purpose of the approval. No approval for any number of units or phases is given except as provided by Ordinance No. 460.

10.PLANNING. 9                    MAP - NO OFFSITE SIGNAGE                    RECOMMND

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

10.PLANNING. 10                    MAP - RESIDENTIAL RV PARKING                    RECOMMND

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

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

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

10.PLANNING. 11                    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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.)

RECOMMND

County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan consistant with the SPECIFIC PLAN.
6. Entry monument and gate entry plan shall be consistant



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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

with the SPECIFIC PLAN.

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

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 17 feet to a garage. The front yard setback is 15 feet to porches, patios, or covered entries of the main structure.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street or a golf course then the setback shall be 13 feet the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 28 feet.
- h. The minimum parcel size is 4000 square feet.
- i. No more than 60% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THE SPECIFIC PLAN AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK. THE PROJECT SHALL CONFORM TO THE REQUIREMENTS AND DESIGN GUIDELINES CONTAINED WITHIN SPECIFIC PLAN NO. 336.

10.PLANNING. 15 MAP - SPECIFIC PLAN NO. 336 RECOMMND

This subdivision shall remain at all times in conformance with the requirements of Specific Plan No. 336, including

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10. GENERAL CONDITIONS

10.PLANNING. 15            MAP - SPECIFIC PLAN NO. 336 (cont.)            RECOMMND

but not limited to that specific plan's conditions of approval.

10.PLANNING. 18            MAP - GEO01728            RECOMMND

County Geologic Report (GEO) No. 1728, submitted for this project (TR34552), was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Geotechnical Study, Proposed Single Family Residential Development, Tentative Tract Map No. 34552, Phase 2 of the Desert Dunes Project, North of 20th Avenue and East of Palm Drive, Desert Haven Area of Riverside County, California", dated May 31, 2006. In addition, Hilltop Geotechnical, Inc. prepared and submitted the following reports for this project:

"Additional Fault Trenching, Proposed Desert Dunes Development, Desert Haven Area, Riverside County, California", dated December 31, 2004.

"Response to County of Riverside Geotechnical Report Review, Proposed Tentative Tract Map No. 34552, Phase 2 of the Desert Dunes Project, North of 20th Avenue and East of Palm Drive, Desert Haven Area of Riverside County, California", dated April 30, 2007.

"Response to County of Riverside Geotechnical Report Review, Proposed Single Family Residential Development, Tentative Tract Map No. 34552, Phase 2 of the Sun City Palm Springs (Desert Dunes) Project, South of Dillon Road and East of Palm Drive, Desert Haven Area, Riverside County California", dated October 8, 2007.

These documents are herein incorporated as a part of GEO No. 1728.

GEO No. 1728 concluded:

1.The southern branch of the San Andreas Fault Zone, Banning fault, traverses the southwest portion of the project site. The location of the fault zone is delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. Two parallel fault zones are delineated on the map and are considered to be active, and capable of surface fault rupture.

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP - GEO01728 (cont.)

RECOMMND

2.The onsite, active San Andreas fault zone has been assigned a maximum moment magnitude earthquake of 7.5, with a 10% likelihood of horizontal ground acceleration of 0.80g at this site.

3.The liquefaction potential at this site is considered to be high. The areas with a high liquefaction potential on the site are delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. A total liquefaction settlement of up to 6.5 inches was estimated.

4.Seismically-induced settlement of dry soils on the site is estimated to be up to up to 1.9 inches.

5.The site is located within a 100-year flood zone.

GEO No. 1728 recommended:

1.A fault setback zone, as determined from previous County Geologic Reports is delineated on the Exploratory Excavation Location Plan, Plate 1aR, accompanying the April 30, 2007 response report referenced above. Human Occupancy structures shall not be constructed within this fault zone setback.

2.The potential for liquefaction and seismically-induced settlement shall be mitigated with the alternative foundation systems (post-tensioned foundation) and grading remedial procedures (Geogrid reinforced engineered fills) recommended in the geotechnical report and responses referenced above.

3.During grading operations, the project geologist shall observe all excavations and unsuitable soil removal areas.

4.The seismic design factors presented in the geotechnical report shall be used in the design and construction of the project.

GEO No. 1728 satisfies the requirement for a Faulting/Geologic/Seismic Study for Planning/CEQA purposes.

GEO No. 1728 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - GEO01728 (cont.) (cont.)

RECOMMND

and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this tract indicating that County Geologic Report Nos. 662, 1276 and 1728 were prepared for this project and are on file at the Riverside County Planning Department, as indicated elsewhere in this conditions set. The ECS shall delineate the limits of the active fault, the recommended fault setback zone and the high liquefaction areas on the subject tract. The ECS should include a note that active faulting traverses a portion of this tract and a note that portions of this tract have high potential for liquefaction. The notes should indicate that these issues are to be mitigated with implementation of the recommendations contained in the referenced County Geologic Reports.

In addition, further geotechnical review for this tract should occur prior to issuance of grading permits as indicated in the B&S 60 series grading conditions.

10.PLANNING. 19 MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

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

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

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable.

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10. GENERAL CONDITIONS

10.PLANNING. 19                   MAP - ORD 875 CVMSHCP FEE (1) (cont.)                   RECOMMND

However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 21                   MAP - IF HUMAN REMAINS FOUND                   RECOMMND

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

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

10.PLANNING. 23                   MAP - GEO01728 UPDATE                   RECOMMND

PER LEIGHTON AND ASSOCIATES, INC. LETTER DATED DECEMBER 17, 2009, THEY ARE THE CONSULANT OF RECORD FOR THIS PROJECT AND HAS GENERALLY ACCEPTED THE FINDINGS OF THEIR FORMER REPORTS AND THE FINDINGS OF THE FORMER CONSULTANT'S REPORTS (HILLTOP).

10.PLANNING. 24                   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 A, unless modified by the conditions listed herein.

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10. GENERAL CONDITIONS

10.PLANNING. 30                   MAP - OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel or open space area located within the boundaries of this land division map.

10.PLANNING. 31                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 32                   MAP - LC LANDSCAPE REQUIREMENT                   RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1                       MAP - DRAINAGE 1                       RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns,

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2                      MAP - DRAINAGE 2                      RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.TRANS. 9                    MAP - UTILITY INSTALL 1                    RECOMMND

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

10.TRANS. 10                    MAP - PRIVATE STREETS                    RECOMMND

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

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 - REALIGNMENT OF 20TH AVE                    RECOM

As required in Specific Plan No. 336, Solera at Desert Dunes (SP), 20th Avenue shall be realigned, off-site, between Mountain View Drive and Bubbling Wells Road. The new alignment shall be along the section line between Sections 17 and 20 of T3S,R5E of the San Bernardino Base and Meridian. The schedule/timing of this realignment shall be accomplished in accordance with the aforementioned SP and as approved by the Transportation Department.

10.TRANS. 13                    MAP - TRAFFIC SIGNAL                    RECOMMND

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

10.TRANS. 14                    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 Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of



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10. GENERAL CONDITIONS

10.TRANS. 14

MAP - TS/CONDITIONS (cont.)

RECOMMND

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.

Palm Drive (NS) at:  
Dillon Road (EW)  
20th Avenue (EW)  
Varner Road (EW)  
I-10 Westbound Ramps (EW)

Gene Autry Trail (NS) at:  
I-10 Eastbound Ramps (EW)  
Vista Chino (EW)

"A" Street (NS) at:  
20th Avenue (EW)

Circle B Drive (NS) at:  
20th Avenue (EW)

Bubbling Wells Road (NS) at:  
Dillon Road (EW)  
B" Street / Hatchet Cactus Drive (EW)  
20th Avenue (EW)

Mountain View Road (NS) at:  
Dillon Road (EW)  
20th Avenue (EW)

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

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

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

20.PLANNING. 2 MAP- AMD PER CONDITIONS MAP

RECOMMND

Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions map shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall be in substantial conformance with the TENTATIVE MAP incorporate the following changes:

Residential lots 9 through 19 shall be removed.

20.PLANNING. 3 MAP - SP VALIDITY SPSC1

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 MAP - SP VALIDITY SPSC1 (cont.)

RECOMMND

amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- DEDICATION OF CONSERVATIO

RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to map recordation the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval

FIRE DEPARTMENT

50.FIRE. 1 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) if any, 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 1                    MAP-#88-ECS-AUTO/MAN GATES (cont.)                    RECOMMND

activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 2                    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. 3                    MAP-#47-SECONDARY ACCESS                    RECOMMND

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

ANY PORTIONS OF THE TRACT THAT HAVE TWENTY-FIVE (25) OR MORE DWELLING UNITS MUST HAVE ACCESS TO PRIMARY AND SECONDARY ACCESS/EGRESS ROADS AND THE EGRESS MUST BE DEVELOPED E.G. PAVED AND PROVIDE UNRESTRICTED EGRESS TO THE RESIDENTS.

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. 5                    MAP WRITTEN PERM FOR GRADING                    RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING (cont.)

RECOMMND

improvement be required, written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

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50. PRIOR TO MAP RECORDATION

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.

50.FLOOD RI. 12 MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 13 MAP OFFSITE EASE OR REDESIGN

RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 14 MAP SUBMIT CLOMR

RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 4000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail located along Palm Drive. The land divider, or the land divider's successors-in-interest or assignees,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4                    MAP - TRAIL MAINTENANCE (cont.)                    RECOMMND

shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 6                    MAP - FRINGE-TOED LIZARD                    RECOMMND

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF ANY FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall submit to the Riverside County Director of Transportation a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division improvements or mass grading of the site will be 165.5 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

50.PLANNING. 7                    MAP - BICYCLE TRAIL                    RECOMMND

The land divider shall submit documents to the Planning Department for review, which documents shall be subject to the approval of that department and the Office of County Counsel, which shall incorporate a bicycle trail easement into and/or adjacent to Palm Drive to be maintained as approved by the Transportation Department, which may include provisions for maintenance by a property owners association. Once approved, the documents shall be recorded at the same time that the FINAL MAP is recorded. A certified copy of the recorded document shall be provided to the Planning Department and retained in the land division case file.

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.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 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. 15 MAP - ECS LIQUEFACTION

RECOMMND

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No's. 662, 1276 and 1728, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 16 MAP - ECS FAULT HAZARD

RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No's. 662, 1276, AND 1728 were prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in GEO No. 1728, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP- ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-4423, dated August 12, 2008, was prepared for this property by CRM TECH, and PD-A-4699, prepared in 2011 by SRI Inc, to further examine the nature and significance of several archaeological sites and are on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the reports. Specifically Lot 460 on the Tentative Tract 34552 exhibit shall not be developed so that sensitive resources can be avoided and preserved. This lot shall be reserved as a resource preserve area and no earth disturbances are permitted. The remaining proposed project area shall have full-time archaeological monitoring during all earth-disturbing activities (clearing, grubbing, mass/rough grading, utility trenching, tree removals, stockpiling, etc.)."

50.PLANNING. 18 MAP- RESOURCE PRESERVE

RECOMMND

Prior to map recordation, the Developer/permit holder shall submit to the County for review and approval, a conservation agreement for the five acre resource preserve to be created at the southwest corner of the project. Cultural resource site CA-RIV-2642 shall be preserved in an open space lot to be created at the southwest corner of the proposed project, containing no less than five acres. The agreement shall include, but not be limited to, measures for preservation of the site in perpetuity, security and access controls, mitigation for any adverse impacts such as erosion, vandalism, etc., ownership and financial responsibility. The developer/permit holder shall submit the agreement to the County for review and acceptance. The accepted agreement shall be recorded against the land as a conservation easement or deed of ownership. The preserve shall be protected by permanent perimeter fencing with a locked gate, a planting of thorny cactus and similar plants at the base of the fence to create a physical barrier that will deter trespassers and be maintained in a viable functioning condition. Access into the preserve shall be controlled by project security personnel managed by the project Homeowners' Association and/or similar management entity approved by the County. Access by the Agua Caliente Band of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 18

MAP- RESOURCE PRESERVE (cont.)

RECOMMND

Cahuilla Indians or the Morongo Band of Mission Indians shall be reasonably accommodated upon 48 hours notification to the managing entity and the County Archaeologist. The agreement shall include a provision for an annual inspection by the County Archeologist, to inspect for compliance with the accepted agreement, and threats to the preservation of the cultural resources within the preserve that need remediation. The responsible party identified in the accepted agreement shall be financially responsible for any necessary remediation, mitigation, or maintenace issues identified within the preserve during the annual inspection and shall meet all required performance standards in the accepted agreement. Annual inspections by the County Archaeologist shall be paid for by the responsible party identified in the accepted agreement. The agreement shall be recorded with the County Clerk's Office as part of this subdivision.

50.PLANNING. 20

MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 23

MAP - QUIMBY FEES (1)

RECOMMND

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

50.PLANNING. 24

MAP - OFFER OF TRAILS

RECOMMND

An offer of dedication to the County of Riverside for a twenty foot (20') wide regional trail along Palm Drive, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 32

MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32            MAP - ECS NOTE MT PALOMAR LIGH (cont.)            RECOMMND

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

50.PLANNING. 39            MAP - COMPLY WITH ORD 457            RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 46            MAP - PARK AGENCY REQUIRED            RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.018 OF SP00336:

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

This condition shall be considered as NOT APPLICABLE if the County Service Area is unwilling or unable to annex the property in question and/or if all park and landscape features are HOA maintained.

50.PLANNING. 47            MAP - PA PROCEDURES            RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.20 OF SP00336:

The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 47 MAP - PA PROCEDURES (cont.)

RECOMMND

planning areas:

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

50.PLANNING. 48 MAP - COMMON AREA MAINTENANCE

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.21 OF SP00336:

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 48                   MAP - COMMON AREA MAINTENANCE (cont.)                   RECOMMND

master maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

50.PLANNING. 50                   MAP - CC&R RES PRI COMMON AREA                   RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.023 OF SP00336:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

"Notwithstanding, any provision in this Declaration to the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 50

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

RECOMMND

contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', including but not limited to 3 open space lots, 1 open space/flood control facility lot, 3 water quality feature lots, 2 storm drain easement lots, 3 landscape lots, 1 sewer easement lot, 1 bicycle easement lots, and numerous landscape lots fronting on lots attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

In addition to the above, the following restriction shall be incorporated into the CC&R document, the language does not have to be verbatim, but any changes have to be approved by the Riverside County Planning Director and Riverside County Counsel.

"Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 50 MAP - CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA."

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

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.

50.PLANNING. 51 MAP - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning. The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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, line 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 (on the Final Map) to be deeded to the District for such purpose.

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 51                   MAP - CVWD REQUIREMENTS (cont.)                   RECOMMND

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

The project lies within the Mission Creek 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.

50.PLANNING. 52                   MAP - GOLF COURSE EASEMENT REQ                   RECOMMND

Prior to recordation of the map the following easements shall be recorded on the Golf Course:

- 1) Access easements shall be recorded for all streets that cross the golf course, more specifically for "Loop Road" as it spans between Planning Areas 5 and 2.
- 2) Easements shall be recorded over the entire golf course to accept drainage.
- 3) A sewer easement shall be granted to cross the golf course between Planning Areas 5 and 4.

TRANS DEPARTMENT

50.TRANS. 1                       MAP - DEDICATIONS                       RECOMMND

Sufficient public street right-of-way shall be dedicated along Palm Drive to provide for a 64-foot half-width right-of-way, and 75-foot half-width at project entrance point, including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated along 20th Avenue to provide for a 59-foot half-width right-of-way up to easterly boundary of LOT 438, including standard corner cut-back.

Sufficient public street right-of-way along 20th Avenue from easterly boundary of LOT 438 up to intersection of Palm Drive shall be dedicated for public use to provide for

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - DEDICATIONS (cont.)

RECOMMND

a 118-foot full-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated along Bubbling Wells Road to provide for a 80-foot full-width right-of-way including standard corner cut-back.

Street "B" as shown on Tentative Tract Map No. 34552 Exhibit A, Amended No. 4, shall be dedicated as a access and utility easement in favor of Tentative Tract Map No. 34553.

Additional dedicated public street right-of-way may be required along the above mentioned streets to accommodate turning lanes as approved by the Transportation Department.

50.TRANS. 2 MAP - EXISTING MAINTAINED

RECOMMND

Palm Drive is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter, a 5-foot wide concrete meandering sidewalk and a raised and landscaped center median located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92. (86'/128')

20th Avenue is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and a 5-foot wide concrete meandering sidewalk located 38-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93. (76'/118') That portion of 20th Avenue on the southerly side of the roadway adjacent to LOT 438 and up to Palm Drive, shall be improved within a 118-foot full-width dedicated right-of-way in accordance with County Standard No. 93, as approved by the Transportation Department.

Bubbling Wells Road is a paved County maintained road and shall be improved full-width adjacent to the project with 8-inch concrete curb-and-gutter and a 5-foot wide concrete sidewalk located 32-feet from centerline and match up

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 80-foot full-width dedicated right-of-way in accordance with County Standard No. 94. (64'/80') Modified, per Exhibit "T" Dated 3/19/2012 of Tract Map No. 34552.

50.TRANS. 3                      MAP - IMP PLANS                      RECOMMND

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

50.TRANS. 8                      MAP - EASEMENT/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. 9                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Palm Drive, 20th Avenue and Bubbling Wells Road and so noted on the final map, with the exception of the planned project access locations in accordance with Exhibits "A-1" and "A-2" for Tentative Tract No. 34552, Amended No. 3.

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.

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50. PRIOR TO MAP RECORDATION

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

The street design and improvement concept of this project shall be coordinated with Tract Map No.31879.

50.TRANS. 14                      MAP - LANDSCAPING DESERT                      RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Palm Drive, 20th Avenue and Bubbling Wells Road.

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

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

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

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

50.TRANS. 20                      MAP - STREET SWEEPING                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21

MAP - STREETLIGHT PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 or as approved by the Transportation Department. 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. 22

MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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

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

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

50.TRANS. 23

MAP-PARKWAY TREES/INTER.STREET

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - LANDSCAPING APP. ANNEX

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 31 MAP- CORNER CUT-BACK

RECOMMND

Corner cutbacks at public street intersections shall be applied per Standard 805, Ordinance 461. Corners at Entry streets intersecting with General Plan roads shall be applied per Exhibit 'C' of the Countywide Design Guidelines and the 2nd, 3rd and 5th District Guidelines as approved by the Transportation Department.

50.TRANS. 39 MAP- UTILITY PLAN

RECOMMND

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

50.TRANS. 40 MAP - IMP, PLNS, REALI 20TH AVE

RECOMMND

Improvement plans for the realignment of 20th Avenue, the signal at the intersection of 20th Avenue and Mountain View Drive and any/all associated changes to traffic circulation must be prepared and approved by the Transportation Department and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 42

MAP - ROAD IMPROVEMENTS

RECOMMND

The streets designated as Street "A" and "B" provide gated access to 20th Avenue and Bubbling Wells Road respectively and shall be improved in accordance with the figure for the "Main Entry/Loop Road With Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336. Streets "A" and "B" shall include in their design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

The internal street designated as "C" Street shall be improved in accordance with the figure for the "Loop Road Without Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 as approved by the Transportation Department. "C" Street shall be improved northerly off-site through that portion of off-site property between Tract Map No. 31879 (TR31879) and Tract Map No. 34552 (TR34552) designated as "Golf Course, Not A Part" joining the southerly termination of the street designated as Street "C" in Tract Map No. 31879 in accordance with the figure for the "Main Entry/Loop Road With Median" as approved by the Transportation Department. In the event that Tract 34552 is constructed prior to Tract 31879 a temporary barricade in accordance with Standard No. 810 shall be installed at the northerly terminus of Street "C" as approved by the Transportation Department. An easement shall be recorded by separate instrument for that portion of Street "C" that is off-site between TR31879 and TR34552 as approved by the Transportation Department.

The internal streets designated as Streets "D" thru "FF" shall be improved in accordance with the figure for "Private Streets" as shown on Exhibits 18 and 19 of Specific Plan No. 336.

Standard curb shall be installed along the internal private streets designated as Streets "A", "B" and "C" within the land division in accordance with Standard No. 200. Wedge curb shall be installed along the internal private streets designated as Streets "D" thru "FF" within the land division in accordance with the "Wedge Curb Detail" as shown on Exhibit 18 of Specific Plan No. 336.

Standard knuckles, cul-de-sacs and off-set cul-de-sacs shall be installed throughout the land division modified for consistency with the private street cross sections as

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50. PRIOR TO MAP RECORDATION

50.TRANS. 42                      MAP - ROAD IMPROVEMENTS (cont.)                      RECOMMND

shown on Exhibits 18 and 19 of Specific Plan No. 336.

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

50.TRANS. 43                      MAP - PRIVATE STREET MAINTEN                      RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance of all private streets within the land division as approved by the Transportation Department, Planning Department and County Counsel.

50.TRANS. 44                      MAP - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Palm Drive (NS) at Golf Course Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

- Palm Drive (NS) at 20th Avenue (EW)
- Palm Drive (NS) at Varner Road (EW)
- Mountain View Road (NS) at 20th Avenue (EW)
- Mountain View Road (NS) at Varner Road (EW)
- Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.8.

50.TRANS. 45                      MAP - TS/GEOMETRICS                      RECOMMND

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

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



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50. PRIOR TO MAP RECORDATION

50.TRANS. 45

MAP - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Palm Drive (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

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

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

The intersection of "A" Street (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Circle B Street (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at "B" Street / Hatchet Cactus Drive (EW) shall be improved to provide the following geometrics:

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 45

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

RECOMMND

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

The intersection of Bubbling Wells Road (NS) at 20th  
Avenue (EW) shall be improved to provide the following  
geometrics:

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

The intersection of Mountain View Road (NS) at 20th Avenue  
(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 shared left-turn/right-turn lane  
Westbound: N/A

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

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

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

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

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 45                      MAP - TS/GEOMETRICS (cont.) (cont.) (cont.)      RECOMMND

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

50.TRANS. 46                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

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

- (1) Landscaping along Palm Drive, 20th Avenue and Bubbling Wells Road
- (2) Trails along Palm Drive, 20th Avenue and Bubbling Wells Road
- (3) Street lights on Palm Drive, 20th Avenue and Bubbling Wells Road
- (4) Traffic signals located on Palm Drive, 20th Avenue and Mountain View Road
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping for all exterior roads

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 46                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 47                      MAP - PRIVATE STREET/EASEMENTS                      RECOMMND

The internal streets within this land division shall not be offered for dedication. However, easements shall be recorded for private streets and utility easements.

Prior to map recordation, a perpetual easement (minimum of 88-foot wide for roadway) and easements for drainage shall be granted for the purpose of access and drainage for Tentative Tract Map No. 34552 from existing owner(s) of Assessors Parcel No. 657-460-005 (Golf Course). Said easements which are outside of map boundary shall be recorded by separate instrument.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      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 construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                      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. 3                      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 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. 4                      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 geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                      MAP - DRNAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6            MAP - DRNAGE DESIGN Q100 (cont.)            RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7            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. 8            MAP - NOTRD OFFSITE LTR            RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9            MAP - RECORDED ESMT REQ'D            RECOM

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11            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. 13            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. 14            MAP - PM10 PLAN REQUIRED            RECOMMND

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

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60.BS GRADE. 14                    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. 16                    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                    Abandon Wells                    RECOMMND

Existing wells must be abandoned under permit by Health Dept. prior to issuance of grading permit.

EPD DEPARTMENT

60.EPD. 1                    EPD - BUR OWL PRECONSTRUCTION                    RECOMMND

Prior to issuance of any grading permit for TR34552 a preconstruction survey for burrowing owl shall be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and a findings report submitted to EPD for review.

60.EPD. 2                    EPD - NESTING BIRD SURVEY                    RECOMMND

If any grading under TR34552 is to occur during the nesting season (Feb 1 - Aug 31) a preconstruction survey for nesting birds must be conducted by a qualified biologist holding an MOU with Riverside County within 30 days prior to ground disturbance and a findings report submitted to EPD.

60.EPD. 3                    EPD- DEDICATION OF CONSRVATION                    RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow

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60.EPD. 3 EPD- DEDICATION OF CONSRVATION (cont.) RECOMMND

Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval

60.EPD. 4 EPD- MESQUITE AVOIDANCE RECOMMND

Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2                      MAP SUBMIT PLANS (cont.)                      RECOMMND

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

60.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6                      MAP PHASING                      RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

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.

60.FLOOD RI. 9                      MAP SUBMIT CLOMR                      RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PARKS DEPARTMENT

60.PARKS. 1                      MAP-TRAIL PLAN                      RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional

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60.PARKS. 1                      MAP-TRAIL PLAN (cont.)                      RECOMMND

Park and Open-Space District for review and approval. This trails plan shall show the 20' Class I Bikeway along Palm Drive with all topography, fencing, grading, signage, street crossings and all landscaping. If you have questions contact DanNove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 2                      MAP - MITIGATION MONITORING                      RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.1 OF SP00336:

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and EIR No. 455 and the Addendum No. 1 to the EIR which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 3                      MAP - FEE BALANCE                      RECOMMND

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

60.PLANNING. 12                      MAP- CALIF REGISTER NOMINATION                      RECOMMND

Because archaeological site CA-RIV-2642 was determined to be significant and eligible for listing on the California Register of Historic Resources and the National Register of Historic Places, the Applicant/permit holder shall cause to have prepared, by a professionally-qualified archaeologist listed on the County's Cultural Resources Consultants List, a complete California Register Nomination packet, and National Register of Historic Places nomination packet, meeting current requirements for such nomination packets, that will be signed by the Applicant/permit holder. The completed nomination packages shall be submitted to the County Archaeologist for submittal to the State Historic Preservation Office for consideration.

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60.PLANNING. 17

MAP - CULTURAL RESOURCES PROFE

RECOMMND

As a result of archaeological investigations (PD-A-4423 and PD-A-4699) a number of prehistoric and historic archaeological sites were identified and evaluated within the project boundaries. The potential exists for additional subsurface cultural resources and deposits within the project boundaries. Therefore, archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified archaeologist, on the County's current list of Cultural Resources Consultants, 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 any required special interest or tribal monitors. 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, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. 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 any required special interest or tribal monitors.

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

The Project Archaeologist shall comply with and ensure the implementation of the special grading requirements for CA-RIV-8763 stipulated in the conditions of approval.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with

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60.PLANNING. 17                   MAP - CULTURAL RESOURCES PROFE (cont.)                   RECOMMND

the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 20                   MAP- TRIBAL MONITORING                   RECOMMND

As a result of consultation with the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, tribal monitoring during grading activities requiring archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor(s) designated by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians. These tribal groups shall be known as the Tribal Monitor(s) for this project. The agreement shall address tribal consultation protocols, 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, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc., where archaeological monitoring is required. The Tribal Monitor(s) shall have the limited authority to facilitate tribal consultation when native American cultural deposits are uncovered during grading activities, in coordination with the Project Archaeologist.

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 CEQA-required mitigation using standard current professional practices for archaeological cultural

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60.PLANNING. 20

MAP- TRIBAL MONITORING (cont.)

RECOMMND

resources, and shall consult with the County, tribal monitor, and developer/permit holder throughout the process.

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

3) This agreement shall not modify any approved 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. The developer / permit holder shall demonstrate a reasonable good-faith effort to secure the tribal agreement.

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 or required, the developer/permit holder is responsible for all costs. Curation shall be within an acceptable facility within the County of Riverside.

60.PLANNING. 21

MAP- DATA RECOVERY RIV 8762

RECOMMND

Prior to issuance of a grading permit, the Applicant/permit holder shall submit to the County Archaeologist for review and acceptance, a Phase III Data Recovery Plan for mitigation of cultural resource CA-RIV-8762. CA-RIV-8762 was determined eligible for listing on the California Register of Historic Resources and requires mitigation under CEQA due to proposed adverse impacts. This resource cannot be avoided and preserved in place due to the requirement for flood control facility construction for this project.

Data recovery mitigation shall be completed prior to issuance of any grading permits for this project. The Project Archaeologist shall submit a Phase III Data Recovery report of the results and findings of the data recovery prior to issuance of grading final inspection of the flood control swale channel.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP- MITIGATION FOR RIV-8763

RECOMMND

Prior to issuance of a grading permit, the applicant/permit holder shall submit, for review and acceptance, a controlled grading plan, prepared by the Project Archaeologist, to the County Archaeologist for site CA-RIV-8763 as part of the required mitigation program for this resource. The controlled grading plan shall require a systematic removal of the ground surface to allow for the identification, documentation, and recovery of any subsurface cultural deposits by the Project Archaeologist. Results of the controlled grading shall be included in the Phase III Data Recovery report prepared by the Project Archaeologist and submitted to the County Archaeologist for review and acceptance as mitigation compliance.

60.PLANNING. 24 MAP- CA-RIV-8763 GRADING PLAN

RECOMMND

Although CA-RIV-8763 was recommended as not eligible for inclusion in the California Register of Historic Resources, the site still retains a potential to contain subsurface archaeological deposits, based on the results of the archaeological testing investigation by SRI in 2011. The site shall be graded by stripping it in a highly controlled manner in the presence of the Project Archaeologist to identify any preserved features. If such features are found, mechanical excavation shall be moved to another portion of the site, and the feature shall be hand excavated, and recovered materials shall be analyzed by qualified archaeologists and reported on in the Phase III Data Recovery report to be submitted to the County Archaeologist for review and acceptance.

60.PLANNING. 27 MAP - PALEONTOLOGIST REQUIRED

RECOMMND

THIS IMPLEMENTS 30.PLANNING.025 OF SP00336:

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist

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60.PLANNING. 27

MAP - PALEONTOLOGIST REQUIRED (cont.)

RECOMMND

shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 36

MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 37

MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 43

MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 43            MAP - PLANNING DEPT REVIEW (cont.)            RECOMMND

proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 45            MAP - GENERIC M/M PROGRAM            RECOMMND

THIS IMPLEMENTS 30.PLANNING.026 OF SP00336:

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR 455 for the SPECIFIC PLAN during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 48            MAP - LOT 460 PLAN            RECOMMND

Prior to issuance of any grading permit, the developer/permit holder shall submit to the County Archaeologist for review and acceptance an operations and management plan for lot 460. The plan shall address, but not be limited to, provisions for security, access, liability, monitoring and restoration for erosion and vandalism, etc., in perpetuity.

60.PLANNING. 49            MAP - PLANNING AREA 23 RESTRIC            RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.036 OF SP00336:

PRIOR TO GRADING PERMIT ISSUANCE, the following shall be addressed:

Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA.



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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.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

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

INEFFECT

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

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 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.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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

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

FIRE DEPARTMENT

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

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department (760-863-8886) to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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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.

80.FLOOD RI. 5                      MAP SUBMIT CLOMR                      RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP - FINAL SITE OF DEVELOPMNT                      RECOMMND

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

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

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80.PLANNING. 1 MAP - FINAL SITE OF DEVELOPMNT (cont.)

RECOMMND

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

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

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved SPECIFIC PLAN.

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

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80.PLANNING. 4 MAP - FEE BALANCE (cont.)

RECOMMND

paid by the applicant/developer.

80.PLANNING. 5 MAP - LANDSCAPING PLAN DESERT

RECOMMND

Prior to the issuance of the first residential building permit (not including model sales units), thirteen (13) folded copies of a shading, parking, parking lot lighting, landscaping and irrigation plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Ordinance No. 348, Sections 18.12 and 18.30 (Planning Department only plot plan) for the common lots and other commonly maintained areas within this land division. It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species and container size of plants shall be shown as well as all proposed groundcovers. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304, and as specified herein. Plans shall utilize the Riverside County Guide to Trees, Shrubs and Groundcovers. All landscaping and irrigation systems within the street right-of-way shall require approval of the Transportation Department, and shall be shown on all plans submitted to the Planning Department.

The project landscaping and irrigation plans shall include the following:

- a) The name, address and phone number of both the landscape plan preparer and project developer, the property's Assessor Parcel Number(s) and a vicinity map.
- b) All proposed outdoor trash and rubbish disposal areas and recycling bins with details of screening structure design.
- c) Elevations with height shown and materials described for all masonry walls and other fencing.
- d) Handicapped or physically impaired parking spaces shall be shown if vehicle parking spaces are proposed and/or required. Accessibility for handicapped or physically impaired individuals shall be depicted on the landscaping

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5

MAP - LANDSCAPING PLAN DESERT (cont.)

RECOMMND

plans, including the path of travel to the main building or recreational facility with consideration given to potential access constraints due to slopes, lighting fixtures and width of walkways. A note shall be included that certifies that the plans conform to all federal and state accessibility requirements.

e) Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation plans by any applicable water utility for the above standards may be required prior to Planning Department approval.

f) A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.

g) Landscape plans shall contain the Agricultural Commissioner's note as indicated in the general conditions, above, if this project is located in the Coachella Valley.

h) Landscaping planting shall be in conformance with the concept planting plan (Exhibit E) approved with the TENTATIVE MAP. Modifications to the Exhibit E shall be as approved by the Planning Department through review of the landscaping plans submitted in connection with this condition of approval.

80.PLANNING. 6

MAP - LANDSCAPING SECURITIES

RECOMMND

A cash bond shall be required to guarantee the installation of planting when the estimated cost is \$2,500 or less. The remaining performance security for HOA shall be released one year after installation is approved provided the plantings have been adequately maintained. Performance securities, in amounts to be determined by the Director of the Department of Building and Safety, to guarantee the installation of plantings in accordance with the approved plan, and adequate maintenance of the plantings for one year, shall be filed with the Department of Building and Safety.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. A floor plan with interior use descriptions shall be included for each model unit.
2. Show front, side and rear yard setbacks. Any outdoor equipment and swimming pools shall be shown.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

NOTES: See SPECIFIC PLAN

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

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

80.PLANNING. 8 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Sandards and Guidelines, and Specific Plan No. 336.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the



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80.PLANNING. 8

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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

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

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

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

80.PLANNING. 9

MAP - WALLS/FENCING PLOT PLAN

RECOMMND

Prior to the issuance of a building permit for the FIRST residential dwelling, except model sales units, the land divider/permit holder shall file seven (7) sets of a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9

MAP - WALLS/FENCING PLOT PLAN (cont.)

RECOMMND

Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. The plan shall show all project 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.

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

3. Wood fencing shall be prohibited.

4. Fencing/wall plans shall comply with the walls and fences section of SP00336S1, with the exception of the requirements of the accoustical anylisis stated in letter from department of public health dated 8-30-2007.

The below are minimum requirements for masonry walls and/or combination of berms and may be increased in height as result of other requirements, but other materials may not be substituted:

Minimum height of 5 feet for lots 11 and 12

Minimum height of 6 feet for lots 13-21, 101-120, 304-327, 351-369

Minimum height of 6.5 feet 130, 142, 143, 22, 370-375

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10

MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.31 OF  
SP00336:

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

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry 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).
4. Gate Plans shall include, at a minimum, full landscape plans for the gated area (unless addressed in previous landscape plans), gate elevations, site plans for gate area, full stacking illustration, and color boards.
5. The entry monument shall be in substantial conformance with Exhibit L.
6. The entry monument shall be in substantial conformance to the design guidelines of the SPECIFIC PLAN as shown on pages of the landscape design guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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

80.PLANNING. 11 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 12 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 16 MAP - CONFORM FINAL SITE PLAN RECOM

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

80.PLANNING. 28 MAP - SCHOOL MITIGTAION RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.033 OF SP00336:

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

80.PLANNING. 29 MAP - POST GRADING REPORT RECOMMND

This implements 30.PLANNING.032 OF SP336:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30                    MAP- PLANNING AREA 23 RESTRICT                    RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.036 OF SP00336:

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the following shall be addressed:

Access to the sensitive area's within Planning Area 23 (as defined by the SPECIFIC PLAN) shall be restricted by means of constructing a perimeter wall and/or fence around this area. Entry into this area shall be limited to personnel involved in the maintenance of weed growth and for authorized scientific research only. Authorization for entry shall be the responsibility of the HOA.

80.PLANNING. 31                    MAP - AGENCY CLEARANCE                    RECOMMND

A clearance letter from RIVERSIDE COUNTY SHERIFF DEPARTMENT shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 8-8-2006.

80.PLANNING. 32                    MAP - INTERIOR NOISE REPORT                    RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, homes adjacent to Bubbling Wells Road, Palm Drive or 20th Avenue must prove that they will be built to a standard in which interior noise will be below 45Ldn. This review shall be done by Industrial Hygiene per their letter dated 8-30-07.

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. 3                        MAP - SIG DESIGN MTN VIEW/20TH                    RECOMMND

The project proponent shall be responsible for the design of a traffic signal and the dedication of any required right-of-way at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility. Installation of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3                      MAP - SIG DESIGN MTN VIEW/20TH (cont.)                      RECOMMND

the signal shall be per 90 TRANS 7.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

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

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

90.B&S. 2                      BP-FEMA FORM APPRVL REQUIRED                      RECOMMND

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

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

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

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                    MAP - WQMP BMP CERT REQ'D                    RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                    MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5                    MAP - REQ'D GRDG INSP'S                    RECOMMND

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                    MAP BMP - EDUCATION (cont.)

RECOMMND

five-day minimum processing period requested for all orders.

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

90.FLOOD RI. 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.

90.FLOOD RI. 4                    MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

90.FLOOD RI. 5                    MAP SUBMIT LOMR

RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits. See 10. FLOOD RI. 26 MAP WATERS OF THE US (FEMA) for details.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - CONCRETE DRIVEWAYS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - FRONT YARD LNDSC

RECOMMND

Prior to final building inspection approval of EACH residential dwelling, all residences shall have front yard landscaping with an automatic irrigation system. Landscaping shall include a combination of living groundcovers, turf, trees and shrubs, A minimum of two trees (15 gallon or larger) shall be planted in each front yard along with a commensurate number of shrubs which are to be planted in a minimum three foot wide planter along the front of all homes (garage and side yards gate areas may be excluded). Trees shall be double staked due to the high wind conditions of the site. All plantings shall be compliant with Ord. No. 859.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE

RECOMMND

Prior to final building inspection approval of the FIRST residential dwelling, the land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the common area landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6 MAP - HOME ADDRESS LIGHTING

RECOMMND

Prior to final building inspection approval of EACH dwelling, a wall-mounted internally lighted address identification sign shall be prominently placed on the front of each dwelling unit in order to facilitate observation of the property's address from the street. The illumination source for the address identification sign shall be controlled by a photocell sensor or a timer.

90.PLANNING. 7 MAP - ENTRY COMPLIANCE

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10

MAP - ORD 875 CVMSHCP FEE (2)

RECOMMND

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

90.PLANNING. 11

MAP - CULT RESOURCES RPORTS

RECOMMND

Prior to final inspection of the first building permit associated with each phase of grading, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of the Phase III Data Recovery report and the Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The Phase IV 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 reports to determine adequate mitigation compliance. Provided the reports are adequate, the Planning Department shall clear this condition.

90.PLANNING. 12

MAP - BLOCK WALL ANTIGRAFFITI

RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 14

MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14            MAP - QUIMBY FEES (2) (cont.)            RECOMMND

         parks and recreation fees and/or dedication of land for  
         park use in accordance with Section 10.35 of County  
         Ordinance No. 460 has taken place. aid certification shall  
         be obtained from the Desert Recreation District.

90.PLANNING. 22            MAP - MITIGATION MONITORING            RECOMMND

         THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.1    OF  
         SP00336:

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

         Environmental Impact Report No. 455 and Addendum No. 1 to  
         the EIR.

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

90.PLANNING. 24            MAP - POST GRADING REPORT            RECOMMND

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

90.PLANNING. 25            MAP- LC LANDSCAPE INSPECT DEP            RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26

MAP LC LANDSCAPE INSPECT REQ

RECOMMND

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

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 27

MAP - WATE MGNT. LTR 8/30/06

RECOMMND

Prior to the building permit final inspection the applicant shall provide proof that the following requirements outlines in a letter by Waste Management dated August 30, 2006 shall have been complied with to the satisfaction of the Waste Management and Planning. The Planning Director shall have final authority over clearing this condition of approval.

1. 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 MAP - WATE MGNT. LTR 8/30/06 (cont.)

RECOMMND

2. 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.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, ie., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1

MAP - 80% COMPLETION (cont.)

RECOMMND

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

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

90.TRANS. 3

MAP - STREET SWEEPING

RECOMMND

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

90.TRANS. 4

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

Inspection (Occupancy).

90.TRANS. 5 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 MAP - CONSTR REALIGN 20TH AVE RECOMMND

Prior to the final building inspection/occupancy of the 501st unit within the project (Specific Plan No. 336) the realignment of 20th Avenue between Mountain View Drive and Bubbling Wells Road shall be constructed along the section line as described elsewhere in the conditions for TR 34552 in accordance with Standard No. 93, modified with 32-feet of asphalt concrete pavement and as approved by the Transportation department. All circulation changes that are necessary due to the realignment of 20th Avenue shall also be completed prior to any final building inspection.

90.TRANS. 7 MAP - SIG INST MTN VIEW/20TH RECOMMND

Prior to the final building inspection of the first dwelling unit, the signal at the intersection of Mountain View Drive and 20th Avenue shall be installed and operational with fee credit eligibility or as approved by the Transportation Department. The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal(s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

MAP - TS/INSTALLATION

RECOMMND

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

Palm Drive (NS) at Golf Course Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)

Palm Drive (NS) at Varner Road (EW)

Mountain View Road (NS) at 20th Avenue (EW)

Mountain View Road (NS) at Varner Road (EW)

Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

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

90.TRANS. 9

MAP - TS/INTERCONNECT

RECOMMND

The traffic signal at Palm Drive and 20th Avenue shall be ultimately interconnected with a future signal at Bubbling Wells Road and 20th Avenue to the west and the West Project Access Driveway to the north. The project proponent shall make all provisions necessary for the ultimate interconnect of these intersections along the project frontage on 20th Avenue between Palm Drive and Bubbling Wells Road and along Palm Drive between 20th Avenue and the north project boundary or as approved by the Transportation Department.

90.TRANS. 10

MAP - ANNEX L&LMD/OTHER DIST1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10                      MAP - ANNEX L&LMD/OTHER DIST1 (cont.)                      RECOMMND

Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

- (1) Landscaping along Palm Drive, 20th Avenue and Bubbling Wells Road
- (2) Trails along Palm Drive, 20th Avenue and Bubbling Wells Road
- (3) Street lights on Palm Drive, 20th Avenue and Bubbling Wells Road
- (4) Traffic signals located on Palm Drive, 20th Avenue and Mountain View Road
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping on all exterior roads

90.TRANS. 11                      MAP - DESIGN - 20TH AVENUE                      RECOMMND

Prior to Occupancy of the 1st unit the project proponent shall design and bond for the realignment of 20th Avenue from the east project boundary to Mountain View Road (aligning with 20th Avenue east of Mountain View Road), in accordance with County Standard No. 93 (32'/60'), or as approved by the Transportation Department. Improvements shall include the design and installation of a traffic signal at the intersection of 20th Avenue and Mountain View Road.

90.TRANS. 12                      MAP - DEDICATION - 20TH AVENUE                      RECOMMND

Prior to Occupancy of the 251st unit within the project (Specific Plan No. 336), the project proponent shall obtain the right-of-way for improvements.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34553 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34553, Amended No. 4 (Sheets 1-2), dated October 24, 2012

EXHIBIT L, = Landscape Exhibits Amended No. 1, (Sheets 1-22), dated November 18, 2009 (Conceptual Landscape Plan)

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

EXHIBIT T = Bubbling Wells Modified Cross Section dated 3/19/12

SPECIFIC PLAN = Specific Plan No. 336 and Substantial Conformance No. 1

10. EVERY. 2 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, 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, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION

RECOMMND

The land division is a Schedule A subdivision of 207.6 Gross Acres into 896 Single-Family Residential Lots, 1 Well Site Lot, 2 Water Quality Feature Lots, 3 Storm Drain Easement Lots, 1 Common Access Lot, 9 Landscaping Lots and 5 Open Space Lots.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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. 8 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.

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## 10. GENERAL CONDITIONS

### 10.BS GRADE. 9

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.

### 10.BS GRADE. 11

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 11            MAP - NPDES INSPECTIONS (cont.)            RECOMMND

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. 12            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. 13            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. 14            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. 16            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. 17            MAP - DRNAGE & TERRACING            RECOMMND

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

10.BS GRADE. 18            MAP - SLOPE SETBACKS            RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 19                    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. 24                    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. 28                    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.

10.BS GRADE. 29                    MAP - FINISH GRADE                    RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

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

All lots under Tract Map#34553 are proposing Coachella Valley Municipal 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.

Any existing septic system(s) and/or well(s) must be

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10. GENERAL CONDITIONS

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

properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

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

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

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

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

10.FIRE. 10 SECONDARY ACCESS RECOMMND

Maintain primary and secondary access during all phases of construction. Fire access roads must remain clear and unobstructed.

10.FIRE. 11 MAP - FLAG LOT RECOMMND

For safety reasons flag lots are not permitted by the fire department.

10.FIRE. 12 MAP- FIRE STATION RECOMMND

For fire stations requirements see SP100 in the Specific Plan.

FLOOD RI DEPARTMENT

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 RECOMMND

Tract Map No. 34553 (Tract 34553) is a proposal to divide 193 acres into 825 lots for single-family residences within the Desert Dunes Specific Plan (SP 336). The project is



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## 10. GENERAL CONDITIONS

10.FLOOD RI. 7

MAP FLOOD HAZARD RPT 07/01/09 (cont.)

RECOMMND

located in the south Desert Hot Springs area, at the northeast corner of Palm Drive and 20th Avenue. This development would be part of the three tract development proposed in the SP336, which includes Tract 31879, 34552, and 34553. The former two tracts have been issued recommended Conditions of Approval.

### BACKGROUND

As acknowledged in the SP and EIR document, the entire site is presently subject to extreme flood hazard, shown as a 100 year Zone AO floodplain delineated on Panel No. 06065C0915G (depth of 1 to 3-foot, velocity of 6 to 8 feet per second) of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Flood flows from Long Canyon and Morongo Wash confluence on the site and major flood control infrastructure is required to develop the site to the proposed density. The developer's consulting engineer has produced a report titled "Flood Hazard Analysis and Flood Control Plan for Tract 31879, Solera at Desert Dunes, Riverside County California". The most recent submittal dated April 16, 2007 presents a feasible overall drainage plan. Some details still need to be addressed in the plan check stage.

Together with Tract 34552, proposed along the south, and Tract 31879, proposed along the northwest, the project proposes to capture tributary flood flows from the major offsite watersheds, Long Canyon and Morongo Wash, within engineered and landscaped channels running parallel to the perimeter roadways on the north and east project boundaries and convey them through the site within the golf course. The three channels proposed to collect stormwater runoff are (1) 18th Avenue West Channel and Golf Course, (2) 18th Avenue East Channel, and (3) Bubbling Wells Road Channel. The District notes that the collector channels along 18th Avenue are aligned nearly perpendicular to the fall-line of the existing terrain consequently forcing stormwater to turn ninety degrees upon entering the project site. This configuration creates a greater possibility of aggradation in the channel. However, because the project is located on the relative fringe of the Morongo/Mission alluvial floodplain, the compounded risk of flows reaching the site and causing significant in-channel aggradation is small.

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

The 18th Avenue East Channel and the Bubbling Wells Road Channel are proposed to collect and convey the 100-year storm event from Long Canyon Wash. The 18th Avenue East Channel would outlet into the golf course channel while the Bubbling Wells Road Channel would convey storm runoff southerly along Bubbling Wells Road and discharge onto 20th Street.

The entire development would rely on the flood protection/conveyance provided by the golf course and three channels. The existing golf course was not designed as a flood control facility. Protection of the new development proposed by SP336 carries a much higher standard of care than required for the existing use. The developer has proposed to install buried concrete bank protection in the golf course to assure that the proposed homes adjacent to the golf course are protected from flooding. The limits of the bank protection may need to be modified and lengthened somewhat from what is shown on the exhibits included in the April 16, 2007 report, but the concept appears sound.

Tract 31879, the development to the northwest portion, is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel. Additionally, a proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash, is proposed as part of this tract. The eight cell box culvert would serve as an outlet to the channel through the golf course.

Tract 34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel). It is also responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

TR34552, the development in the southern portion, is responsible for constructing the eight cell box culvert underneath "C" Street and 20th Avenue and daylight channel that conveys flows from the eight cell box culvert. As proposed, storm runoff from Long Canyon and Morongo Wash would be discharged downstream of 20th Avenue via the eight cell box culvert system. These culverts discharge into an approximate 560 foot long proposed improved channel

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

protected by rip-rap or concrete revetment which would serve to dissipate the energy of the flow. As a result, the property downstream of the project site could be subject to more concentrated flooding. The District notes that the existing downstream property is currently subject to severe flooding.

TRACT MAP NO. 34553

Unless constructed by the above mentioned development, TR34553 is responsible for constructing the following drainage structures to adequately protect the site: (1) the 18th Avenue West Channel from Palm Drive to the golf course channel (2) the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel), (3) the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue, (4) the culvert under "B" Street across the 18th Avenue East Channel, which will be designed to pass the 100 year flow, (5) eight cell box culvert underneath 20th Street, and (6) daylight channel that conveys flows from the eight cell box culvert.

Even with the proposed flood protection scheme for the development 18th Avenue will be impassable during large storm events. It is not feasible to floodproof 18th Street from Morongo Wash flows with this project. The April 16, 2007 study demonstrates that this project will not worsen flooding conditions on 18th Street or upstream properties. Regardless, the culvert crossing where Verbena Channel enters the SP 336 project shall be designed to convey 100 percent of the 100 year flows for Verbena channel without overtopping. Offsite right of way is required for inlet works for Verbena Channel flows. The developer was unable to obtain a letter from the affected property owner per Ordinance 460.3.2.j. The 5th District provided an "administrative waiver" of the requirement via an email dated April 18, 2007.

Additionally "C" Street is to be designed as a "dip crossing". This dip crossing shall be designed to the criteria detailed in 10. TRANS. 12.

The developer proposes to drain the site via streets and storm drains. The southern portion of the site is proposed to drain to an existing sump within the golf course south

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 MAP FLOOD HAZARD RPT 07/01/09 (cont.) (cont.)RECOMMND

of the tract. It is assumed that this sump would be a water quality treatment feature. This feature shall be designed to the District's criteria for water quality mitigation including that it be free draining. A swale is proposed along the southern portion of the Community Center lot to treat storm flows from the west central portion of the tract. Details for these water quality features shall be provided in the plan check stage.

Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

These major green belt facilities would also serve to provide public health and safety and will require maintenance by a public agency or a guarantee of maintenance by a public agency. The Riverside County Flood Control and Water Conservation District is willing to accept maintenance responsibility for the structural aspects of the channels (e.g. channel revetments, drop structures, side inlets etc.) but cannot be responsible for the maintenance of the landscaping or amenities. Nor will landscaping be credited with contributing to the flood control function (e.g. turf as erosion protection). See 10. FLOOD RI. 8 CHANNEL MAINT. AGREEMENT for details.

10.FLOOD RI. 8 MAP CHANNEL MAINT. AGREEMENT RECOMMND

In order to accommodate the type of flood control facilities which have been selected at the discretion of the applicant to complement the nature of the proposed development, the District will require that, prior to the issuance of any grading permit or recordation, whichever occurs first, the developer shall enter into a cooperative agreement with the District to establish important items. Said agreement shall be acceptable to both the District and County Counsel and shall include but not necessarily be limited to the following:

1.A precise description of the facilities to be maintained under the agreement and exact language of the easement/s for the major flood control conveyance facilities.

2.The entity/entities and assigns that will be responsible

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10. GENERAL CONDITIONS

10.FLOOD RI. 8

MAP CHANNEL MAINT. AGREEMENT (cont.)

RECOMMND

for maintenance activities both ordinary and catastrophic.

3. Definitions of "ordinary" verses "catastrophic" maintenance and establishment of the party responsible for the various maintenance activities. This would include a clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

4. An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of amenities. (For example, the District would not restore damage to the Golf Course channel unless the damage impaired the flood control function. Further, the District would not be responsible for re-establishment of amenities damaged by the catastrophic event or the restoration effort.)

5. The specific uses and maintenance activities within the various channels, conveyance areas, and access roads/trails. (For example, some areas would be used by the public and some areas only entered by landscaping crews.)

6. The entity/entities that would indemnify, hold harmless and defend the District, and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other uses of the drainage facilities.

7. The appropriate coverage and of types insurance policies required.

8. The process by which any proposed modifications to the conveyance areas by either District or others would be reviewed and approved. (For example, changes in the golf course grading by the golf course operator must be acceptable to the District. Conversely, if the District finds that a facility needs modification to provide for the flood control function, this would need to be coordinated with the underlying fee owner.)

9. Access rights for the District for inspection purposes.

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10. GENERAL CONDITIONS

10.FLOOD RI. 8 MAP CHANNEL MAINT. AGREEMENT (cont.) (cont.) RECOMMND

10.An establishment of time frames and procedures for noticing and compliance regarding maintenance of the facilities. (i.e. Uncorrected activities or neglect causing impairment of the flood control function could trigger action by the District)

11.A clause providing that if the District is forced to assume the maintenance responsibility for the drainage facilities, ownership of the facilities will fall to the District.

12.That the owner agrees to accept developed conditions flows from offsite areas whether or not offsite water quality mitigation features have been provided.

13.The owner will not unreasonably withhold permission to construct future connecting facilities and will allow connections without fee. (i.e. No "toll" channels, but owner may require that future connections make reasonable effort avoid disturbing existing amenities.)

10.FLOOD RI. 9 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 10 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 11 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval. At this

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10. GENERAL CONDITIONS

10.FLOOD RI. 11                   MAP PERP DRAINAGE PATTERNS (cont.)                   RECOMMND

time, the plans do not show a need for offsite easement.

10.FLOOD RI. 12                   MAP COORDINATE DRAINAGE DESIGN                   RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 15                   MAP MAJOR FACILITIES                   RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 22                   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. 24                   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

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## 10. GENERAL CONDITIONS

10.FLOOD RI. 24

MAP SUBMIT FINAL WQMP =PRELIM (cont.)

RECOMMND

region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and 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. 25

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.



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10. GENERAL CONDITIONS

10.FLOOD RI. 26

MAP WATERS OF THE US (FEMA)

RECOMMND

The entire site of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or

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10. GENERAL CONDITIONS

10.FLOOD RI. 26            MAP WATERS OF THE US (FEMA) (cont.)            RECOMMND

finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 27            MAP CONSTR 18TH AVE WEST CHNNL            RECOMMND

Unless constructed TR31879 or TR34552, TR34553 is responsible for constructing the 18th Avenue West Channel from Palm Drive to the golf course channel.

10.FLOOD RI. 28            MAP CONSTR 18TH AVE EAST CHNNL            RECOMMND

TR34553 is responsible for constructing the channel along 18th Avenue from Bubbling Wells Road to a point 2900 feet west of the intersection (18th Avenue East Channel).

10.FLOOD RI. 29            MAP CONSTR BUBBLING WELLS CHNN            RECOMMND

TR34553 is responsible for constructing the channel along Bubbling Wells Road from 18th Avenue to 20th Avenue. The culvert under "B" Street across the 18th Avenue East Channel shall be designed to pass the 100 year flow.

10.FLOOD RI. 30            MAP 18TH AVENUE XING            RECOMMND

Tract 34553 is required to improve 18th Avenue west of the project, the Verbena Channel crossing shall be designed to pass the 100-year Verbena Channel flows without overtopping.

10.FLOOD RI. 31            MAP CONSTR 8 CELL BOX CULVERT            RECOMMND

Unless constructed by TR34552, TR34553 is responsible for constructing the proposed eight cell box culvert beneath 20th Avenue, designed to carry the 30,000 cubic feet per second (cfs) from Morongo Wash. The eight cell box culvert would serve as an outlet to the channel through the golf course.

10.FLOOD RI. 32            MAP CONSTR DAYLIGHT CHNNL            RECOMMND

Unless constructed by TR34552, TR34553 is responsible for constructing the daylight channel that conveys flows from the eight cell box culvert.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1                   MAP - MAP ACT COMPLIANCE                   RECOMMND

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

10.PLANNING. 2                   MAP - FINAL MAP PREPARER                   RECOMMND

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

10.PLANNING. 3                   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. 4                   MAP - LANDSCAPE MAINTENANCE                   RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 5                   MAP - FINAL PLAN OF DEVELOPMNT                   RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 6                   MAP - ZONING STANDARDS                   RECOMMND

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

10.PLANNING. 8                   MAP - COMMON AREA MAINTENANCE                   RECOMMND

The the common area shall be kept in good repair. Graffiti shall be removed from any structures within one week of

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

observation and/or notification.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

10.PLANNING. 12 MAP - RESIDENTIAL RV PARKING RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 13

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 17 feet to the garage. The front yard setback is 15 feet to porches, patios, or covered entries of the main structure.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 15 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street or a golf course, then the setback shall be 13 feet same as the front yard setback.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 28 feet.
- h. The minimum parcel size is 4000 square feet/acres.
- i. No more than 60% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 14

MAP - REQUIRED MINOR PLANS

RECOMMND

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

space. These three plans may be applied for separately for the whole tract or for phases.

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

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

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

7. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - GEO01767

RECOMMND

County Geologic Report (GEO) No. 1767, submitted for this project (TR34553), was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Geotechnical Study, Proposed Single Family Residential Development, Tentative Tract Map No. 34553, Phase 3 of the Desert Dunes Project, South of 18th Avenue and West of Bubbling Hills Road, Desert Haven Area of Riverside County, California" dated July 31, 2006. Included with and referenced in the above report for this tract are 8 previous reports and response to comments for this site done by Hilltop Geotechnical, Inc. beginning in December, 2003, and a previous investigation performed by Leighton and Associates, Inc. in October, 1989. These previous reports are also included as a part of GEO No. 1767.

GEO No. 1767 concluded:

1. Field observations and laboratory tests suggest that the near-surface alluvial materials are loose and compressible. The in-situ moisture contents and dry densities of most of the near-surface soils indicate that the materials have a relative compaction of less than 85% of the maximum dry

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10. GENERAL CONDITIONS

10. PLANNING. 16

MAP - GEO01767 (cont.)

RECOMMND

density. Removals on the order of four feet should expose soils considered acceptable for support of the proposed fills and improvements.

2. This site is located in an area of active and potentially active faulting. Investigative trenches excavated for this project indicate that the site is not crossed by active fault traces and therefore the potential for the proposed structures to be affected by surface fault rupture is considered low.

3. This site is not subject to secondary seismic hazards such as liquefaction, subsidence, seiche/tsunami, lurching, flooding or landslide.

GEO No. 1767 recommended:

1. Removal and replacement of the loose compressible surficial soils with compacted fill will be required. All removals should be observed and approved by the geotechnical engineer prior to preparation for placing fill. The existing surficial soils, provided they are cleaned of organics and other deleterious materials and any rock larger than 3 inches, are suitable for use as compacted fill. Any material larger than 6 inches in maximum dimension should be placed in windrows in the fills at depths below 10 feet from finish grade, disposed of offsite, or crushed and incorporated in the fill soils.

2. All fills should be placed in 6 to 8 inch lifts, moisture conditioned to optimum to 3% above optimum moisture content, and compacted to a minimum of 90% of the maximum dry density as determined by ASTM Test Method D 1557. Sufficient field density tests shall be obtained to provide the consultant with enough data to verify the suitability of the fills for the purpose intended.

3. Although the site appears to have a low potential for surface fault rupture it is located within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the proposed project. There is a 10% likelihood of horizontal ground accelerations of about 0.80g within the next 50 years. All structures should be designed in accordance with the provisions of the most recent edition

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - GEO01767 (cont.) (cont.)

RECOMMND

of the California Building Code for a site located less than 2 km from a UBC Type A seismic source, in UBC Seismic Zone 4 and overlying a UBC Type Sd soil.

GEO No. 1767 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1767 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters, where not included as a part of this review or approval, and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 19 MAP - ORD 875 CVMSHCP FEE (1)

RECOMMND

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

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

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



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10. GENERAL CONDITIONS

10. PLANNING. 20

MAP - LOW PALEO

RECOMMND

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

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

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

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

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

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

6. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LOW PALEO (cont.)

RECOMMND

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

10.PLANNING. 21 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 22 MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 22

MAP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

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. 23

MAP - GEO01767 UPDATE

RECOMMND

PER LEIGHTON AND ASSOCIATES, INC. LETTER DATED DECEMBER 17, 2009, THEY ARE THE CONSULTANT OF RECORD FOR THIS PROJECT AND HAS GENERALLY ACCEPTED THE FINDINGS OF THEIR FORMER REPORTS AND THE FINDINGS OF THE FORMER CONSULTANT'S REPORTS (HILLTOP).

10.PLANNING. 24

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

2)Ensure all landscaping is provided with California

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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

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

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

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

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

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

10.PLANNING. 32 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel.

10.PLANNING. 33 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 34 MAP - FENCING LOTS 914 & 916 RECOMMND

No fencing shall be added between the golf course and lot 914 and 916 as shown on the Tentative Map. The intent is that maintenance for these two lots shall be able to use the golf course to access these lots at all times.

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10. GENERAL CONDITIONS

10.PLANNING. 35

MAP - ACCESS EASEMENTS CARTS

RECOMMND

Access easements shall be granted in favor of the golf course ownership (Plot Plan No. 9967) for all areas where golf course related paths encroach into the Tentative Map boundaries. This shall include, but not be limited to:

- 1)The northeast corner of the Plot Plan where a cart path deviates outside the limits of the PLOT PLAN.
- 2)Two cart/pedestrian crossings of "A" street between the greens of hole 3 and the tee of hole 4.

A reciprocal access agreement made over the entire Specific Plan area shall suffice for purposes of this condition.

10.PLANNING. 36

MAP - STREET Q EMERGENCY ACCS

RECOMMND

Street Q between lots 247 and 829, across the golf course shall be gated and for emergency access only.

TRANS DEPARTMENT

10.TRANS. 1

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 2

MAP - DRAINAGE 2

RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.TRANS. 8 MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 9 MAP - TRAFFIC SIGNAL

RECOMMND

A traffic signal shall be designed and installed at the intersection of Mountain View Drive and 20th Avenue with fee credit eligibility or as approved by the Transportation Department.

10.TRANS. 10 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. 11 MAP - PRIVATE STREETS

RECOMMND

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



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10. GENERAL CONDITIONS

10.TRANS. 14 MAP - TS/CONDITIONS (cont.)

RECOMMND

Project North Driveway (NS) at:  
18th Avenue (EW)

Circle B Drive (NS) at:  
20th Avenue (EW)

Bubbling Wells Road (NS) at:  
Dillon Road (EW)  
18th Avenue (EW)  
B" Street / Hatchet Cactus Drive (EW)  
20th Avenue (EW)

Mountain View Road (NS) at:  
Dillon Road (EW)  
20th Avenue (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - EXPIRATION DATE

RECOMMND

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



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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1                    MAP - EXPIRATION DATE (cont.)                    RECOMMND

final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

20.PLANNING. 2                    MAP - SP VALIDITY SPSC1                    RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.035 OF SP00336:

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1450th building permit) The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should no SPECIFIC PLAN Amendment be filed and the condition above not met, the County may begin revocation hearings to revoke the SPECIFIC PLAN.

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                    MAP-#88-ECS-AUTO/MAN GATES                    RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s),if any, 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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                      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. 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 building permits.

50.FIRE. 4                      MAP-#47-SECONDARY ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. During any/all phase(s) of construction primary and secondary access/egress shall be maintained.

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. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4

MAP OFFSITE EASE OR REDESIGN

RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5

MAP WRITTEN PERM FOR GRADING

RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7                    MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                    RECOMMND

by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

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.

50.FLOOD RI. 11                    MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation. See 10. FLOOD R1 26.

PLANNING DEPARTMENT

50.PLANNING. 1                    MAP - LC LNDSCP COMMON AREA MA                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1                    MAP - LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

50.PLANNING. 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 - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 4                    MAP - SURVEYOR CHECK LIST                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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 4000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.

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

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

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

50.PLANNING. 9 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 20 MAP - 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20                   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. 27                   MAP - COMPLY WITH ORD 457                   RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29                   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. 36                   MAP - COMMON AREA MAINTENANCE                   RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.021 OF SP00336:

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: All common area slopes, landscaped areas, detention basin, water quality features, neighborhood parks, paseos and other recreational amenities not listed herein.

50.PLANNING. 38 MAP - CC&R RES PRI COMMON AREA

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.023 OF SP00336:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 38

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

RECOMMND

tenants in common, and (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', including but not limited to, 1 well site lot, 2 water quality feature lots, 3 storm drain easement lots, 1 common access lot, 9 landscaping lots, and 5 open space lots attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - ECS LIQUEFACTION

RECOMMND

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No's. 662, 1276 and 1728, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 41 MAP - FRINGE-TOED LIZARD

RECOMMND

The Habitat Conservation Plan for the Coachella Valley Fringe-Toed Lizard has identified this map as being within the boundaries of the mitigation area of the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE RECORDATION OF ANY FINAL MAP OR ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever occurs first, the land divider shall submit to the Riverside County Director of Transportation a document which demonstrates to the satisfaction of the County that the land divider has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by the installation of land division improvements or mass grading of the site will be 165.5 acres, and no improvements or grading is authorized that will disturb lands in excess of this amount of area unless additional sufficient mitigation has been provided.

50.PLANNING. 42 MAP - CVWD REQUIREMENTS

RECOMMND

The Applicant shall provide proof that the Coachella Valley Water District Letter dated September 3, 2009 has been complied with to the satisfaction of the CVWD and Planning.

The Planning Director shall make all final determinations of compliance. The following summarizes the letter: This area shall be annexed to the stormwater unit of the District.

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, line stations and

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50.PLANNING. 42

MAP - CVWD REQUIREMENTS (cont.)

RECOMMND

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 (on the Final Map) to be deeded to the District for such purpose.

The District and Pulte Homes Corporation entered into a ten-year Domestic Water and Sanitation System Installation Agreement on March 12, 2009, which provided for regional domestic water and sanitation infrastructure to serve the subject project.

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

The project lies within the Mission Creek 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.

50.PLANNING. 43

MAP - GOLF EASEMENTS REQ

RECOMMND

Prior to recordation of the map the following easements shall be recorded on the Golf Course:

- 1) Access easements shall be recorded for all streets that cross the golf course, more specifically for "Loop Road" as it spans between Planning Areas 5 and 2.
- 2) Easements shall be recorded over the entire golf course to accept drainage.
- 3) A sewer easement shall be granted to cross the golf course between Planning Areas 5 and 4.

50.PLANNING. 44

MAP - PARK AGENCY REQUIRED

RECOMMND

THIS CONDITION IMPLEMENTS CONDITION 30.PLANNING.018 OF SP00336:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 44 MAP - PARK AGENCY REQUIRED (cont.)

RECOMMND

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

This condition shall be considered as NOT APPLICABLE if the County Service Area is unwilling or unable to annex the property in question and/or if all park and landscape features are HOA maintained.

TRANS DEPARTMENT

50.TRANS. 1 MAP - DEDICATIONS

RECOMMND

Sufficient public street right-of-way shall be dedicated for public use along 18th Avenue to provide for a 50-foot half-width right-of-way including standard corner cut-back.

Sufficient public street right-of-way shall be dedicated for public use along Bubbling Wells Road to provide for a 80-foot full-width right-of-way including standard corner cut-back.

Street between Bubbling Wells Road and "A" Street as shown on Tentative Tract Map No. 34553 Exhibit A, Amended No. 4, shall be dedicated as a access and utility easement in favor of Tentative Tract Map No. 34552.

Additional dedicated public street right-of-way may be required along the above mentioned streets to accommodate turning lanes as approved by the Transportation Department.

50.TRANS. 2 MAP - EXISTING MAINTAINED

RECOMMND

Bubbling Wells Road is a paved County maintained road and shall be improved full-width adjacent to the project with

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

concrete curb-and-gutter and a 5-foot wide concrete sidewalk located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 80-foot full-width dedicated right-of-way in accordance with County Standard No. 94. (64'/80') Modified, per Exhibit "T" Dated 3/19/2012 of Tract Map No. 34553.

50.TRANS. 3                      MAP - IMP PLANS                      RECOMMND

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

50.TRANS. 4                      MAP - HALF-WIDTH                      RECOMMND

18th Avenue from Bubbling Wells Road to Palm Drive shall be improved with 32-feet of asphalt concrete pavement within a 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94. (64'/100')

50.TRANS. 8                      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. 9                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Bubbling Wells Road and 18th Avenue and so noted on the final map, with the exception of the planned project access locations in accordance with Exhibits "A-1" and "A-2" for Tentative Tract Map No. 34553, Amended No. 3.

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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10                    MAP - STRIPING PLAN (cont.)                    RECOMMND

Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 11                    MAP - STREET NAME SIGN                    RECOMMND

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

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

The street design and improvement concept of this project shall be coordinated with Tentative Tract Map No's. 31879 and 34552.

50.TRANS. 14                    MAP - LANDSCAPING-DESERT                    RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Bubbling Wells Road and 18th Avenue

The lanscape 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 or other water intense ground cover plant materials will not be permitted.

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

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

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP - INTERSECTION/50' TANGENT (cont.)                      RECOMMND

Planning and Development Review Division Engineer.

50.TRANS. 18                      MAP - SECONDARY ACCESS                      RECOMMND

In the event that Tentative Tract Map No. 34553 is constructed prior to Tentative Tract Map No. 31879, the landowner/developer shall provide a secondary access road from the westerly boundary of Tentative Tract No. 34553 to a paved and maintained road. Said access road shall be constructed in accordance with County Standard No. 106, Section "A" (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide said secondary access, the map shall be returned for redesign.

Said off-site access road shall be the westerly extension of the street designated as "A" Street within Tentative Tract Map No. 34553 to the street designated as "B" Street on Tentative Tract Map No. 31879 and then northerly along the proposed alignment of said "B" Street to 18th Avenue. Said "B" Street shall provide gated access to 18th Avenue and shall include in its design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

50.TRANS. 20                      MAP - STREET SWEEPING                      RECOMMND

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

50.TRANS. 21                      MAP - STREETLIGHT PLAN                      RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 or as approved by the Transportation Department. 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22

MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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

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

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

50.TRANS. 23

MAP-PARKWAY TREES/INTER.STREET

RECOMMND

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

50.TRANS. 24

MAP - LANDSCAPING APP. ANNEX

RECOMMND

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 31

MAP- CORNER CUT-BACK

RECOMMND

All corner cutbacks at public street intersections shall be applied per Standard 805, Ordinance 461. Corners at Entry streets intersecting with General Plan roads shall be applied per Exhibit 'C' of the Countywide Design Guidelines and the 2nd, 3rd and 5th District Guidelines as approved by the Transportation Department.

50.TRANS. 39

MAP- UTILITY PLAN

RECOMMND

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

50.TRANS. 40

MAP - ROAD IMPROVEMENTS

RECOMMND

The primary access to this land division is provided through Tentative Tract Map No. 34552 (TTR 34552), a land division also within Specific Plan No. 336. In the event that Tentative Tract No. 34553 (TTR 34553) is constructed prior to TTR 34552 the primary access shall be constructed in accordance with Condition 50.TRANS. 41 MAP - PRIMARY ACCESS within the conditions of approval for TTR 34553.

The internal street designated as "A" Street shall be improved in accordance with the figure for the "Loop Road Without Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 as approved by the Transportation Department.

The internal streets designated as Streets "B" thru "QQ" shall be improved in accordance with the figure for "Private Streets" as shown on Exhibits 18 and 19 of Specific Plan No. 336.

Standard curb shall be installed along the internal private

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50. PRIOR TO MAP RECORDATION

50.TRANS. 40                      MAP - ROAD IMPROVEMENTS (cont.)                      RECOMMND

street designated as Street "A" within the land division in accordance with Standard No. 200. Wedge curb shall be installed along the internal private streets designated as Streets "B" thru "QQ" within the land division in accordance with the "Wedge Curb Detail" as shown on Exhibit 18 of Specific Plan No. 336.

Standard knuckles, cul-de-sacs and off-set cul-de-sacs shall be installed throughout the land division modified for consistency with the private street cross sections as shown on Exhibits 18 and 19 of Specific Plan No. 336.

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

50.TRANS. 41                      MAP - PRIMARY ACCESS                      RECOMMND

The street designated as Street "B" on Tentative Tract Map No. 34552 shall provide gated access to Bubbling Wells Road from Tentative Tract Map No. 34553. As such it shall be improved in accordance with the figure for the "Main Entry/Loop Road With Median" as shown on Exhibits 18 and 19 of Specific Plan No. 336 and shall include in its design a minimum of 50-feet of vehicular stacking distance from the gate control mechanism/manned security structure and a turnaround area as approved by the Transportation Department.

50.TRANS. 42                      MAP - IMP, PLNS, REALI 20TH AVE                      RECOMMND

Improvement plans for the realignment of 20th Avenue, the signal at the intersection of 20th Avenue and Mountain View Drive and any/all associated changes to traffic circulation must be prepared and approved by the Transportation Department and shall be based upon a design profile extended a minimum of 300-feet beyond the project boundaries at a grade and alignment as approved by the Transportation Department.

50.TRANS. 43                      MAP - PRIVATE STREET MAINTEN                      RECOMMND

Prior to map recordation the developer shall provide evidence of continuous maintenance of all private streets within the land division as approved by the Transportation Department, Planning Department and County Counsel.

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50.TRANS. 44

MAP - SECONDARY ACCESS 2

RECOMMND

The landowner/developer shall provide a secondary access road between the internal streets designated as "P" Street and "QQ" Street as approved by the Transportation Department and the Fire Department.

Said access road shall be the westerly continuation of the internal street designated as "Q" Street to the street designated as "QQ" Street and shall be designed and constructed to include 24-feet of asphalt concrete pavement as approved by the Transportation Department.

An easement shall be recorded by separate easement for that portion of this secondary access road that is off-site as approved by the Transportation Department.

50.TRANS. 45

MAP - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of a traffic signal at the intersection of:

Palm Drive (NS) at West Site Access (EW)

with no fee credit given for Traffic Signal Mitigation Fees.

Palm Drive (NS) at 20th Avenue (EW)

Palm Drive (NS) at Varner Road (EW)

Mountain View Road (NS) at 20th Avenue (EW)

Mountain View Road (NS) at Varner Road (EW)

Date Palm Drive (NS) at Varner Road (EW)

with fee credit eligibility given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.8.

50.TRANS. 46

MAP - TS/GEOMERICS

RECOMMND

The intersection of Project North Driveway (NS) at 18th Avenue (EW) shall be improved to provide the following geometrics:

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

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 46

MAP - TS/GEOMERICS (cont.)

RECOMMND

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

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

The intersection of Palm Drive (NS) at 18th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Palm Drive (NS) at Project West Access Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Palm Drive (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 46

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

RECOMMND

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

The intersection of Bubbling Wells Road (NS) at 18th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at "B" Street / Hatchet Cactus Drive (EW) shall be improved to provide the following geometrics:

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

The intersection of Bubbling Wells Road (NS) at 20th Avenue (EW) shall be improved to provide the following geometrics:

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

The intersection of Mountain View Road (NS) at 20th Avenue (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  
Westbound: N/A

The intersection of Mountain View Road (NS) at Varner Road

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50. PRIOR TO MAP RECORDATION

50.TRANS. 46                      MAP - TS/GEOMERICS (cont.) (cont.) (cont.)                      RECOMMND

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

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

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

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

or as approved by the Transportation Department.

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

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

50.TRANS. 47                      MAP - PRIVATE STREET/EASEMENTS                      RECOMMND

The internal streets within this land division shall not be offered for dedication. However, easements shall be recorded for private streets and utility easements.

Prior to map recordation, a perpetual easement for roadway (minimum 88-foot wide), secondary access road (24-foot wide) and easements for drainage shall be granted for the purpose of access and drainage for Tentative Tract Map No. 34553 from the existing owner(s) of Assessors Parcel No. 657-460-005 (Golf Course). Said easements which are outside of map boundary shall be recorded by seperate instrument.

50.TRANS. 48                      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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 48

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

RECOMMND

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

- (1) Landscaping along Bubbling Wells Road and 18th Avenue
- (2) Trails along Bubbling Wells Road and 18th Avenue
- (3) Street lights on Bubbling Wells Road and 18th Avenue
- (4) Traffic signals located on Bubbling Wells Road, 18th Avenue and 20th Avenue
- (5) Graffiti abatement of walls and other permanent structures
- (6) Street Sweeping for all exterior roads

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 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 construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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. 2 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. 3 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



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60.BS GRADE. 3                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

Planning 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. 4                    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 geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                    MAP - DRNAGE DESIGN Q100                    RECOMMND

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

60.BS GRADE. 7                    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. 8                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60.BS GRADE. 9                    MAP - RECORDED ESMT REQ'D                    RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                    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. 13                    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. 14                    MAP- PM10 PLAN REQUIRED                    RECOMMND

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

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

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

60.BS GRADE. 16                    MAP- PM 10 CLASS REQUIRED                    RECOMMND

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

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E HEALTH DEPARTMENT

60.E HEALTH. 1 ABANDON/REMOVE EXISTING WELLS

RECOMMND

Prior to the issuance of a grading permit, all existing wells must be properly removed/abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (760) 863-7570.

EPD DEPARTMENT

60.EPD. 1 EPD - BURROWING OWL PRECONSTRU

RECOMMND

Prior to issuance of any grading permit within TR34553 a preconstruction survey for burrowing owl must be conducted by a qualified biologist holding an MOU with Riverside County within 30 days prior to ground disturbance and a findings report submitted to EPD for review.

60.EPD. 2 EPD - NESTING BIRD SURVEY

RECOMMND

If grading for TR34553 is to occur during the nesting season (Feb 1-Aug 31) a nesting bird survey must be conducted within 30 days prior to ground disturbance by a qualified biologist holding an MOU with Riverside County and submitted to EPD for review.

60.EPD. 3 EPD-DEDICATION OF CONSERVATION

RECOMMND

A portion of the project site, referred to as Planning Area 24 (APN: 660-040-003) in SP0336, is located in the Willow Hole Conservation Area of the Coachella Valley Multi Species Habitat Conservation Plan. Based on the June 6, 2008 Interim Project Review (IPR) letter from the Coachella Valley Association of Governments (CVAG) the project was authorized for 5.25 acres of disturbance within APN: 660-040-003 for grading and construction of flood control improvements associated with Solera at Deert Dunes residential development (TR34552). Prior to issuance of any grading permit the remaining 18.50 acres of land associated with APN: 660-040-003 must be offered in fee title or conservation easement to a conservation entity recognized by the CVAG. Documentation of the recorded easement or fee title transfer of land must be provided to the Environmental Programs Division (EPD) of the Planning Department for review and approval.

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60.EPD. 4

EPD- MESQUITE AVOIDANCE

RECOMMND

"Prior to issuance of any grading permit or site preparation a Mesquite Bosque Avoidance and Minimization Plan must be provided to the Environmental Programs Division (EPD) of the Planning Department. This plan must be prepared by a qualified biologist and must include a description of the best management practices (BMP's) that will be utilized to minimize impacts to the mesquite habitat. This includes staking of the boundaries of grading, temporary silt/exclusionary fencing, the duties and duration of a biological monitor, examples of worker education materials, and all other minimization details. In addition the mesquite trees and bosque habitat must be clearly delineated on all grading exhibits. This report must be provided to EPD for review and approval prior to issuance of any grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP SUBMIT PLANS

RECOM

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

60.FLOOD RI. 4

MAP OFFSITE EASE OR REDESIGN

RECOMMND

At this time, the plans do not show a need for offsite improvement, however, should offsite improvement be required, offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to

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60.FLOOD RI. 4                    MAP OFFSITE EASE OR REDESIGN (cont.)                    RECOMMND

recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6                    MAP PHASING                    RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

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.

60.FLOOD RI. 9                    MAP SUBMIT CLOMR                    RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits. See 10. FLOOD R1 26.

PARKS DEPARTMENT

60.PARKS. 1                    MAP-TRAIL PLAN                    RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the 20' Class I Bikeway along the east side of Palm Drive with with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions contact Dan Nove at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 4                    MAP - CULTURAL RESOURCES PROFE                    RECOMMND

As a result of four archaeological investigations (PD-A-4423, PD-A-4423R1, PD-A-4682, and PD-A-4699) within the specific plan, the sensitivity for prehistoric archaeological Native American cultural resources has been established. The potential for additional subsurface cultural resources is high. Therefore, archaeological monitoring has been determined to be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified County-certified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. 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. 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 any required tribal or special interest monitors.

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

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-required mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 5 MAP- TRIBAL MONITOR

RECOMMND

As a result of information submitted by the Agua Caliente Band of Cahuilla Indians and the Morongo Band of Mission Indians, and the results of four archaeological studies done for the project, it has been determined that tribal monitoring is required.