

Conditions of Approval for TR30023

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - FINAL MAP PREPARER

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - FEES FOR REVIEW

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - TRAIL MAINTENANCE

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	MAP - DRAINAGE 1

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	MAP - DRAINAGE 2

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	MAP - HOLD HARMLESS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - REQUIRED FOR AMENDMENTS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - NON-IMPLEMENTING MAPS

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	MAP-#50-BLUE DOT REFLECTORS

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	SP-#71-ADVERSE IMPACTS

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS FIRE INEFFECT SP-#86-WATER MAINS

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS FIRE INEFFECT SP-#56-IMPACT MITIGATION

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS FIRE INEFFECT SP-#96-ROOFING MATERIAL

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Conditions: Milestone: Dept: Status: Title:
Satisfied GENERAL CONDITIONS FIRE NOTAPPLY SP-#97-OPEN SPACE

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS FIRE INEFFECT SP-#85-FINAL FIRE REQUIRE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS PLANNING INEFFECT MAP - PROCEDURE FOR PHASING

Land division phasing, including any proposed common open space area improvement phasing, if applicable, shall be subject to Planning Department approval pursuant to Section 8.3 of Ordinance No. 460. 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.

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-GIN INTRODUCTION
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-G1.2 OBEY ALL GDG REGS
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-G1.3 DISTURBS NEED G/PMT
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-G1.6 DUST CONTROL
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-G2.5 2:1 MAX SLOPE RATIO
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS RECOMMND MAP-G2.8MINIMUM DRNAGE GRAD
 GRADE

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

Conditions: Milestone: Dept: Status: Title:
Informational GENERAL CONDITIONS BS INEFFECT MAP-G2.10 SLOPE SETBACKS

GRADE

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - 90 DAYS TO PROTEST

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	SP - ORDINANCE REQUIREMENTS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	SP - LIMITS OF SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	MAP - STD INTRO 2(ORD 460/461)

With respect to the conditions of approval for the referenced tentative land division map, the Transportation Department recommends that the land divider 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	SP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 218A1 shall be henceforth defined as follows: SPECIFIC PLAN = Specific Plan No. 218, Amendment No. 1. CHANGE OF ZONE = Change of Zone No. 6454.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - MAINTAIN FLOOD FACILITY

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	SP-#87-OFF-SET FUNDING

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$400.00 per dwelling unit and 25c per square foot for retail, commercial and industrial.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	SP - SP/TS CONDITIONS

The Transportation Department has reviewed the traffic study submitted by Endo Engineering for the referenced project. The study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County-approved guidelines. We generally concur with the findings relative to traffic impacts. The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development): Jefferson Street (NS)/Avenue 50 (EW) Jefferson Street (NS)/Avenue 52 (EW) Jefferson Street (NS)/Avenue 54 (EW) Madison Street (NS)/Avenue 50 (EW) Madison Street (NS)/Avenue 52 (EW) Madison Street (NS)/Avenue 54 (EW) Madison Street (NS)/Airport Boulevard (EW) Madison Street (NS)/Avenue 58 (EW) Madison Street (NS)/Resort Village Access (EW) Madison Street (NS)/Avenue 60 (EW) Monroe Street (NS)/Avenue 50 (EW) Monroe Street (NS)/Avenue 52 (EW) Monroe Street (NS)/Avenue 54 (EW) Monroe Street (NS)/Airport Boulevard (EW) Monroe Street (NS)/Avenue 58 (EW) Monroe Street (NS)/Avenue 60 (EW) Monroe Street (NS)/North Primary Housing Access (EW) Monroe Street (NS)/South Primary Housing Access (EW) Monroe Street (NS)/Active Adult Village Access (EW) Monroe Street (NS)/Avenue 62 (EW) Active Adult Village Access (NS)/Avenue 60 (EW) The Comprehensive General Plan circulation policies require a minimum of Level of Service "C". 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	SP - SP/TUMF

The proposed project is within the boundaries of the Coachella Valley Transportation Uniform Mitigation Fee District. Prior to the issuance of any building permits, the project proponent shall pay the mitigation fees in effect at the time building permits are issued.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	SP - SP/WARRANTED T SIGNALS

The project is responsible for the following traffic signals when warranted through subsequent traffic studies done for development applicants within the boundaries of the Specific Plan: Madison Street/Avenue 58 Madison Street/Country Club Village Access Madison Street/Avenue 60 Active Adult Village/Avenue 60 Monroe Street/ Avenue 58 Monroe Street/ Avenue 60 Monroe Street/North Primary Housing Village Access

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	SP - TRAFFIC SIGNAL MIT FEE

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Traffic Signal Mitigation Program fees in effect at the time of final inspection.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - RECYCLING PROGRAM

All implementing development proposals shall be reviewed by the Riverside County Waste Management Department for compliance with Riverside County recycling requirements.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	SP* - #100-FIRE STATION

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - MAINTAIN AREAS & PHASES

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - PROJ M/M PROGRAM (GENERA

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - OFFSITE SIGNS ORD 679.4

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	MAP - #16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	MAP - #15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any two adjacent Hydrants shall be 2000 GPM for 2 hours duration at 20 PSI residential operation pressure.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	FIRE	INEFFECT	MAP* - #14-COM/RES HYD/SPACING

Approved super fire hydrants, for schedule E protection, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	TRANS	INEFFECT	MAP - PRIVATE STREETS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - NPDES COMPLIANCE (1)

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

Conditions:	Milestone:	Dept:	Status:	Title:
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Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- WATER CONSERVATION

In order to minimize this development's impact on the water supply for the Valley, all water conserving measures shall be taken, including the use of low flow plumbing fixtures, the use of properly treated reclaimed water or canal water for irrigation wherever possible, utilization of water efficient landscaping, and participation in the Coachella Valley Water District's Water Management Plan regarding conserving the regions ground water.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- COMMON LOT POOLS

In accordance with the current California Swimming Pool Act, permanent approved toilet facilities shall be required at each pool area located on any common area lot within the boundaries of Tentative Tract Map No. 30023.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- LAKES AND PONDS

Any artificial lakes, ponds, or streams shall be designed by a licensed engineer, shall be lined, and shall be constructed, operated, and maintained in such a manner so as to not create a public health hazard or nuisance. No human body contact sports, such as bathing, swimming, or wading, will be permitted by the Department of Environmental Health in these bodies of water at any time. The water for the lakes, ponds, or streams shall be from an approved source.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- GOLF COURSE WATER

Reclaimed water or canal water shall be utilized for the irrigation of the common area golf course lot landscaping only, in accordance with the current requirements of the Coachella Valley Water District and the State Department of Health Services. Canal water shall be utilized as the water source for the decorative lakes, ponds, or streams on the golf course only, in accordance with the current requirements of the Coachella Valley Water District and the Department of Environmental Health. A reclaimed water and canal water line layout shall be submitted to the State Department of Health Services for their review and approval, prior to the installation of the golf course irrigation system. The plans shall be signed by a registered engineer and the Coachella Valley Water District.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- WELL PERMITS REQUIRED

A well drilling permit is required to be obtained from the Department of Environmental Health by a registered well driller for any proposed wells to be drilled within the boundaries of Tentative Tract Map No. 30023. [NOTE: Any new wells must be located 50 feet minimum from any sewer lines and 100 feet minimum from any on-site or off-site retention drainage basins.]

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- GOLF COURSE BARRIERS

It is recommended that effective, approved barriers be constructed along the golf course perimeters, as necessary, to effectively protect the public and the public's property from the safety hazard of stray golf balls.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- SEPARATE PLOT PLANS REQD.

The future clubhouse buildings, future maintenance yard buildings, future model home site areas, and any other future recreational buildings on lots within the boundaries of Tentative Tract Map No. 30023 shall be submitted under separate, individual plot plans (including floor plans and site plans) for the proposed land development to the County Planning Department for review and approval, in order that the Department of Environmental Health can address any additional Conditions of Approval associated with the specific site land development on each lot within the Tract Map developmental area boundaries.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- UNDERDRAIN TILE LINES

The Coachella Valley Water District (C.V.W.D.) has indicated in their current transmittal letter, dated February 20, 2001, that there are existing agricultural underdrain tile lines that lie within the boundaries of Tentative Tract Map No. 30023. Agricultural underdrain tile lines must be considered during the design of any future buildings or structures within the Tract Map boundaries. The risk of soil cavitation near existing agricultural underdrain tile lines may occur. Also, stormwater drainage runoff cannot be discharged into the existing agricultural underdrain tile lines. All on-site stormwater drainage retention basins must be set back at least ten(10) feet from any existing agricultural underdrain tile lines. The developer can obtain records of the locations of the existing agricultural underdrain tile lines from the C.V.W.D. Any proposed abandonment, relocation, or preservation of the existing agricultural underdrain tile lines by the developer must be approved by the C.V.W.D.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

E HEALTH INEFFECT MAP- DIKE ACCESS PROTECTION

A portion of the boundaries of Tentative Tract Map No. 30023 lie adjacent to the right-of-way of the Coachella Valley Water District's West Side Dike No. 4. Suitable safety protection facilities shall be installed by the developer to limit access of the public into the right-of-way, in accordance with the current regulations of the District.

Conditions: Milestone: Dept: Status: Title:

Informational GENERAL CONDITIONS

TRANS INEFFECT MAP - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted by Urban Crossroads for the subject project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts. The study indicates that it is possible to achieve a Level of Service "C" for the following intersections (some of which will require additional construction for mitigation at the time of development): Madison Street (NS)/54th Avenue (EW) Madison Street (NS)/Airport Boulevard (EW) Madison Street (NS)/58th Avenue (EW) Madison Avenue (NS)/60th Avenue (EW) Project Entrance (NS)/60th Avenue (EW) Monroe Street (NS)/58th Avenue (EW) Monroe Street (NS)/60th Avenue (EW) Monroe Street (NS)/North Project Entrance (EW) Monroe Street (NS)/South Project Entrance (EW) Monroe Street (NS)/62nd Avenue (EW) Jackson Street (NS)/60th Avenue (EW) Jackson Street (NS)/62nd Avenue (EW) The Comprehensive General Plan circulation policies require a minimum of Level of Service "C". 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30023 shall be henceforth defined as follows: TENTATIVE MAP = Tentative Tract Map No. 30023, Amd. No. 3 FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases. BIKE PATHS/RECREATIONAL TRAILS = Exhibits T-1 & T-2

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	EVERY	INEFFECT	MAP - PROJECT DESCRIPTION

The land division hereby permitted is to divide 522 acres into 1,203 one-family residential lots with additional common open space lots including golf course and community recreation within Assessor's Parcel Nos. 764-270-001, etc.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - MAP ACT COMPLIANCE

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

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the SP (SP218A1) zone.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - COMPLY WITH ORD. 655

All lighting shall comply with any applicable provisions of Riverside County Ordinance No. 655.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	SP - PROJ PA STANDARDS

This implementing project is within Planning Areas 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, and 38 of SPECIFIC PLAN NO. 218A1(Coral Mountain at La Quinta). Accordingly, this project is subject to these development standards: 1. All residential lots must be at least 5,000 square feet net. 2. The target density is five to eight (5-8) du/ac. 3. The target range of the number of dwelling units is 1,380 (1,203 units with TR30023). 4. Entry monumentation is required along Avenue 60. 5. Roadway landscaping is required along Avenue 60, Avenue 62, Monroe Street, and Madison Street. 6. Combination bike paths/recreational trails are required along Avenue 60 and Monroe Street. 7. Residential buildings must conform substantially to the design guidelines on pages V-1 through V-34 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Informational	GENERAL CONDITIONS	PLANNING	INEFFECT	MAP - GROUNDWATER USE/MONITOR

The developer shall monitor and report actual water usage to the Coachella Valley Water District and the Riverside County Planning Department in accordance with the following schedule: 1) Prior to the opening of the golf course, or occupancy of the first dwelling unit, whichever occurs first, a baseline water budget shall be submitted to the Coachella Valley Water District and the County Planning Department which estimates water usage for the entire project. 2) Within two years of the opening of the golf course, or occupancy of the 350th dwelling unit, whichever occurs first, an updated report shall be submitted to the Coachella Valley Water District and the County Planning Department. The updated report shall document actual water usage compared to the original baseline budget and include an aerial photograph. 3) Based on the updated water resources report, the Coachella Valley Water District and/or Planning Department may require further analysis by the developer to evaluate estimated water usage versus actual water usage. The purpose of the updated report is to document compliance with adopted Water Management Plans. Usage data shall be provided by meter readings taken by the Coachella Valley Water District. Review of groundwater data is subject to review fees as indicated by condition 10 PLANNING 11.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO A CERTAIN DATE	PLANNING	INEFFECT	MAP - EXPIRATION DATE

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO A CERTAIN DATE	PLANNING	INEFFECT	SP - DURATION OF SP VALIDITY

The SPECIFIC PLAN AMENDMENT shall remain valid for twenty (20) years from date of approval of the amendment. Should the entire project not be substantially built out in that period of time, the project proponent shall file an application for a specific plan amendment to extend the maximum life of the specific plan. For the purpose of this condition of approval, substantial buildout shall be defined as the issuance of the 2,200th building permit. The specific plan amendment will update the entire specific plan document to reflect current development requirements. Should this time period lapse without substantial build out or without the approval of an amendment extending this time period, the SPECIFIC PLAN AMENDMENT shall become null and void twenty years from the date of the adoption of the Board of Supervisors resolution for this amendment.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	DEFERRED	SP - MEET PHASE CONDITIONS

Prior to the approval of any implementing land division or development application, a condition shall be placed on that project requiring that, prior to the issuance of the first building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied for the specific plan for the phase of development in question.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	DEFERRED	SP - PLANNING AREA LEGAL

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, a condition of approval shall be applied requiring that, prior to the recordation of any final map or issuance of any building permit within a Planning Area of said specific plan, the first applicant, or their successor-in-interest, for a final map or building permit within each Planning Area shall submit to the Planning Department correct legal descriptions for the Planning Area(s) within which the proposed project is located.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - SCHOOL MITIGATION

Prior to the approval of any implementing land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to said implementing development requiring that impacts to the Coachella Valley Unified School District will be mitigated in accordance with California State law.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - RIGHT-TO-FARM NOTICE

In addition required by Ordinance no. 625 (Riverside County Right-to-Farm Ordinance), the following text shall be incorporated into a "Local Option, Real Estate Transfer Disclosure Statement", pursuant to Civil Code 1102.6a to all prospective buyers of residential property within the Active Adult Village portion (Planning Areas 32, 33, 34, 35, or 36) of Specific Plan 218: "Buyers of homes within this subdivision acknowledge and agree that the property they are buying is located in proximity to land zoned and currently used for agricultural operations (the "Agricultural Operations"). It is the policy of the State of California and the County of Riverside that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a lawful manner consistent with proper and accepted customs and standards, as established by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began. The phrase 'agricultural activity, operation, or facility, or appurtenance thereof' includes, but is not limited to the cultivation and tillage of soil, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." "The Agricultural Operations which typically occur during the day, but which may occur at night include the use of heavy machinery which may generate noise and dust. Applications of agricultural chemicals that are applied within state and local permit requirements may have noticeable odors associated with their application. Organic fertilizers may be employed that generate their own objectionable odors. When and if frost and/or freezing conditions occur, helicopters may be employed at low altitudes to stir up the air and prevent freezing. Workers traveling to and from agricultural property to engage in work may generate additional traffic and noise on public streets in the vicinity." "Seller has no control over the Agricultural Operations, including its hours of operation or any potential changes in those hours of operation. Buyer is purchasing the Property with knowledge of the existence of the Agricultural

Operations. Buyer is also aware that this Notification and consent may limit Buyer's rights to object in the future to the continuance of the Agricultural Operations and/or the manner of such operations as conducted in a lawful manner consistent with proper and accepted customs and standards."

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - STANDARDS FOR MAPS

Prior to the approval of any subdivision, all lots created by land divisions within the SPECIFIC PLAN and the following Planning Areas, shall be designed and conditioned to have minimum lot sizes as follows: a. All lots within Planning Areas 2-6, 8-10, 12, 14-18, 22, and 51 shall have a minimum lot size of 6,050 square feet. b. All lots within Planning Areas 23-29, 31, 32, 34-47, 49, and 53 shall have a minimum lot size of 5,000 square feet.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	DEFERRED	SP - MITIGATION MONITORING

EXHIBIT C MITIGATION MONITORING An amendment to the California Environmental Quality Act ("CEQA"), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Addendum to the Environmental Impact Report prepared for the SPECIFIC PLAN imposes certain mitigation measures on the project. Certain conditions of approval for the SPECIFIC PLAN constitute self contained reporting / monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting / monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - COMPLETE CASE APPROVALS

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN AMENDMENT, the COMPREHENSIVE GENERAL PLAN AMENDMENT, and the CHANGE OF ZONE shall be approved by the Board of Supervisors and shall be effective.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PARKS	MET	SP - REGIONAL TRAILS

In conjunction with the development of each individual planning area, the implementing projects must include the requirement for the dedication of trail easements and the construction of regional trails. These easements shall be located outside the road right-of-way. The following regional trail segments must be dedicated and constructed: Along the northern boundary of the project, which is also 58th Avenue, from Madison Street west to the project boundary. Along the east side of Madison Avenue from 58th Avenue, south to the point south of 60th Avenue where the property boundary turns east from Madison Avenue and then along this northwest/southeast diagonal to the corner where the property boundary turns due east. Along the south side of 60th Avenue from Madison Street to the southeastern corner of Planning Area 44, Park. If the applicant chooses, in lieu of constructing any or all the required regional trails, the applicant may deposit with the District a sum which will allow the District to construct the trail. Please consult with the District as to the current cost of trail construction. The District will not accept a bond in lieu of fees. Whether the applicant pays fees or builds trails, the dedication of the trail easement is still required.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - EA REQUIRED

An environmental assessment shall be conducted to determine potential environmental impacts resulting from each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the SPECIFIC PLAN, unless said proposal is determined to be exempt from the provisions of the California Environmental Quality Act. The environmental assessments shall be prepared as part of the review process for these implementing projects. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	DEFERRED	SP - QUARTERLY SP ACTIVITY RPT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.) within the SPECIFIC PLAN, the following condition shall be applied to the land division or development permit to read as follows: The master developer, and any subsequent developer, shall submit quarterly activity reports to the Planning Department beginning with the ISSUANCE OF THE FIRST BUILDING PERMIT. The report shall list all issued grading permits, building permits, and final inspections and occupancy permits, and tract and lot numbers; and shall include monthly subtotals and cumulative Specific Plan project totals. ALL PERMIT ISSUANCE SHALL CEASE IF REPORTS ARE NOT SUBMITTED ON THE FIRST OF MARCH, JUNE, SEPTEMBER, AND DECEMBER OF EVERY YEAR UNTIL THE ENTIRE SPECIFIC PLAN IS COMPLETELY BUILT OUT.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT	PLANNING	MET	SP - Archeological Monitoring

APPROVAL

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.), a condition shall be applied to the implementing project stating that: "Monitoring of mitigation measures related to excavation and possible preservation of archeological resources shall occur prior to site grading activities through an agreement with a qualified archeologist. The project proponent shall provide to the Planning Department a copy of the agreement. The agreement shall include, but not be limited to, the mitigation and monitoring procedures to be implemented during the course of grading. The mitigation measures shall include, but not be limited to: surface collection, recordation of petroglyphs, cataloguing of artifacts, recordation of features, and Torres-Martinez tribe consultation. The Planning Department shall not issue grading permits unless the proposed mitigation and monitoring procedures conform substantially to those procedures described in Addendum No. 1 to Environmental Impact Report No. 232."

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - Archeological Report

Prior to the approval of any and each land division or development permit (use permit, plot plan, etc.), a condition shall be applied to the implementing project stating that: "Prior to the issuance of building permits, a post excavation report shall be provided to the Planning Department. The report shall include, but not be limited to, the mitigation and monitoring procedures that were implemented in the process of grading for this project. Building permits shall not be issued unless the mitigation and monitoring procedures that were implemented substantially conform to the procedures recommended by the pre-grading agreement described in condition 30.PLANNING.30."

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP - Avenue 62 buffering

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO BUILDING PERMITS: "Any residential development adjacent to Avenue 62 shall be buffered by the width of a regulation golf fairway of three hundred feet (300') for the length of the frontage of the project along Avenue 62." This condition shall remain in full force and effect for the duration of the project unless a change of use occurs on the property immediately to the south, whereupon the above condition may be considered as NOT APPLICABLE.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO ANY PROJECT APPROVAL	PLANNING	MET	SP* - SPECIAL STUDIES REQUIRED

The following special studies/reports shall accompany implementing development applications in the planning areas listed below: Study / Report Planning Area a. Hazardous Waste Investigation Study none b. Detailed Preliminary Grading all c. Slope Stability Plan none d. Liquefaction all e. Archaeological Survey all f. Biological Survey none g. Erosion and Sedimentation Control Plan none h. Wetlands Study none i. Acoustical Study 2, 9, 12, 22, 23-25, 45, 49, 51 and 53 j. Other (as determined by subsequent All Planning Areas environmental assessments) The following special studies/reports shall accompany implementing development applications in the planning areas listed below: Study / Report Planning Area a. Hazardous Waste Investigation Study none b. Detailed Preliminary Grading all c. Slope Stability Plan none d. Liquefaction all e. Archaeological Survey all f. Biological Survey none g. Erosion and Sedimentation Control Plan none h. Wetlands Study none i. Acoustical Study 2, 9, 12, 22, 23-25, 45, 49, 51 and 53 j. Other (as determined by subsequent All Planning Areas environmental assessments)

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO PHASING (UNITIZATION)	PLANNING	INEFFECT	MAP - LOT ACCESS/UNIT PLANS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	MAP - PREPARE A FINAL MAP

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - IMP PLANS

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	MAP - FINAL MAP PREPARER

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

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS SHALL BE PREPARED

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.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS EXHIBIT

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

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION FIRE INEFFECT MAP-#67-ECS-GATE ENTRANCES

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 40' turning radius shall be used.

Conditions: Milestone: Dept: Status: Title:
Satisfied PRIOR TO MAP RECORDATION FIRE DEFERRED MAP-#46-WATER PLANS

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.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION FIRE INEFFECT MAP-#53-ECS-WTR PRIOR/COMBUS

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

Conditions: Milestone: Dept: Status: Title:
Satisfied PRIOR TO MAP RECORDATION FIRE NOTAPPLY MAP-#9-MITIGATION UNIT/LOT

The applicant of developer shall deposit with the Riverside County Fire Department, a check of money order in the sum of \$400.00 per lot/unit as mitigation for fire protection impacts.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION TRANS INEFFECT MAP - STRIPING PLAN

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.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION TRANS INEFFECT MAP - STREET NAME SIGN

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

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - CV REC AND PARK DISTRICT

Prior to the recordation of the FINAL MAP, the land divider shall submit to the Planning Director a duly and completely executed agreement with the Coachella Valley Recreation and Park District which demonstrates to the satisfaction of the County that the land divider has provided for payment of parks and recreation fees and/or dedication of land for the proposed land division in accordance with Section 10.35 of Ordinance No. 460.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS NOTE MAP CONSTRAINT

The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS NOTE MT PALOMAR LIGH

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

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - FEE BALANCE

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - R-O-W DEDICATIONS

Sufficient right-of-way along Madison Street shall be dedicated for public use to provide for a 55-foot half-width right-of-way.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - EXISTING MAINTAINED

Monroe Street is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter, 10-foot wide combination concrete sidewalk/bike path in accordance with modified County Standard No. 404 or as approved by the Transportation Department and a raised, 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 55-foot half-width dedicated right-of-way in accordance with County Standard No. 100. (86'/110') The 10-foot wide combination sidewalk/bike path shall be constructed within the road right-of-way and a separate 5-foot wide trail easement as approved by the Transportation Department. 60th Avenue is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter and 8-foot wide combination concrete sidewalk/bike path in accordance with modified County Standard No. 404 or as approved by the Transportation Department 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 50-foot half-width dedicated right-of-way in accordance with County Standard No. 101, (76'/100') 62nd Avenue is a paved County maintained road and shall be improved with 8-inch concrete curb-and-gutter, 6-foot wide concrete sidewalk and a raised, landscaped center median 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 50-foot half-width dedicated right-of-way in accordance with County Standard No. 101. (76'/100')

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - STREET LIGHT

Install street lights along the public streets associated with the development in accordance with the standards of County Ordinances 460 and 461, County procedures and the Imperial Irrigation District (IID) Standards. For specific case requirements, contact the Riverside County Transportation Department, Traffic Project Development Section. The County Service Area (CSA) Administrator determines whether the development is within an existing assessment district. If not, the landowner shall file an application with LAFCO for annexation into or creation of a County Service Area pursuant to Governmental Code Section 56000. PRIOR TO RECORDATION, the landowner shall receive and provide a Certificate of Completion from LAFCO.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - PRIVATE STREET MAINT

The development shall provide for continuous maintenance of all proposed private streets within the development as approved by the Director of Transportation, the Planning Department and County Counsel.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - ROAD IMPROVEMENTS

The street designated as "Entry Road" shall be improved in accordance with Figure V-12 of Specific Plan No. 218, Amended No. 1. The "Entry Road" is a gated access to 60th 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. The street designated as "Amenity Road" shall be improved in accordance with Figure V-13 of Specific Plan No. 218, Amended No. 1. The street designated "AM" shall be improved in accordance with Figure V-11 of Specific Plan No. 218, Amended No. 1 modified to eliminate the center median. Street "AM" is a gated access to Monroe Street for emergency purposes only. All other streets, not specified above, shall be improved in accordance with Figure V-14 of Specific Plan No. 218, Amended No. 1. Standard cul-de-sacs and knuckles in accordance with the appropriate street cross section as approved in Specific Plan No. 218, Amended No. 1 shall be constructed throughout the landdivision.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - CORNER CUTBACKS

Standard corner cutbacks shall be dedicated at all public street intersections and at all private street intersections with public streets.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	FIRE	INEFFECT	MAP-#88-ECS-AUTO/MAN GATES

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) may shall be automatic or manual minimum 24 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- WATER PLAN

A water system shall have plans and specifications approved by the Water Company and the Department of

Environmental Health.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- MONEY

Financial arrangements (securities posted) must be made for the water and sewer improvement plans and be approved by County Counsel.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP: SEWER PLAN - COUNTY

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department, and the Department of Environmental Health. [NOTE: Sewer lines must be located 50 feet minimum from any wells.]

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- ANNEXATION FINALIZED

Annexation proceedings must be finalized with the applicable purveyor for sanitary sewer service.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- RECREATION COVENANT

An acceptable covenant stating the method of maintenance and operation of the common area golf course lots, the common area amenities lots, the common area clubhouse lot, the common area maintenance yard lot, the common area open space lots, the common area private street lots, any other common area type lots, and any recreational facilities must be filed with the Department of Environmental Health, prior to the recordation of the final map.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- C.V.W.D. CLEARANCE

A clearance letter from the Coachella Valley Water District shall be provided to the Department of Environmental Health verifying compliance with the conditions of their letter, dated February 20, 2001, generally summarized as follows: 1. The District will need additional facilities to provide for the orderly expansion of its domestic water and sanitary sewer systems. These facilities may include wells, reservoirs, booster pumping stations, and sewerage facilities. The developer will be required to provide land on which some of these facilities will be located. These sites shall be shown on the Tract Map as lots to be deeded to the District for such purpose. 2. The District will need additional facilities for the orderly expansion of its sewer collection system. The developer may/will be required to provide land on which some of these facilities may/will be located. These sites shall be shown on the Tract Map as lots to be deeded to the District for such purpose. 3. The area is within Improvement District No. 1 of the District for irrigation water service. Water from the Coachella Canal is available and shall be used for golf course and green belt irrigation purposes. The District may/will need additional facilities for the orderly expansion of its irrigation water distribution system in order to serve the subject land. These facilities may include additional lateral piping, reservoirs, and booster pumping stations. The developer may be required to provide these facilities and the land on which some of these facilities will be located.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- FINAL MAP COPIES

A set of two(2) copies of the final map are required.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	E HEALTH	MET	MAP- EXISTING EASEMENTS

No permanent buildings, structures, or wells can be constructed within any existing established easements, rights-of-way, dedications, or conveyances of record within the boundaries of Tentative Tract Map No. 30023. The following statement shall be placed on each map sheet of an Environmental Constraint Sheet in letters not less than 1/4" high: NO PERMANENT BUILDINGS, STRUCTURES, OR WELLS CAN BE CONSTRUCTED WITHIN ANY ESTABLISHED EASEMENTS, RIGHTS-OF-WAY, DEDICATIONS, OR CONVEYANCES OF RECORD AS OF THE DATE OF THE RECORDATION OF THIS MAP.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	TRANS	INEFFECT	MAP - TS/GEOMETRICS

Madison Street (NS)/60th Avenue (EW) shall be improved to provide the following geometrics: Northbound: NA Southbound: One through lane. Eastleg: Two through lanes. Westbound: One right turn lane. Project Entrance (NS)/60th Avenue (EW) shall be improved to provide the following geometrics: Northbound: One through lane. Southbound: NA Eastbound: Two through lanes. Westbound: One through lane, one left turn lane. Monroe Street (NS)/60th Avenue (EW) shall be improved to provide the following geometrics: Northbound: One left turn lane, one through lane. Southbound: One through lane. Eastbound: One left turn lane, two through lanes. Westbound: One through lane. Monroe Street (NS)/Project Entrance North (EW) shall be improved to provide the following geometrics: Northbound: One left turn lane, one through lane. Southbound: Two through lanes. Eastbound: One through lane. Westbound: NA. Monroe Street (NS)/Project Entrance South (EW) shall be improved to provide the following geometrics: Northbound: One left turn lane, one through lane. Southbound: Two through lanes. Eastbound: One through lane. Westbound: NA. Monroe Street (NS)/62nd Avenue (EW) shall be improved to provide the following geometrics: Northleg: One through lane. Southbound: Two through lanes. Eastbound: One through lane. Westleg: Two through lanes. Modifications to existing striping, signal equipment, or other improvements as deemed necessary to accommodate the above shall be made with all costs borne by the applicant.

Conditions:	Milestone:	Dept:	Status:	Title:
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Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS NOTE TILE DRAIN LINE

The following environmental constraints note shall be placed on the ECS: "At the time of the approval of the tentative map by the County of Riverside, property within this map contained underground tile drainage lines intended to direct subsurface drainage waters away from the property. Such underground tile drainage lines should be considered in the design of improvements on this property, such as, but not necessarily limited to, the placement of dwellings, swimming pools and sub-surface septic systems. The location of such underground tile drainage lines may be obtained from the Coachella Valley Water District."

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - REQUIRED APPLICATIONS

No FINAL MAP shall record until Specific Plan No. 218, Substantial Conformance No. 1, has been approved and adopted by the Board of Supervisors and is effective. This land division shall conform with the development standards of the designations ultimately applied to the property. A final text document of the Specific Plan No. 218, Substantial Conformance No. 1, shall be prepared by the land divider and approved by the Planning Department reflecting all changes due to the substantial conformance. The final text document shall comply with 20 PLANNING 1 of the related substantial conformance SP00218S1.

Conditions: Milestone: Dept: Status: Title:
Satisfied PRIOR TO MAP RECORDATION PARKS DEFERRED MAP - TRAIL CONSTRUCTION

Prior to the recordation of the final map the applicant shall construct all trails as shown on the trails plan approved by Riverside County Regional Park and Open-Space District.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PARKS INEFFECT MAP - TRAIL EASEMENT

Prior to the recordation of the final map the applicant is required to offer a dedicated easement, as shown on the approved trails plan, to the County for regional trail development.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - SURVEYOR CHECK LIST

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the S-P zone, and with the Comprehensive 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, except as indicated by the exception letter dated May 11, 2001 for 18 lots. E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line, except as indicated by the exception letter dated May 11, 2001. F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS AFFECTED LOTS

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____." This affects Lot Nos. 1 through 1,236.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - MITIGATION MONITORING

The land divider shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and EIR No. 232 which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - OFFER OF TRAILS

An offer of dedication to the County of Riverside for a 22 foot wide combination bike path and recreational trail along Avenue 60, and a 17 foot wide combination bike path and recreational trail along Monroe Street, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet in accordance with Exhibits T-1 & T-2 (attached).

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - CLASS I BICYCLE TRAIL

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 Class I bicycle path and trail easement into and adjacent to Avenue 60 and Monroe Street (Exhibits T-1 & T-2) 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.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO MAP RECORDATION PLANNING INEFFECT MAP - ECS NOTE RIGHT-TO-FARM

The following Environmental Constraints Note shall be placed on the ECS: "Lot Nos. 1 through 1,236 on this map, are

located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market." In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	MAP - ECS NOTE ARCHAEOLOGICAL

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report No. PD-A-____ was prepared for this property on October 16, 2000 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	PRJ - SP FINAL ZONING MAP

PRIOR TO MAP RECORDATION, 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 this planning areas: 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning areas. 2. The project proponent shall file a change of zone with this land division application along with a legal description defining the boundaries of the planning area[s] affected by this land division application. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning area[s]. This change of zone shall be approved and adopted by the Board of Supervisors. This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	PRJ - SP COMMON AREA MAIN

CONDITION DELETED BY PLANNING COMMISSION ON JUNE 20, 2001.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	MAP - CC&R RES POA COM. AREA

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, d) the requirements of SP218A1, including, but not necessarily limited to, page IV-24 of the specific plan document, e) maintenance of bike way on Avenue 60 and Monroe Street as coordinated with the Transportation Department and recreational trails along Avenue 60 if required by the County Parks Department, and f) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be

terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO MAP RECORDATION	PLANNING	INEFFECT	MAP - TRAIL MAINTENANCE

The land divider shall form or annex to a trails maintenance district or other maintenance district or property owners association approved by the County Parks Department and the Planning Department, for the maintenance of combination bike paths and recreational trails along Avenue 60 and Monroe Street as indicated by Exhibits T-1 & T-2. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement(s) until such time as the maintenance is taken over by the appropriate maintenance district or property owners association.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO MAP RECORDATION	PLANNING	MET	MAP - REQUIRED CHANGE OF ZONE

The land divider shall file an application for a change of zone with the Planning Department in order to legally define and implement the SP zone planning area boundaries. A "CZPO" type of change of zone application shall be filed which shall address the planning areas included in TR30023. No FINAL MAP shall be permitted to record unless and until this change of zone has been approved and adopted by the Board of Supervisors and is effective.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	BS	INEFFECT	MAP-G1.4 NPDES/SWPPP

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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146. AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM. 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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. THE OWNER OPERATOR CAN COMPLY BY SUBMITTING A NOTICE OF INTENT (NOI), DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND A MONITORING PROGRAM AND REPORTING PLAN FOR THE CONSTRUCTION SITE. FOR ADDITIONAL INFORMATION AND TO OBTAIN A COPY OF THE NPDES STATE CONSTRUCTION PERMIT CONTACT THE SWRCB AT (916) 657-1146. AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	BS	INEFFECT	MAP-G2.1 GRADING BONDS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT	BS	NOTAPPLY	MAP-G2.2 IMPORT / EXPORT

ISSUANCE

GRADE

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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	BS GRADE	INEFFECT	MAP-G2.3SLOPE EROS CL PLAN

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	BS GRADE	INEFFECT	MAP-G2.4GEOTECH/SOILS RPTS

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	BS GRADE	NOTAPPLY	MAP-G2.14OFFSITE GDG ONUS

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - FEE BALANCE

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - PM10 MITIGATION PLAN

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety. The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	BS GRADE	INEFFECT	MAP-G2.7A COACHLLA DRAIN DESGN

All on-site drainage facilities shall be designed in accordance with Coachella Valley Water District's or Riverside County Flood Control & Water District's (whichever has area jurisdiction) letter regarding this application; or if not specifically addressed by either of these, drainage shall be designed to accommodate 100 year storm flows. All on-site drainage facilities shall be designed in accordance with Coachella Valley Water District's or Riverside County Flood Control & Water District's (whichever has area jurisdiction) letter regarding this application; or if not specifically addressed by either of these, drainage shall be designed to accommodate 100 year storm flows.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	E HEALTH	INEFFECT	MAP- EXISTING WATER WELLS

Prior to the issuance of any grading permits, the existing water wells located within the boundaries of Tentative Tract Map No. 30023 shall be properly abandoned under Department of Environmental Health permit, in accordance with Part III, Bulletin 74-88 of the California Department of Water Resources.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	E HEALTH	INEFFECT	MAP- EXISTING SEWAGE SYSTEMS

Prior to the issuance of any grading permits, all existing on-site subsurface sewage disposal systems serving all existing buildings and structures, which are located within the boundaries of Tentative Tract Map No. 30023 and are to be

removed under Building Department permit, shall be properly abandoned, under Building Department permit, in accordance with the current Uniform Plumbing Code. Written Building Department permit evidence of the abandonment of all existing on-site subsurface sewage disposal systems shall be submitted to the Department of Environmental Health for our review, prior to the issuance of any grading permits.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	E HEALTH	INEFFECT	MAP-GRADING PLAN/C.V.W.D. CLR.

Three(3) complete sets of grading plans shall be submitted to the Department of Environmental Health for our review and approval, prior to the issuance of any grading permits. [NOTE: On-site retention drainage basins must be located 100 feet minimum from any wells and 10 feet minimum from any existing agricultural underdrain tile lines. The Coachella Valley Water District (C.V.W.D.) has stated in their current transmittal letter, dated February 20, 2001, that their are existing Bureau of Reclamation facilities, irrigation pipelines, and agricultural underdrain tile lines that lie within the boundaries of Tentative Tract Map No. 30023, but are not shown on the Tract Map. There may be conflicts with these existing facilities. The existing Bureau of Reclamation facilities, irrigation pipelines, and agricultural underdrain tile lines shall be shown on any grading plans to be submitted for review and approval by the C.V.W.D. and this Department. The C.V.W.D. requires that any on-site stormwater retention drainage basins be set back at least ten(10) feet from any existing agricultural underdrain tile lines. Stormwater drainage runoff cannot be discharged into the existing agricultural tile drain system, according to current District regulations. In addition, existing agricultural underdrain tile lines must be considered during the foundation design of any buildings or structures. The risk of soil cavitation near existing agricultural underdrain tile lines may occur. Any proposed abandonment, relocation, or preservation of the existing Bureau of Reclamation facilities, irrigation pipelines, and agricultural underdrain tile lines by the developer must be shown on the grading plans and must be approved by the C.V.W.D., prior to the issuance of any grading permits. Written evidence of the District's clearance and approval of the grading plans shall be submitted to the Department of Environmental Health for our review, prior to the issuance of any grading permits.]

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PARKS	DEFERRED	MAP - TRAIL PLAN

Prior to the issuance of grading permits, the applicant shall submit to the Riverside County Regional Park and Open-Space District a trails plan for review and approval. This trails plan shall show the regional trails to be constructed and maintained by the applicant in conjunction with this tract map. This trail plan shall also be approved by TLMA, Transportation Planning, prior to receiving Park District approval.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - MITIGATION MONITORING

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. 232 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - DRAINAGE CALCULATION

Appropriate calculations and grading plan prepared by a California registered civil engineer shall be submitted to the Department of Building and Safety for review. The calculations and plans shall provide for the acceptance of off-site storm waters tributary to the property and for their conveyance through the property with minimal off-site storm water diversion of concentration as determined by good engineering practice and the Department of Building and Safety. The calculations and plans shall demonstrate that the incremental increase of runoff from a natural condition to a developed condition shall be retained on-site unless coordination with the Transportation Department allows the use of streets for drainage purposes. Flood protection shall be provided for all on-site buildings. Calculations at a minimum shall include storms up to a 100 year event.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	INEFFECT	MAP - GEOTECHNICAL REPORT

County Geologic Report (CGR) No. 1029 was prepared by Pacific Soils Engineering entitled "Geotechnical Investigation and Review of Tentative Tract Map No. 30023, Trilogy at La Quinta, County of Riverside, California," by Pacific Soils Engineering dated February 26, 2001 and subsequent responses dated April 13, 2001 and May 2, 2001. The report investigates a 600-acre site with proposed residential subdivision, golf course and support facilities. The investigation identifies compressible lake deposits, liquefaction potential, hydrocollapse potential, settlement due to imposed loads and groundwater as possible geotechnical problems. CGR No. 1029 has adequately identified the geologic hazards and provides general liquefaction mitigation recommendations and is hereby approved for the tentative tract level only and with the following conditions and/or additional recommendations: 1. Additional geotechnical investigations, including subsurface investigations and laboratory testing, will have to be performed on the subject property at the 40-scale grading plan level. These investigations will have to be detailed enough to provide site specific mitigation

recommendations for the soils and geologic hazards identified in the geotechnical report for the tentative tract map. These reports will be submitted for review and approval to the Building and Safety Department along with the 40-scale plans prior to issuance of grading permits for the project. 2. If any of the hazards identified in the geotechnical report are not mitigated to a level of acceptability as determined by County of Riverside Department of Building and Safety and in accordance with CDMG Special Publication 117 (1997), or if a partial structural mitigation measure is proposed, then a disclosure statement will be prepared and approved by the County that will be presented to the buyer of the properties within the subdivision to inform them of the hazard and that the properties have not been designed to completely withstand this hazard. The disclosure statement and will have to be approved by the County counsel. Based upon this review, if approved, it may be determined that a statement on the title report for the property may be required. 3. The geotechnical report for the subject property has been approved for the tentative tract (100-scale map) level only. The geotechnical report has identified all soil and geologic hazards for the subject development. Mitigation measures recommended for the identified soil and geologic hazards are only preliminary in nature and may change with additional site-specific information. The approval of the geotechnical report for tentative tract map approval does not constitute complete approval of the grading recommendations. This will take place when the 40-scale grading plans are prepared with the associated 40-scale grading plan review geotechnical reports.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	PRJ - SP ARCHAEO M/M PROGRAM

PRIOR TO GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the course of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with. This condition implements condition 30.PLANNING.30 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - CVWD CLEARANCE

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 20, 2001, summarized as follows: the area is designated Zone D, additional domestic water and sewer pipelines will have to be installed by the subdivider, plans for grading, landscaping and irrigation systems shall be submitted to the district for review.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO GRADING PRMT ISSUANCE	PLANNING	MET	MAP - ARCHAEOLOGIST RETAINED

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist, and if deemed appropriate by the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. The land developer shall in addition comply with the requirements indicated in 30 PLANNING 30, above.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING FINAL INSPECT	PLANNING	INEFFECT	MAP - ARCHAEOLOGIST CERTIFIED

A qualified archaeologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential impacts to sub-surface cultural resources. When necessary, in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative and a Native American Observer shall have the authority to monitor actively all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. The archaeologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the sub-surface cultural resource recovery plan, if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO GRADING FINAL INSPECT	PLANNING	INEFFECT	MAP - GROUNDWATER USE/MONITOR

The developer shall monitor and report actual water usage to the Coachella Valley Water District and the Riverside County Planning Department in accordance with the following schedule: 1) Prior to the opening of the golf course, or occupancy of the first dwelling unit, whichever occurs first, a baseline water budget shall be submitted to the Coachella

Valley Water District and the County Planning Department which estimates water usage for the entire project. 2) Within two years of the opening of the golf course, or occupancy of the 350th dwelling unit, whichever occurs first, an updated report shall be submitted to the Coachella Valley Water District and the County Planning Department. The updated report shall document actual water usage compared to the original baseline budget and include an aerial photograph. 3) Based on the updated water resources report, the Coachella Valley Water District and/or County Planning Department may require further analysis by the developer to evaluate estimated water usage versus actual water usage. The purpose of the updated report is to document compliance with adopted Water Management Plans. Usage data shall be provided by meter readings taken by the Coachella Valley Water District. Review of groundwater data is subject to review fees as indicated by condition 10 PLANNING 11.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	TRANS	INEFFECT	MAP - TUMF

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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - UNDERGROUND UTILITIES

All utility extensions within a lot shall be placed underground.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO BLDG PRMT ISSUANCE	FIRE	MET	USE-#4-WATER PLANS

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	BS GRADE	INEFFECT	MAP-G3.1NO B/PMT W/O G/PMT

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - SUBMIT BUILDING PLANS

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	FIRE	INEFFECT	MAP-#50A-PM FIRE HYDRANT

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Fire hydrant(s) or a private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Verification of the fire hydrant/water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	E HEALTH	INEFFECT	MAP- POOL PLANS REQUIRED

A set of three(3) complete plans for any proposed swimming pools, spa pools, and wading pools located on any common area lots within the boundaries of Tentative Tract Map No. 30023 shall be submitted to the Department of Environmental Health for our review and approval, along with complete plans for each required bathroom building facility at each common area pool lot, to verify compliance with the current California Administrative Code, the current California Health and Safety Code, and the current Uniform Plumbing Code.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	E HEALTH	INEFFECT	MAP- BUILDING PLANS

Detailed, complete, scaled plans for any building or structure installations within the boundaries of Tentative Tract Map No. 30023, which shall include, but not be limited to, golf course restroom buildings, maintenance buildings, recreation buildings, clubhouse buildings, office buildings, pool restroom buildings, snack bar buildings, etc., and for all related site improvement installations, which shall include, but not be limited to, on-site sanitary sewer line distribution system installations, on-site domestic, irrigation, and fire water line distribution system installations, and grease interceptor installations, shall be submitted to the Department of Environmental Health for our review and approval, prior to the issuance of any building permits.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - TRACT COMMON LANDSCPNG

Prior to the issuance of the first residential building permit (not including model sales units), thirteen (13) folded copies of a Shading, Lighting, Landscaping and Irrigation Plan for tract map internal common areas 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) and SP218A1. 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. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. All landscaping and irrigation improvements within the street right-of-way shall require separate approval from the county Transportation Department, in addition to approval from 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 outdoor trash and rubbish disposal areas and recycling bins with details of structural design. c) Elevations with height shown and materials described for all masonry walls and other fencing. d) All required accessibility for handicapped or physically impaired persons shall be depicted on the landscaping plan, including the path of travel to the main building entrance(s) 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 regulations. 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 general conditions, above, if the project is located in the Coachella Valley. h) Unless included in golf course plans, all community entry points shall be detailed in this submission, including floor plans and elevations of all proposed security guard buildings. Access for emergency vehicles, such as fire trucks, shall be identified.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - MITIGATION MONITORING

The subdivider shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and EIR No. 232 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - GOLF COURSE PLOT PLAN

Prior to the issuance of building permits, thirteen (13) folded copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan for the golf course and clubhouse areas 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) and SP218A1. 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. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. All landscaping and irrigation improvements within the street right-of-way shall require separate approval from the county Transportation Department, in addition to approval from 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 outdoor trash and rubbish disposal areas and recycling bins with details of structural 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. Accessibility for handicapped or physically impaired persons shall be depicted on the landscaping plan, including the path of travel to the main building entrance(s) 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 handicapped accessibility regulations. 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) Plans shall include a parking area shading plan which includes applicable area calculations and a diagram showing adequate shade canopies within 15 years of tree age. h) Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley. i) Restrooms and water fountains for golf course players and maintenance workers/employees shall be provided in convenient locations.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - MAINT YARD PLOT PLAN

Prior to the issuance of building permits, thirteen (13) folded copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan for the community maintenance yard 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) and SP218A1. 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. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. All landscaping and irrigation improvements within the street right-of-way shall require separate approval from the county Transportation Department, in addition to approval from 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 outdoor trash and rubbish disposal areas and recycling bins with details of structural 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. Accessibility for handicapped or physically impaired persons shall be depicted on the landscaping plan, including the path of travel to the main building entrance(s) 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 handicapped accessibility regulations. 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) Plans shall include a parking area shading plan which includes applicable area calculations and a diagram showing adequate shade canopies within 15 years of tree age. h) Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley. i) Adequate parking shall be provided in connection with this plot plan for employees maintaining the golf course, community landscaping and operating the clubhouse. j) Locations of any equestrian easements serving the project site and any adjoining properties shall be clearly shown with appropriate improvements to prevent dust emissions.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	MET	MAP - LANDSCAPING SECURITIES

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 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	PRJ - POST GRADING REPORT

PRIOR TO 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 prescribed in the EIR and pre-grading agreements with the qualified archaeologist were complied with. This condition implements condition 30.PLANNING.30 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	PRJ - SCHOOL MITIGATION

PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District will be mitigated in accordance with state law. This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	PRJ - FINAL ZONING MAP

PRIOR TO BUILDING PERMITS, the planning areas for which this use permit application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning areas: 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this these planning areas. 2. The project proponent shall file a change of zone with this use permit application along with a legal description defining the boundaries of the planning area[s] affected by this use permit. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the Board of Supervisors. This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - AVENUE 62 BUFFERING

Any residential development adjacent to Avenue 62 shall be buffered by the width of a regulation golf fairway of three hundred feet (300') for the length of the frontage of the project along Avenue 62.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG PRMT ISSUANCE	PLANNING	INEFFECT	MAP - ACOUSTICAL STUDY

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively, as required in the Industrial Hygiene memorandum dated March 27, 2001. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building

and Safety and the County Planning Department for implementation into the final building plans. The Planning Department may require inspection of building plans by county staff and/or the land developer to submit written certification from a state licensed professional that the requirements of the Office of Industrial Hygiene were incorporated into plans submitted for building permit approval to the Department of Building and Safety.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	PLANNING	INEFFECT	MAP - CONCRETE DRIVEWAYS

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

Conditions:	Milestone:	Dept:	Status:	Title:
Satisfied	PRIOR TO BLDG FINAL INSPECTION	FIRE	MET	MAP-#45-FIRE LANES

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	TRANS	INEFFECT	MAP - 80% COMPLETION

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements: a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required. 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.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	BS	INEFFECT	MAP-G4.1E-CL 4:1 OR STEEPER GRADE

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	BS	INEFFECT	MAP-G4.2 1/2"/FT/3FT MIN GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	TRANS	INEFFECT	MAP - TS MIT FEE/RESI-D.U.

In accordance with Riverside County Ordinance No. 748, this project shall be responsible for Signal Mitigation Program fees in effect at the time of final inspection. Said fee shall be based upon the following criteria: Residential Single Family/per dwelling unit Residential Multiple Family/per dwelling unit Senior Residential-Single Family/per dwelling unit Senior Residential-Multiple Family/per dwelling unit

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	PLANNING	INEFFECT	MAP - MITIGATION MONITORING

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

Conditions:	Milestone:	Dept:	Status:	Title:
Outstanding	PRIOR TO BLDG FINAL INSPECTION	PLANNING	INEFFECT	MAP - BLOCK WALL ANTIGRAFFITI

The land divider/permit holder shall construct decorative block walls ranging from six (6) feet to eight (8) feet in height, depending on the location, along Avenue 60, Monroe Street, and Avenue 62 in accordance with the County Health Department's, Industrial Hygiene Division, transmittal letter dated March 27, 2001 and in accordance with the wall standards as indicated by the SPECIFIC PLAN. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division. The land divider may alternatively submit for the approval of the TLMA - Land Use Division a anti-graffiti maintenance program managed by the property owners association.

Conditions:	Milestone:	Dept:	Status:	Title:
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Outstanding PRIOR TO BLDG FINAL INSPECTION PLANNING INEFFECT MAP - INSTALL COMMON LANDSCPNG

Prior to final building inspection approval of the first residential building permit, the developer's landscape architect or the 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 landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans for the common lots and all other commonly maintained areas. The developer may post a landscaping security or bond to meet the requirements of this condition as approved by the Director of the Department of Building and Safety and the Planning Director.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO BLDG FINAL INSPECTION PLANNING INEFFECT MAP - INSTALL YARD LANDSCAPING

Landscaping within the front yard, and where visible to the street, side yard areas, shall be installed. The developer shall cause all landscaping and irrigation to be installed on individual residential lots within 90 days of the final building inspection approval as approved by the Director of the Department of Building and Safety.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO BLDG FINAL INSPECTION PLANNING INEFFECT MAP - COMPLY W/ ACOUSTIC STUDY

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO BLDG FINAL INSPECTION PLANNING INEFFECT MAP - QUIMBY FEES (2)

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

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO BLDG FINAL INSPECTION PLANNING INEFFECT MAP - GROUNDWATER USE/MONITOR

The developer shall monitor and report actual water usage to the Coachella Valley Water District and the Riverside County Planning Department in accordance with the following schedule: 1) Prior to the opening of the golf course, or occupancy of the first dwelling unit, whichever occurs first, a baseline water budget shall be submitted to the Riverside County Planning Department and the Coachella Valley Water District for review and approval which estimates water usage for the entire project. 2) Within two years of the opening of the golf course, or occupancy of the 350th dwelling unit, whichever occurs first, an updated report shall be submitted to the Coachella Valley Water District and the County Planning Department. The updated report shall document actual water usage compared to the original baseline budget and include an aerial photograph. 3) Based on the updated water resources report, the Coachella Valley Water District and/or Planning Department may require further analysis by the developer to evaluate estimated water usage versus actual water usage. The purpose of the updated report is to document compliance with adopted Water Management Plans. Usage data shall be provided by meter readings taken by the Coachella Valley Water District. Review of groundwater data is subject to review fees as indicated by condition 10 PLANNING 11.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO ISSUE GIVEN BLDG PLANNING INEFFECT SP - COUNT RES BUILD PERMITS PRMT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan.

Conditions: Milestone: Dept: Status: Title:
Outstanding PRIOR TO ISSUE GIVEN BLDG PLANNING INEFFECT MAP - GROUNDWATER USE/MONITOR PRMT

The developer shall monitor and report actual water usage to the Coachella Valley Water District and the Riverside County Planning Department in accordance with the following schedule: 1) Prior to the opening of the golf course, or occupancy of the first dwelling unit, whichever occurs first, a baseline water budget shall be submitted to the Coachella Valley Water District and the County Planning Department which estimates water usage for the entire project. 2) Within two years of the opening of the golf course, or occupancy of the 350th dwelling unit, whichever occurs first, an updated report shall be submitted to the Coachella Valley Water District and the County Planning Department. The study shall document actual water usage compared to the original baseline budget and include an aerial photograph. 3) Based on the updated water resources report, the Coachella Valley Water District and/or County Planning Department may require further analysis by the developer to evaluate estimated water usage versus actual water usage. The purpose of the updated report is to document compliance with adopted Water Management Plans. Usage data shall be provided by

meter readings by the Coachella Valley Water District. Review of groundwater data is subject to review fees as indicated by condition 10 PLANNING 11.

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