

EXHIBIT 4

Amended Conditions of Approval - November 22, 2016

The following added/amended Conditions of Approval are to be in effect as of November 22, 2016 and apply to Tentative Tract Maps 35448 and 35009, unless specifically noted. In the event that conditions below conflict with those conditions previously approved the below conditions shall be considered to be the applicable condition. Conditions are numbered to replace or be added to 2007 conditions of approval.

General

- 2) This entitlement shall expire August 07, 2019 unless extended, pursuant to the City of Desert Hot Springs Subdivision regulations and the State Subdivision Map Act.

CC&R's

- 38a) Prior to the recordation of the Tract 35009 subdivision map, or any phase therein, the Applicant/Developer shall annex to Community Facilities District No. 2010-1 for the maintenance of applicable:
 - a. Street medians
 - b. Landscape/Hardscape
 - c. Streetlights
 - d. Drainage Basins / Storm Drain Facilities
- 39b) Prior to the issuance of an occupancy permit the Applicant/Developer of the Tract 35009 subdivision map, or any phase therein shall pay Five Thousand Dollars (\$5,000.00) to the City of Desert Hot Springs, the cost for the City's consultant to annex the Community Facilities District No. 2010-1 and the City fee for processing the request.

Fire Department

- 110) Blue dot retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant shall be per Standard 06-11.
- 114) Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provision for the turnaround capabilities of fire apparatus. See Fire Department Standard for turnout and turn-arounds.
- 116a) Gates may be automatic or manual and shall be equipped with a rapid entry system (KNOX). Plans shall be submitted to the Fire Department for approval prior to installation.
- 123) The Fire Department requires the listed fire protection measures be provided in accordance with the 2013 California Fire Code and/or the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:
- 124) Fire Apparatus access road and driveways shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 70,000 pounds over 2 axles. Access will have a turning radius

capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

- 125)** COMMERCIAL USE (Clubhouse/Community Centers): Approved fire apparatus access road shall be provided for every facility, building or portion of a building shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- 126)** 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.
- 127)** Building plan check is to run concurrent with the City plan check. Submittals are the responsibility of the owner.
- 128)** A display board may be required for this project, contact the Fire Department for details.