



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 20, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference only. Teleconference participation by the Planning Director's designee and County staff. PLEASE NOTE THAT PUBLIC ACCESS TO THE MEETING LOCATION WILL NOT BE AVAILABLE FOR THIS MEETING.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1** **PLOT PLAN NO. 24690, REVISED PERMIT NO. 3 – No New Environmental Documentation is Required – EIR396**
– Applicant: JTM Land Company, LLC – Engineer/Representative: RCE Consultants, Inc. – Fourth Supervisorial District
– Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development:
Heavy Industrial (CD-HI) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and
westerly of Polk Street, located in Thermal, CA – 139 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Plot Plan No.
24690, Revised Permit No. 3 is a proposal to construct and operate a new 16,465 sq. ft. two-story building identified
as the “middle paddock garage” that will include a garage area for storage of vehicles, a lounge for track viewing,
dining, and offices within the existing Thermal Motorsports Club facility. The proposed building is located on an overall
parcel area of 139.26 acres, but the project area is limited to the proposed 8,345 sq. ft. building footprint that is currently
paved. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

3.1

Director's Hearing: July 20, 2020

PROPOSED PROJECT

Case Number(s):	PP24690R03	Applicant(s):	JTM Land Co
CEQA:	No Further Review Required		
Area Plan:	Eastern Coachella Valley	Representative(s):	Albert A Webb Associates
Zoning Area/District:	Lower Coachella Valley District		
Supervisory District:	Fourth District		
Project Planner:	Russell Brady		
Project APN(s):	759-180-013		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 24690 Revision No. 3 is a proposal to construct and operate a new 16,465 square foot two-story building identified as the "middle paddock garage" that will include a garage area for storage of vehicles, a lounge for track viewing, dining, and offices within the existing Thermal Motorsports Club facility. The proposed building is located on an overall parcel area of 139.26 acres, but the project area is limited to the proposed 8,345 square foot building footprint that is currently paved.

The project site is generally located north of Avenue 62, south of Avenue 60, east of Tyler Street and West of Polk Street in the community of Thermal.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 396** for Specific Plan No. 303 and **ADDENDUM NOS. 1 through 8 to ENVIRONMENTAL IMPACT REPORT NO. 396** pursuant to applicable legal standards, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions provided in this staff report; and

APPROVE **Plot Plan 24690 Revision No. 3**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 303 - Kohl Ranch
Specific Plan Land Use:	Planning Area E-2 Mixed Use
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Heavy Industrial (HI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Heavy Industrial (HI), Open Space: Conservation (OS:C)
East:	Heavy Industrial (HI), Agriculture (AG)
South:	Heavy Industrial (HI), Commercial Retail (CR), Medium High Density Residential (MHDR)
West:	Heavy Industrial (HI), Open Space: Conservation (OS:C), Commercial Office (CO)
Existing Zoning Classification:	Specific Plan (SP 303), Planning Area E-2
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Specific Plan (SP 303), Planning Areas E-2, E-2B, D-1
East:	Specific Plan (SP 303), Planning Areas E-2, E-7, E-8, E-6, Heavy Agriculture, ten-acre minimum (A-2-10)
South:	Specific Plan (SP 303), Planning Areas E-2, E-5, F-4, F-3
West:	Specific Plan (SP 303), Planning Areas E-2, E-3,, E-4
Existing Use:	Thermal Motorsports Club Facility, parking/paddock area
Surrounding Uses	
North:	Thermal Motorsports Club Facility, airport
East:	Thermal Motorsports Club Facility, agriculture
South:	Thermal Motorsports Club Facility, vacant land, agriculture
West:	Thermal Motorsports Club Facility, vacant land, agriculture

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	Parcel: 139.26 Project: 0.19 (8,400 sq. ft.)	N/A
Proposed Building Area (SQFT):	16,465	N/A
Building Height (FT):	26	50

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Coachella Valley Parks District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP:	No
CVMSHCP Boundary:	Yes, not in a conservation area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Jacqueline Cochran Regional Airport, Zone C

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project History

In 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303, which included land uses which allow for development of approximately 7,161 single family residential dwelling units, as well as commercial and industrial land uses, and open space.

In April 2010, the Applicant requested that the County of Riverside determine whether a member's private automotive race course was a use which substantially conformed to the permitted uses within the Heavy Industrial and Open Space zones within the SP. On April 7, 2010, the County of Riverside Planning Commission determined that the proposed race course was a use in substantial conformance with the Heavy Industrial and Open Space zones within the SP. Subsequently, SP No. 303A1 was modified to

include this use by County of Riverside approval of Amendment No. 2 (SP No. 303A2) and EIR No. 396 – Addendum No. 2 (EIR396-A2), adopted June 7, 2011. This approval also included related entitlement applications for the Thermal Club Motorsports Track including Plot Plan No. 24690, Tentative Parcel Map No. 36315, and Tentative Parcel Map No. 36293.

On April 1, 2014, the County approved and adopted Plot Plan No. 24690 Revised Permit No. 1 (PP24690R1), Minor Change to Tentative Parcel Map No. 36293 (PM36293M1), and EIR No. 396 – Addendum No. 3 (EIR No. 396-A3). Plot Plan No. 24690 included approval of a public kart racing track for development in planning area A-6 of SP No. 303A2.

In September 2014, an approximately one-mile driving instruction track with an approximately 49,087-square-foot skid pad was found to be substantially consistent with PP24690 (PP24690SC2). A grading permit was subsequently approved and grading of track area took place.

On May 19, 2015, the County approved Plot Plan No. 25677 (PP25677) and EIR No. 396 – Addendum No. 4 (EIR No. 396-A4) which also covered Tentative Parcel Map No. 36735 (PM36735) which was approved July 15, 2015, providing entitlements allowing for development of the BMW Driver Training Facilities which includes a driver instruction track related to The Thermal Club Motorsports Park located in northern area of Planning Area A-6. PM36735 subdivided PA-6 into 9 parcels; one parcel located north of Jasper Lane for the BMW Facility and 8 parcels south of Jasper Lane for what are currently being proposed for development under Plot Plan No. 26120 and known as the Jasper Lots.

On March 24, 2015, the County of Riverside approved the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3) Change of Zone (CZ07852), Noise Exemption (NE06), and EIR No. 396 – Addendum No. 5 (EIR No. 396-A5) to create new planning areas within the Thermal Club boundaries and changed the land use designations to mixed use and allow some overnight accommodations in the southern units around the track. TR36851 created duplex units on certain lots within planning areas E-6 and was subsequently approved by the County July 21, 2015 but covered within EIR No. 396-A5.

On July 31, 2017, the County of Riverside approved Plot Plan No. 26120 (PP26120) and Plot Plan No. 26121 (PP26121), and EIR No. 396, Addendum No. 6 (EIR396-A6). PP26120 was approved for development of eight structures along Jasper Lane for warehouse and office use ranging in size from 13,600 square feet to 20,300 square feet for a total square footage of 135,549 square feet. PP26121 was approved for development of fifteen structures for warehouse and office uses along Ascot Drive with structures ranging in size from 19,400 square feet to 64,500 square feet for a total square footage of 361,800 square feet.

On March 19, 2018 the County of Riverside approved Plot Plan No. 24690 Revised No. 2 and Addendum No. 7 (EIR396-A7) for the construction and operation of a Member's Club area that included a recreation center, tennis courts, pools, fitness center, and hotel as well as a separate 7,040 square foot trackside garage.

Airport Land Use Commission (ALUC) Development Review

This facility is located within Zone C of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan.

On June 11, 2020 the Riverside County Airport Land Use Commission (ALUC), found the proposed project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended

in 2006, subject to specific conditions of approval that have been incorporated into the project's conditions of approval.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Plot Plan No. 24690 Revision No. 3 will not result in any new significant environmental impacts not identified in certified EIR No. 396. The proposed Revision to the Plot Plan lies within the same area as previously analyzed in EIR No. 396 certified by the Riverside County Board of Supervisors November 16, 1999 and all subsequent EIR Addendums 1 through 8 related to this site. The Revision to the Plot Plan does not propose to change the land use or increase site intensity or density. The proposal is for development of a structure to store vehicles for a membership base that has already been analyzed as part of prior CEQA documentation. As such, the proposed application will not result in traffic trips beyond that already analyzed. As vehicle emissions are the primary cause to increase air emissions and vehicular noise, the proposed application will not result in any increase beyond that already analyzed. The Revision to the Plot Plan will develop on an area previously disturbed and paved, so it will not result in any new impacts to the site area itself.

The Revision to the Plot Plan will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 396, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Plot Plan No. 24690 Revision No. 3 proposes a garage for vehicle storage and track viewing. No substantial change will occur in regards to the adopted Specific Plan No. 303 which was the basis of the analysis of EIR No. 396 and subsequent Addendums and encompasses the proposed Revision to the Plot Plan boundaries; and,
- b. The subject site was included within the Specific Plan's project boundary analyzed in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396; and,
- c. There are no changes to the mitigation measures included in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396; and
- d. Plot Plan No. 24690 Revision No. 3 does not propose any changes to the approved Specific Plan No. 303 as reviewed in EIR No. 396 and subsequently in Addendum Nos. 1 through 8 to EIR No. 396 related to this site area.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Heavy Industrial (CD:HI) in the Riverside County General Plan and as Mixed Use within the Kohl Ranch Specific Plan (Specific Plan No. 303). The Project is consistent with the Community Development: Heavy Industrial (CD:HI) land use designation and Mixed Use land use designation of the Kohl Ranch Specific Plan

(Specific Plan No. 303) and other aspects of the General Plan and Specific Plan since the Project proposes primarily a garage building to support the overall use of the Thermal Motorsports Club and other ancillary uses for track viewing and offices. The Mixed Use land use designations of the Specific Plan envision a diverse race track recreation use with supporting facilities within the regulatory framework of the Kohl Ranch Specific Plan. The proposed uses will add additional amenities to the motor club that support the existing racetrack and members club and therefore consistent with the Specific Plan and General Plan.

2. The Project site has a Zoning Classification of Specific Plan (SP 303, Planning Area E-2). Planning Area E-2 of the Specific Plan uses the General Commercial (C-1/C-P) zone as base for permitted uses with a number of deletions and additions and uses the Manufacturing – Heavy (M-H) zone as a base for development standards with certain revisions. This zone specifically allows for facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to private garages, are permitted with an approved plot plan
3. The Project, with proposed uses including primarily a garage as well as track viewing and offices, is consistent with Ordinance No. 348 (Land Use) and is permitted within the Specific Plan (SP 303, Planning Area E-2) Zoning Classification, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Heavy Industrial in the Riverside County General Plan and as Mixed Use within Specific Plan No. 303 (Kohl Ranch). The Plot Plan proposes the construction of a building designed to be used for vehicle storage primarily as well as track viewing and offices. These general uses are consistent with the Heavy Industrial land use designation of the General Plan and specifically the Mixed Use land use designation of the Specific Plan since these uses are specifically listed as anticipated uses in the Specific Plan and the Specific Plan overall is consistent with the General Plan.
2. The overall development of the land is designed for the protection of the public health, safety and general welfare because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies including, but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments ensure the project's compliance with applicable requirements and regulations adopted to ensure that the project would not have an adverse effect on the public's health, safety and general welfare. These departments have included conditions of approval that the project will be required to adhere to at different milestones of the project's implementation (i.e. – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval.

Additionally, impacts of the proposed Project were addressed in the previously prepared Environmental Impact Report and subsequent Addendums for the Kohl Ranch Specific Plan and Thermal Motorsports Club. Therefore, the project design, conditions of approval, and permitting will ensure that the proposed project will protect the public's health, safety, and general welfare.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the proposed garage building is a use compatible and anticipated by Specific Plan No. 303. This use is classified as an industrial use that is consistent with development standards of the Specific Plan No 303, as well as the existing development of the Thermal Motorsports Club.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project is contained within an interior area of the already developed Thermal Motorsports Club facility that previously provided all necessary road and drainage improvements to serve the area. The Project is located on a previously paved area and would not necessitate expanded road or drainage improvements.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Specific Plan (SP 303, Planning Area E-2) zone as detailed in the following Development Standards Findings section. The Project, is permitted within the Specific Plan (SP 303, Planning Area E-2) Zoning Classification, subject to Plot Plan approval.
6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is not selling off portions of the property as part of this application. In the future if the applicant wants to subdivide their property compliance with Ordinance No. 460 would be required.

Development Standards Findings:

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Specific Plan (SP 303, Planning Area E-2) zone as detailed below:
 - a. *Lot Size. The minimum lot size shall be 7,000 square feet with no minimum average width.* No subdivision is proposed at this time that would create parcels smaller than what currently exists.
 - b. *Setbacks*
 1. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from any public street.* The project area is not located near any public street since the proposed building is located far on the interior part of the overall parcel, so the required street setback is met.
 2. *No minimum setback is required from any private street.* No private street exists nearby the project area and no setback applies

3. *Front Yard: no minimum.* No setback applies
 4. *Rear Yard: no minimum.* No setback applies
 5. *Side Yard: no minimum.* No setback applies
- c. *Height Requirements. Buildings shall not exceed 50 feet unless a height of up to 75 feet is approved pursuant to Article XVIII, Section 18.34 of Ordinance No. 348. An observation tower built as part of large scale recreational use shall not exceed 70 feet in height.* The Project proposes a maximum building height of 26 feet.
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. Salvage yards or vehicle dismantling yards, including storage, shall be enclosed by a solid masonry wall or combination landscaped earthen berm and masonry wall, not less than eight feet in height. Materials within the enclosed yard shall not be placed so as exceed the height of the surrounding wall, or berm and wall. No residential zones are adjacent to or immediately across the street from the Project site; therefore, this standard does not apply.*
- e. *Landscaping*
1. *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated.* This standard is met on the overall current Plot Plan and since the current Project would be developed within a paved area the Project does not propose to reduce any current landscape areas and the project would continue to comply with this standard.
 2. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways, Said landscaping strip shall not include landscaping located within the street right-of-way.* Since the current Project is not located along or nearby any public street this standard does not directly apply. This standard is met on the overall current Plot Plan.
 3. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* The current Project and the overall Plot Plan is not located adjacent to any lots or across from any lots with residential zoning, so this standard does not apply.
- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of Ordinance No. 348.* Based on the conceptual floor plans provided and the nature of the proposed building for storage of vehicles, no additional parking is necessary to serve the building. Parking is provided currently for the existing Plot Plan nearby the Project area that would serve any incidental need for parking for the building.

- g. *Trash Collection Areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. Trash collection areas for the Project is provided via nearby trash enclosures already constructed for the overall existing Plot Plan.
- h. *Outside Storage and Service Areas.* Outside storage and service areas may be required to be screened by structures or landscaping. No outside storage or service areas are proposed by the Project. Overall the existing Plot Plan provides screening from outside views via landscaping and walls.
- i. *Utilities.* Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- j. *Mechanical Equipment.* Mechanical equipment used in the manufacturing process may be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- k. *Lighting.* All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Sports lighting, consisting of exterior nighttime lighting for ballfields, racetracks, and other sporting activities, shall not be permitted. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties. The Project does not propose and high level outdoor lighting.

Other Findings:

- 2. This Project is not located within a Conservation Area of the Coachella Valley MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
- 3. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

Fire Findings:

- 1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
- 2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Environmental Impact Report for the Specific Plan and subsequent Addendums to the Environmental Impact Report, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

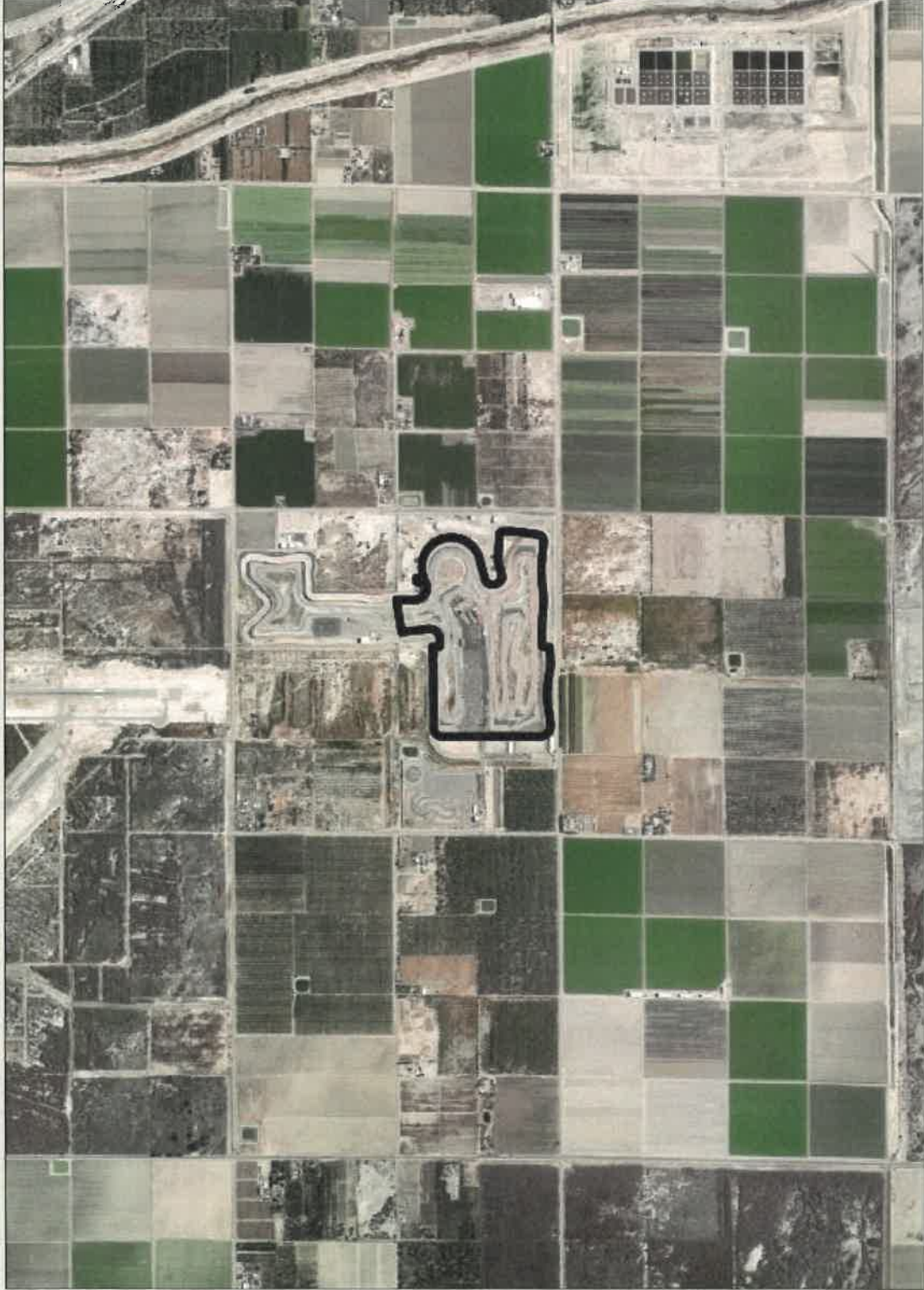
PUBLIC HEARING NOTIFICATION AND OUTREACH

This Project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls who indicated support or opposition to the proposed Project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.

Map My County Map



Legend

- Blue Line Streams
- Dotted Line City Areas



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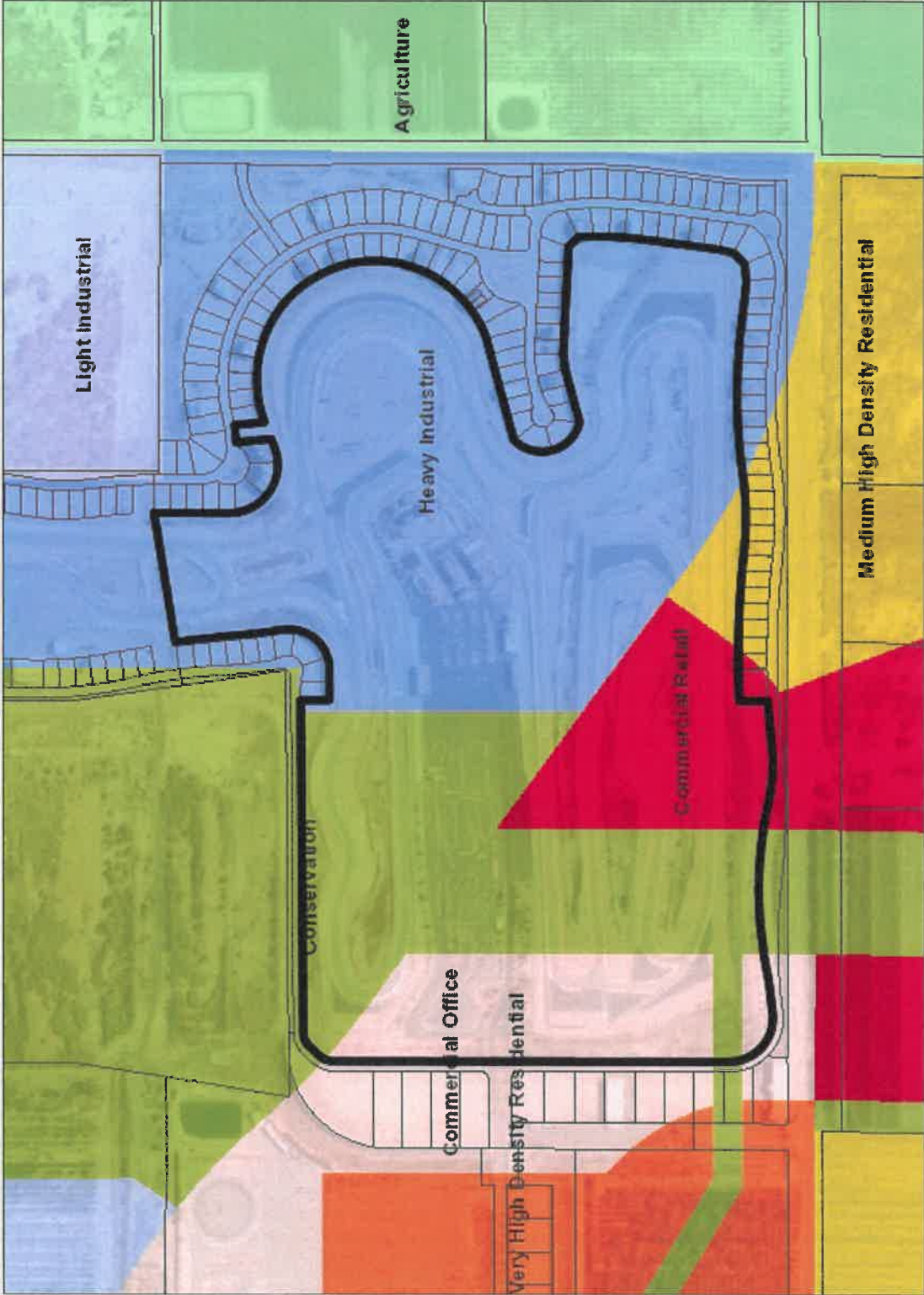
Map My County Map



Legend

- Parcels
- General Plan Land Use**
- Rural Community - Estate Density /
- Rural Community - Very Low Density
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

Notes



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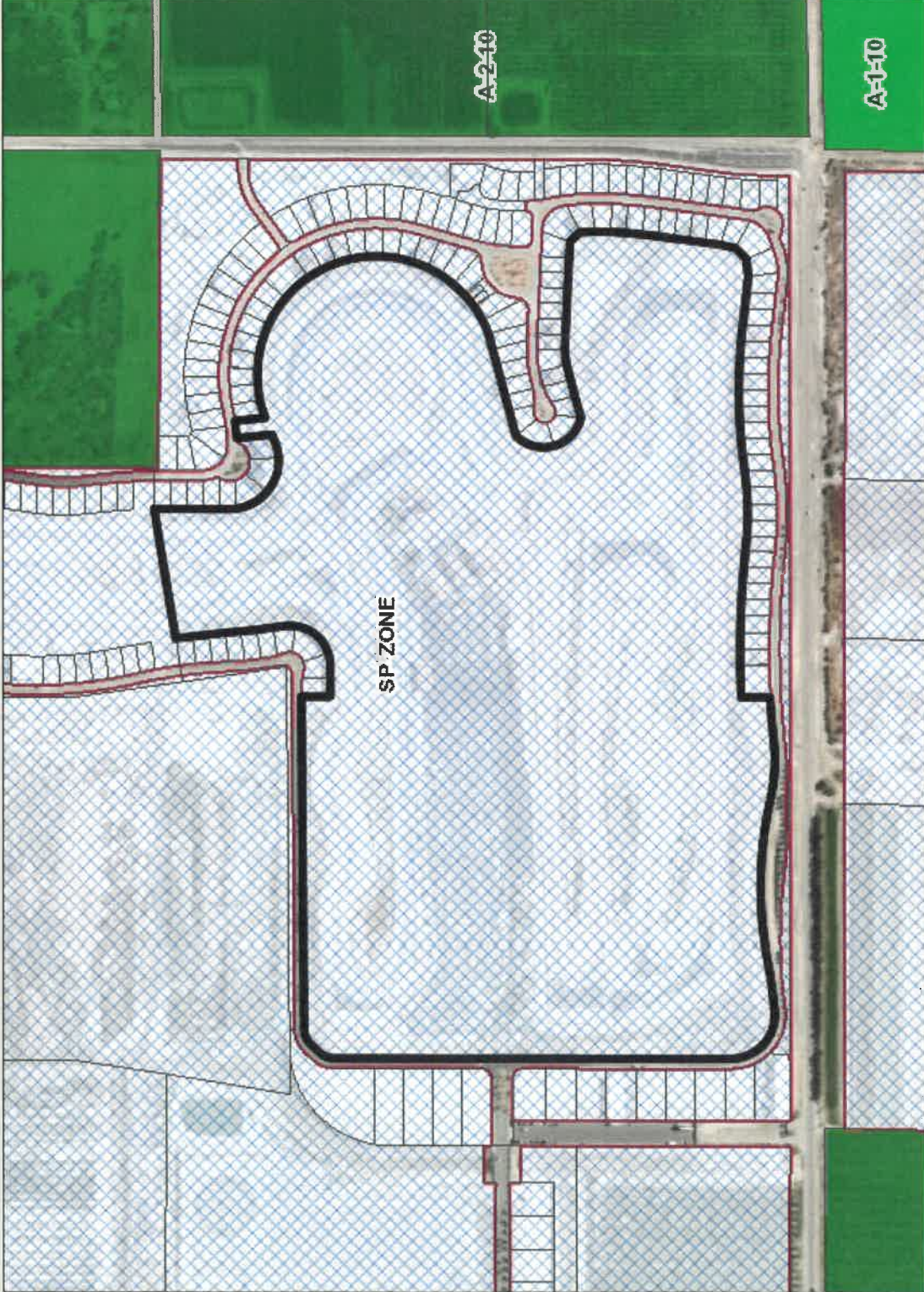
Map My County Map



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes



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Map My County Map



- Legend**
- Parcels
 - Blueline Streams
 - ⋮ City Areas



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Notes

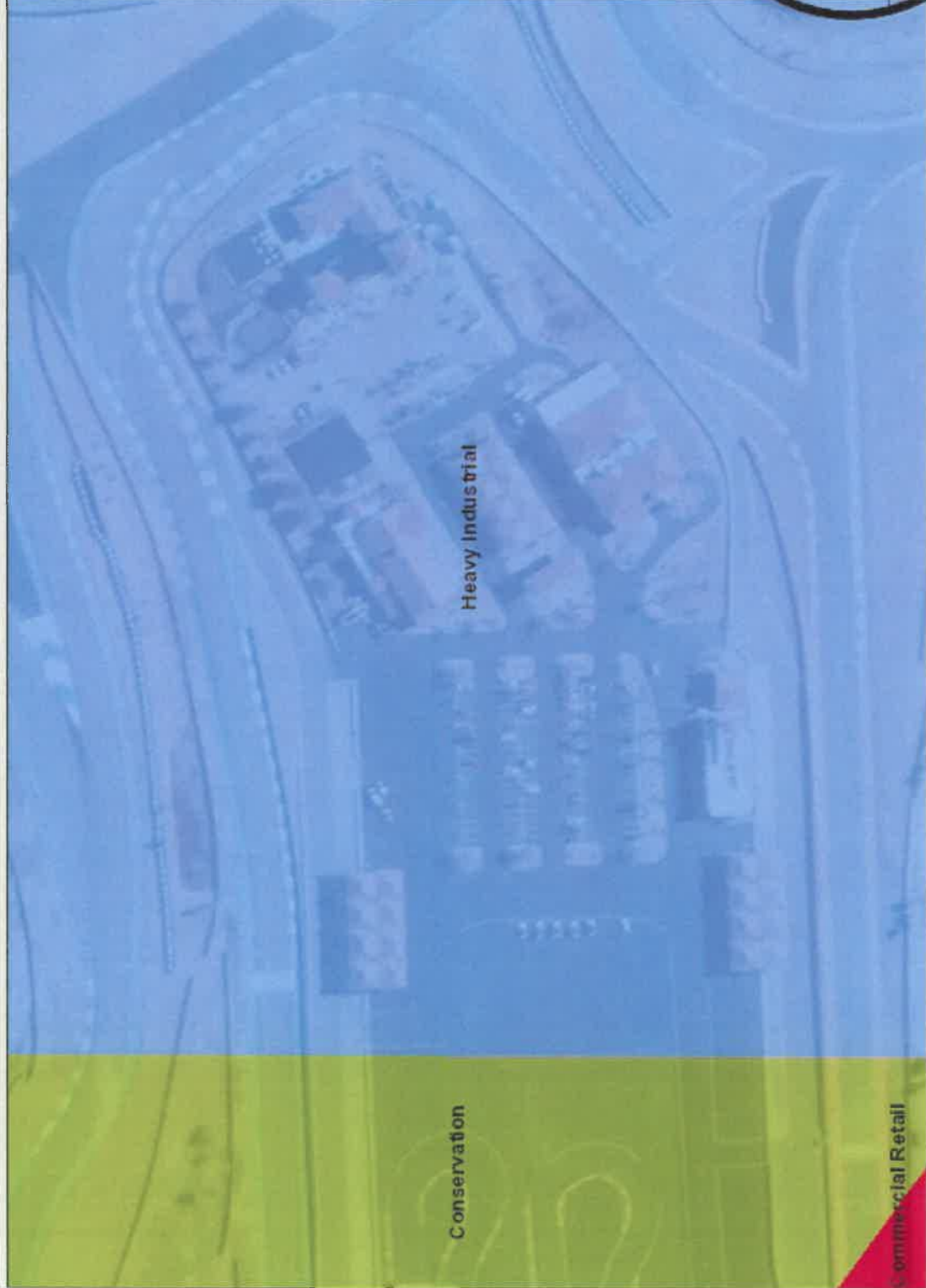
Map My County Map



Legend

- Parcels
- General Plan Land Use**
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes



Notes

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

ACIT

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Map My County Map



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10



Notes

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Map My County Map



- Legend**
-  Parcels
 -  Blueline Streams
 -  City Areas



0 188

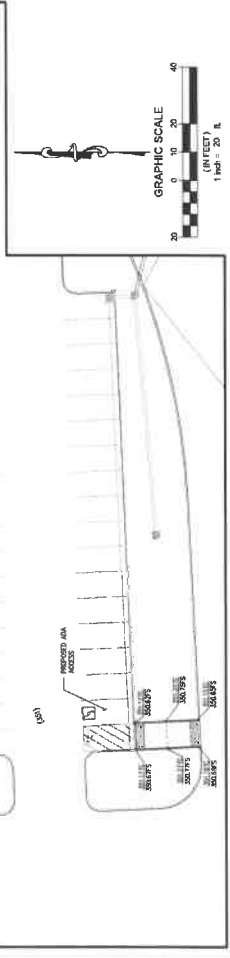
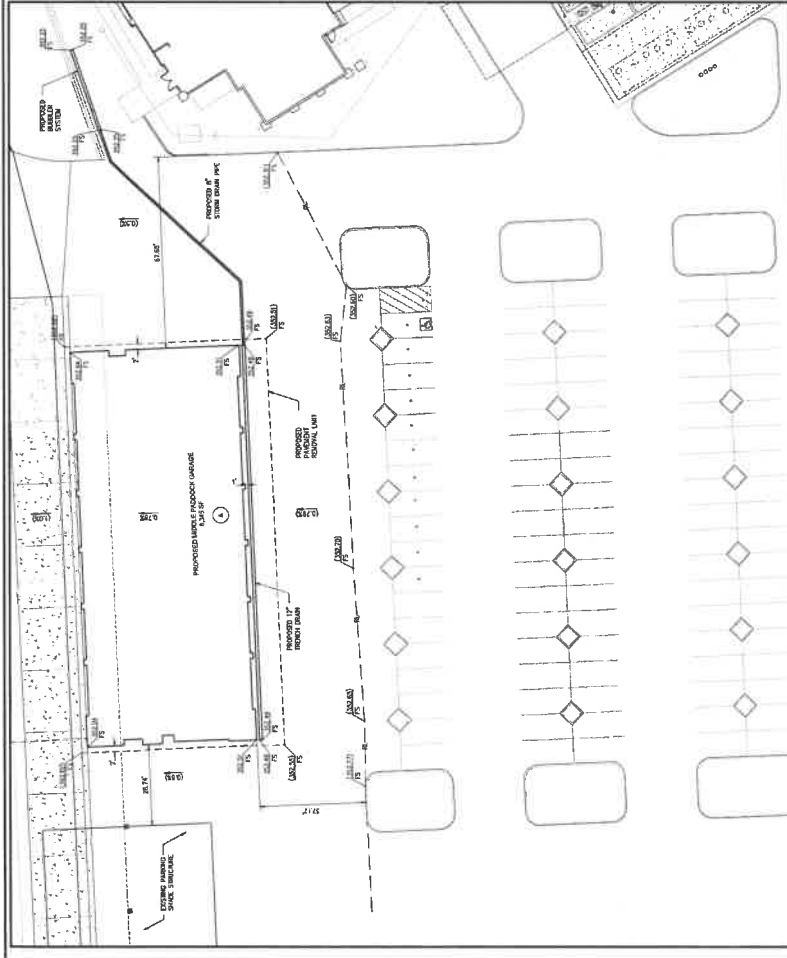
376 Feet

REPORT PRINTED ON...6/30/2020 8:38:35 AM

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Notes

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MIDDLE PADDOCK GARAGE PARKING CALCULATIONS

BUILDING NAME	SIZE	USE	TOTAL PARKING PROVIDED	AREA PROVIDED
MIDDLE PADDOCK GARAGE	3,200 SF	Garage	111	11
EXISTING PARKING SPACES				
TOTAL			111	11

MIDDLE PADDOCK GARAGE PROPOSED BUILDING LEGEND AND DATA

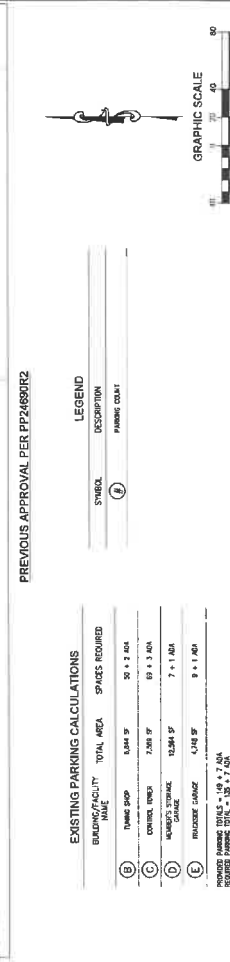
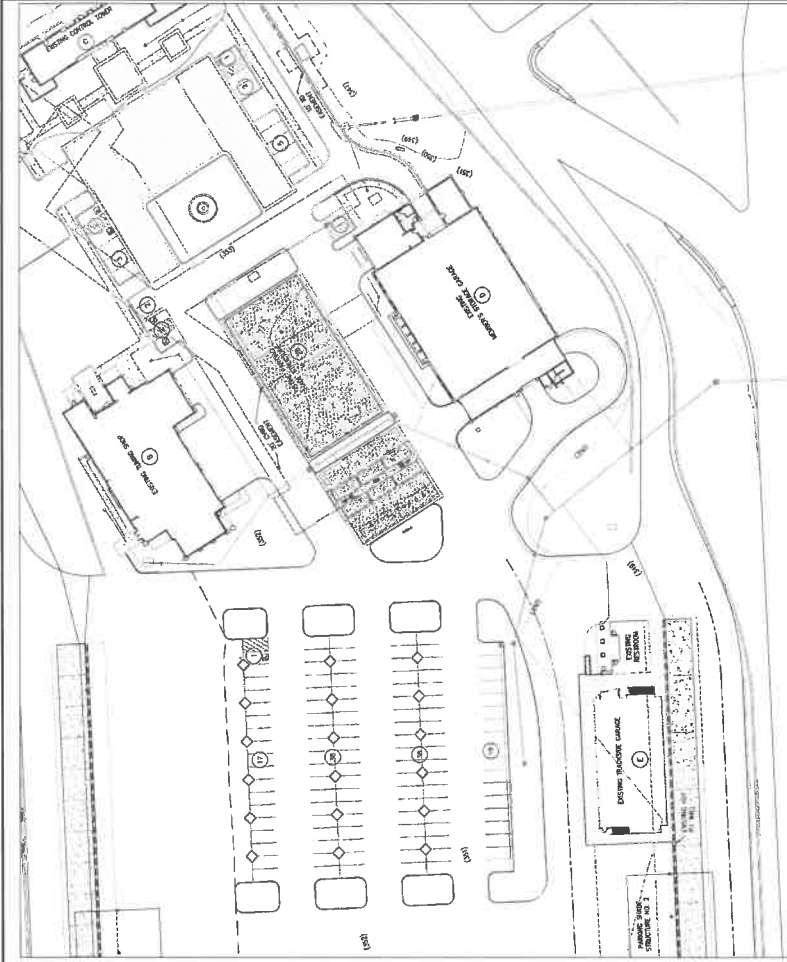
BUILDING NAME	SIZE	CONSTRUCTION TYPE	OCCUPANCY
MIDDLE PADDOCK GARAGE	3,200 SF	W	UAS

DIFFERENCES BETWEEN APPROVED PP24690R2 & PROPOSED PP24690R3

- ADDED MIDDLE PADDOCK GARAGE

LEGAL DESCRIPTION FOR MIDDLE PADDOCK GARAGE
 LOT 10 OF MIDDLE PADDOCK TRACT, AS PER THE ORIGINAL RECORDS, BEING PART OF SECTION 11, T.6S., R.8E., S.B.B.M., COUNTY OF SAN DIEGO, CALIFORNIA.

DATE: 09/18/2013
 BY: [Signature]
 THE PROJECT IS LOCATED WITHIN THE GMA, WHICH SPECIFIC PLAN NO. 241.



EXISTING PARKING CALCULATIONS

BUILDING/FACILITY NAME	TOTAL AREA	SPACES REQUIRED
TRUCK SHOP	5,244 SF	20 x 1.2 SPA
EXISTING RECORDS	2,200 SF	63 x 1.5 SPA
MIDDLE PADDOCK GARAGE	12,294 SF	7 x 1.1 SPA
MIDDLE PADDOCK GARAGE	4,718 SF	9 x 1.1 SPA
TOTAL	22,456 SF	99 x 1.2 SPA

LEGEND

SYMBOL	DESCRIPTION	PARKING COUNT
(A)	EXISTING RECORDS	

APPROVED BY: [Signature]

APPROVED BY: [Signature]

BENCH MARK: CALIFORNIA STATE MAPPING SYSTEM, 1/4" = 1" SCALE, 1985. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT, BEING THE INTERSECTION OF THE CALIFORNIA STATE MAPPING SYSTEM, 1/4" = 1" SCALE, 1985. THE BENCH MARK IS LOCATED AT THE CORNER OF THE LOT, BEING THE INTERSECTION OF THE CALIFORNIA STATE MAPPING SYSTEM, 1/4" = 1" SCALE, 1985.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE 1985 CALIFORNIA STATE MAPPING SYSTEM, 1/4" = 1" SCALE, 1985. THE BEARINGS ARE BASED UPON THE 1985 CALIFORNIA STATE MAPPING SYSTEM, 1/4" = 1" SCALE, 1985.

STAMP: [Professional Seal]

REVISIONS:

NO.	DATE	DESCRIPTION
1		

DRAWING NAME: PP 24690R3 02 PP

PLOT PLAN NO. 24690R3

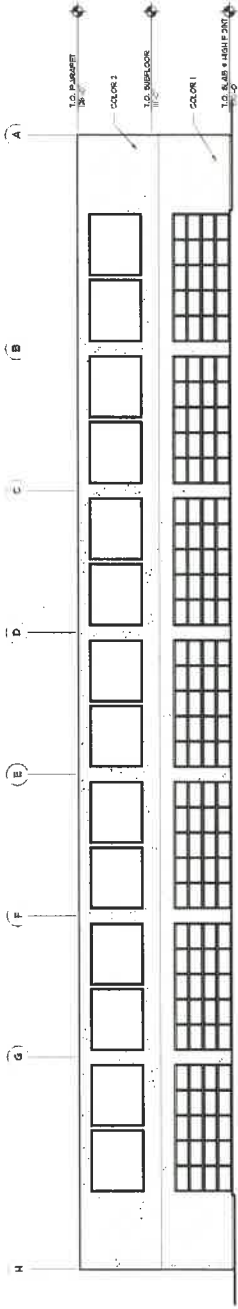
THE THERMAL CLUB

PM36293-1, FAST TRACK #2011-11

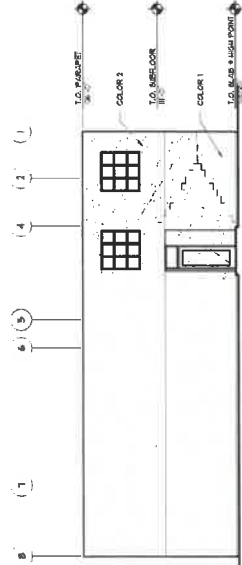
BEING A PORTION OF THE SE 1/4 OF SECTION 33 T.6S., R.8E., S.B.B.M.

PROJECT NO. 0590.0001.505

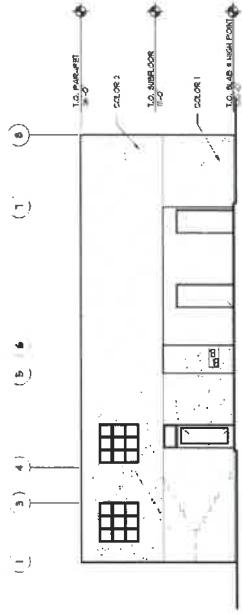
SHEET 2 OF 2



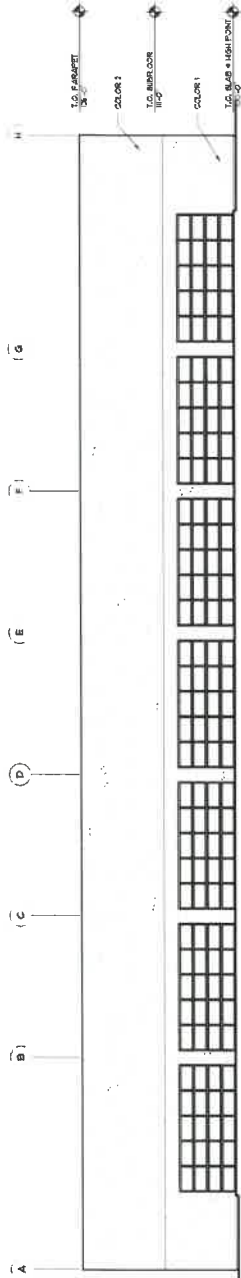
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

nfa
Nelson
Fletcher
Associates, P.C.
1100 West 17th Avenue, Suite 200
Denver, Colorado 80202
Tel: 303.733.8800
Fax: 303.733.8801
www.nfa.com

No. _____ Revision _____
Date _____

Project Number: 18488
PADDOCK GARAGE

Architect: Nelson Fletcher Associates, P.C.
Client: ILC, LLC
Contract: 18488
Date: August 28, 2018

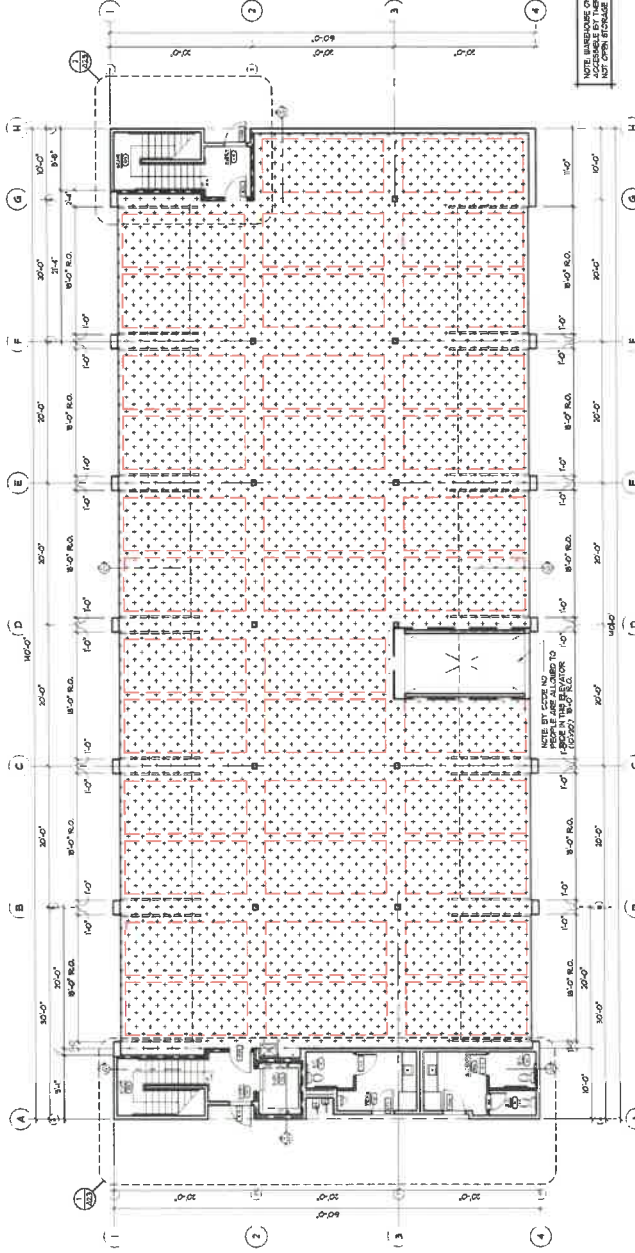
Sheet Title:
EXTERIOR ELEVATIONS
Sheet Number:

A3.1

No.	Date	Revision

Project Name: **PADDOCK GARAGE**
 Date: 12-15-2011

LEGEND	
<p>WAREHOUSE (1 OCC / 200 SF) WAREHOUSE 183 SF AT (1000) * TOTAL FIRST LEVEL OCCUPANCY * 39.7</p>	<p>TOTAL ALLIC OCCUPANCY LOAD: MAIN LEVEL OCC. LOAD 39.7 UPPER LEVEL OCC. LOAD 147.1 TOTAL OCC. LOAD: 186.8</p>
<p>SQUARE FOOTAGE MAIN LEVEL FLOOR PLAN * 8348 S.F. UPPER LEVEL FLOOR PLAN * 8350 S.F. TOTAL SQUARE FOOTAGE * 16698 S.F.</p>	



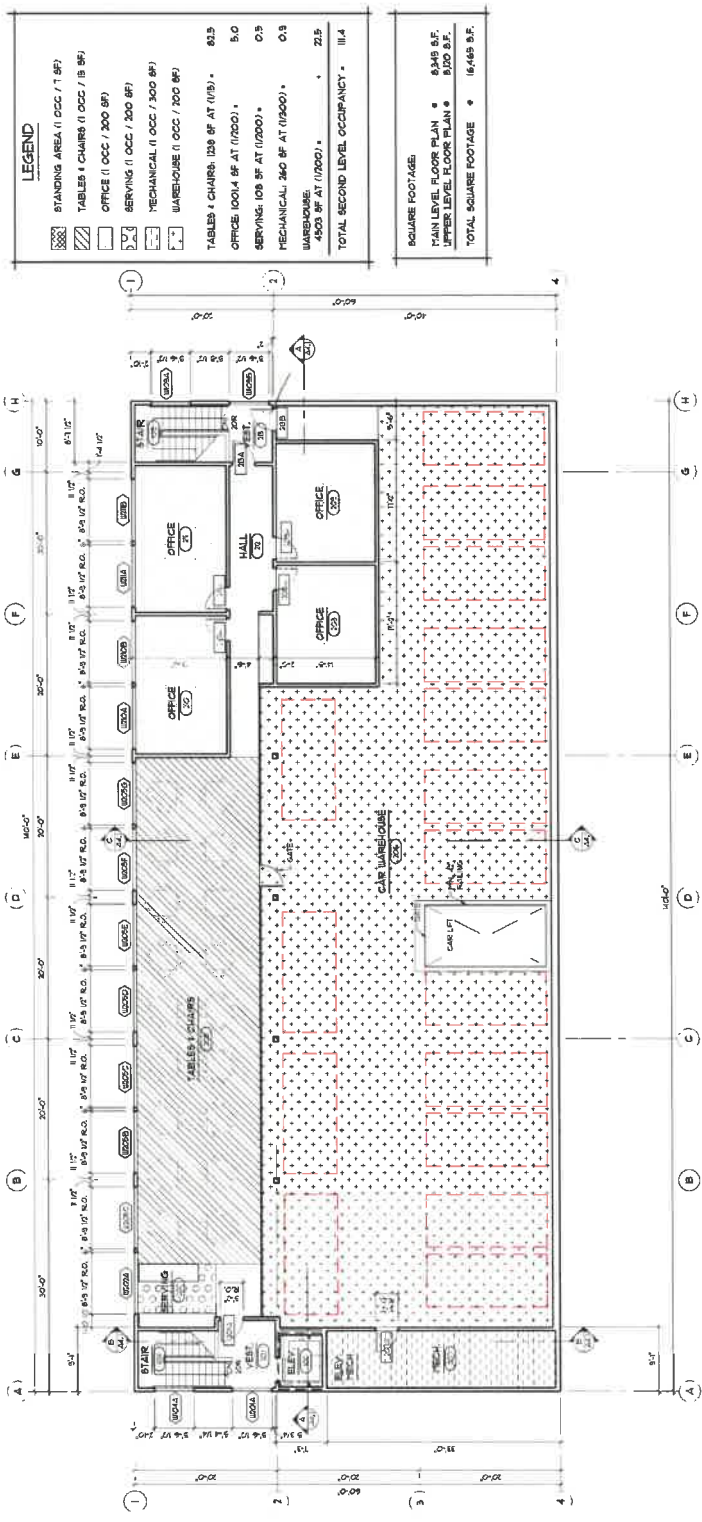
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

OPTION 2

Project Name: **PADDOCK GARAGE**
 Date: 12-15-2011

Project Name: **PADDOCK GARAGE**
 Date: 12-15-2011

Sheet Number: **A2.1**



OPTION 2



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



07/07/20, 12:11 pm

PP24690R03

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP24690R03. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Causes for Revocation

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 2 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:
(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP24690R2 or its associated environmental documentation; and,
(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP24690R2, including, but not limited to, decisions made in response to California Public Records Act requests; and
(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Use Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 4 AND - Notification Document

The following requirements are included as part of the approval for PP24690R2 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Thermal (Adopted 7/21/2009)
3. Kohl Ranch Specific Plan - Design Guidelines

Advisory Notification. 6 AND - EIR Mitigation Measures

Incorporation of all adopted EIR No. 396 Mitigation Measures.

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)
 Exhibit A (Site Plan).
 Exhibit B (Elevations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Exhibits (cont.)

Exhibit C (Floor Plans)

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 9 AND - Project Description & Operational Limits

The use hereby permitted by this Plot Plan is for a members only private race track of approximately 5.2 miles in length with multiple configurations for simultaneous use with associated race track buildings including 8,392 square foot tuning shop, 9,197 square foot control tower, 13,174 square foot members garage, members entertainment garage units (typical 7,150 SF), 2,296 square foot fuel island, 708 square foot gate house, 374 square foot irrigation and reservoir pump building, 12,515 square foot team garage, 16,465 middle paddock garage, a 40,000 square foot Coachella Valley Water District well site, and a public smaller track along Tyler Street.

This Revised Plot Plan is specifically to construct and operate a new 16,465 square foot two-story building identified as the "middle paddock garage" that will include a garage area for storage of vehicles, a lounge for track viewing, dining, and offices within the existing Thermal Motorsports Club facility. The proposed building is located on an overall parcel area of 139.26 acres, but the project area is limited to the proposed 8,345 square foot building footprint that is currently paved.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-USE - DUST CONTROL

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

BS-Grade. 4 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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

BS-Grade. 5 0010-BS-Grade-USE - FINISH GRADE

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 9 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 10 0010-BS-Grade-USE - OFFST. PAVED PKG

All off street parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

BS-Grade. 11 0010-BS-Grade-USE - RETAINING WALLS

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

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS (cont.)

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to all building(s).
2. Connect to all accessible parking loading/unloading areas.
3. Connect to accessible sanitary facilities.
4. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

BS-Plan Check. 2

Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

NOTIFICATIONS:

- 1- call out the required ADA parking inside the garage parking.

ACCESSIBLE PATH OF TRAVEL:

- 1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel.

The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2

Gen - Custom (cont.)

2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS GUIDLINE:

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

Total Number of EVCS at a Facility 1 Minimum Number (by type) of Accessible EVCS Required
Van Accessible (VA), Standard Accessible (SA), Ambulatory (A)

1 to 4: 1 (VA), 0 (SA), 0 (A)

5 to 25: 1 (VA), 1 (SA), 0 (A)

26 to 50: 1 (VA), 1 (SA), 1 (A)

51 to 75: 1 (VA), 2 (SA), 2 (A)

76 to 100: 1 (VA), 3 (SA), 3 (A)

101 and over: 1, plus 1 for each 300, or fraction thereof, over 100 (VA), 3, plus 1 for each 60, or fraction thereof, over 100 (SA), 3, plus 1 for each 50, or fraction thereof, over 100 (A).

EV PARKING:

Revise the site plan to show the required designated EV parking per CGC.

DISABLED ACCESS :

EVCS are not considered parking spaces by the code. In addition, the required accessible parking spaces shall not double as required EVCS. 11B-208.1.

Required Number of Accessible EVCS

Where EVCS are provided for public use or common use, accessible EVCS shall be provided in accordance with the table below. (11B-228.3.1) (11B-228.3.2) (11B-228.3.2.1)

Electric Vehicle Charging Stations for Public Use and Common Use

EVCS Locations

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2

Gen - Custom (cont.)

Accessible EVCS that serve a particular building or facility shall be located on an accessible route to an accessible entrance. (11B-812.5.1) (11B-812.5.1)

Where EVCS do not serve a particular building or facility, accessible EVCS shall be located on an accessible route to an accessible pedestrian entrance of the EV charging facility. (11B-812.5.1) (11B-812.5.1)

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge. (11B-812.5.4)

E Health

E Health. 1

0010-E Health-INDUSTRIAL HYGIENE NOISE STUDY

The following recommendations shall be applied to the project based on the information provided:

1. The windows of the occupied buildings shall use soundproofing of Sound Transmission Class (STC) rating of 34 or higher.
2. Provide closed windows for all occupied buildings requiring a means of mechanical ventilation (e.g. air conditioning) per UBC requirements.
3. Provide walls with a minimum STC rating of 45. An example to achieve the STC level is using (2) two layers 1/2" gypsum board each side, 3 1/2" fiber glass insulation.
4. All window and door assemblies used throughout the project should be free of cut outs and openings shall be well fitted and weather stripped.
5. Provide sufficient noise barrier on the west side for the existing race track. A 12 foot barrier will be required along Tyler Street when the BMW, Go-cart track is in place.
6. Maximum noise level of 100 dBA at a distance of 50 feet to the nearest edge of the track surface. The 100 dBA maximum limit would produce an "average" trackside level of 90 dBA Leq.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

E Health. 2

0010-E Health-PP24690 R2 COMMENTS

Plot Plan 24690 Revision No. 2 is proposing that all sewers within the project boundaries to be private per agreement with the Coachella Valley Water District (CVWD). It is to be the responsibility of the property owners to ensure that all sewerage requirements are met with CVWD as well as all other applicable agencies. In addition the Conditions of Approval (COAs) as stated in the original PP24690 and PP2469 Revision No. 1 shall be applicable to PP24690 Revision No 2. Compliance to these COAs shall be required.

Fire

Fire. 1

Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1

Fire (cont.)

1. **Fire Hydrants and Fire Flow:** Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (CFC) 507.5.1, 3312, Appendices B and C.
2. **Fire Department Access:** Prior to building permit issuance, provide a fire access site plan. Access roads shall be provided to within 150 feet to all portions of the exterior building walls and shall have an unobstructed width of not less than 24 feet. The construction of the access roads shall be all weather and capable of sustaining 60,000 lbs. over two axels. Approved vehicle access, either permanent or temporary, shall be provided during construction Ref. CFC 503.1.1, 3310.1 and 503.2.1
3. **Requests for installation of traffic calming designs/devices on fire apparatus access roads** shall be submitted and approved by the Office of the Fire Marshal. Ref. CFC 503.4.1
4. **Construction Permits Fire Department Review:** Submittal of construction plans to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews these plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code, and related codes, which are in effect at the time of building plan submittal.
5. **Fire Sprinkler System:** All new commercial structures 3,600 square feet or larger shall be protected with a fire sprinkler system. Ref CFC 903.2 as amended by the County of Riverside.
6. **Fire Alarm and Detection System:** A water flow monitoring system and/or fire alarm system may be required and determined at time of building plan review. Ref. CFC 903.4, CFC 907.2 and NFPA 72
7. **Knox Box and Gate Access:** Buildings shall be provided with a Knox Box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Ref. CFC 506.1
8. **Addressing:** All commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required. Ref. CFC 505.1 and County of Riverside Office of the Fire Marshal Standard #07-01

Planning

Planning. 1

0010-Planning-USE - 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,

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Planning

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0010-Planning-USE - UPDATE #2 TO GEO02230 (cont.)

Update letters for County Geologic Report (GEO) No. 2230 submitted for this project (PP24690R2) were prepared by Sladden Engineering and are entitled "Geotechnical Update and Building Pad Recertification - Track Side Garage" and "Geotechnical Update - Members Club" for The Thermal Club, Thermal Area, Riverside County, California, dated July 27, 2017 and November 3, 2017, respectively. In addition, the following documents have been previously submitted for the project:

"Geotechnical Update, Tentative parcel Map 36844, The Thermal Club, Thermal Area, Riverside County, California", dated April 7, 2015.

"Grading Plan Review and Change of Consultant Confirmation letter," by Sladden Engineering, dated January 10, 2012.

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

"Preliminary Geotechnical Investigation, Thermal Motorsports Park, (Kohl Ranch Raceway Park), Thermal, California", by Southern California Soil & Testing, Inc., dated November 17, 2010.

These documents are herein incorporated as a part of GEO02230.

GEO02230 Update concluded:

- 1.The Track Side Garage area was originally rough graded in 2013 and was recently re-graded.
- 2.Current compaction testing indicates that a minimum 90 percent relative compaction was attained in the areas tested.
- 3.The surface soil in the Track Side Garage area is classified as "medium" expansion category.
- 4.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.
- 5.In the Members Club area, it is our opinion that the recommendations included within the referenced reports remain applicable for the design and construction of the proposed building foundations.
- 6.The site soil in the Members Club area are classified as "very low" to "low" expansion category.

GEO02230 Update recommended:

1. In order to achieve firm and uniform bearing conditions on the Members Club building pad area, we

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22

ALUC Conditions (cont.)

utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, hazards to flight, and, in the Compatibility Zone B1 portion of the project, aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

3. The attached notice shall be provided to all prospective purchasers and tenants of the property, and shall be recorded as a deed notice.

4. Any detention or retention basin(s) shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. Noise attenuation measures shall be incorporated into the design of office areas of structures, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

6. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.

7. No portion of any roadway or track shall be located within the Runway Protection Zone.

8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.

9. Development of the areas addressed through Plot Plan No. 24690, Plot Plan No. 24690, Revised Permit No. 1, Plot Plan No. 24690, Revised Permit No. 2, and Plot Plan No. 24690, Revised Permit No. 3 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.

10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).

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Planning

Planning. 22

ALUC Conditions (cont.)

11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only or their designees.
12. The following special occupancy load restrictions shall be posted:
 - (a) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.
 - (b) The maximum number of persons permitted in the members' storage garage in the village area at any given time shall not exceed seventy-five (75) persons.
 - (c) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.
13. No trees, light poles, utility poles, or any other object greater than four feet in height and thicker than four inches shall be allowed within designated open areas.
14. Per the applicant's comment, racing on the track shall be limited to the hours of 7:00 A.M. to 7:00 P.M.
15. No pole affixed lighting shall be allowed on interior private streets.

The following conditions apply to portions of the area with development approved pursuant to Plot Plan No. 24690 with its associated Revised Permits and Substantial Conformance determinations, but which lie outside the boundaries of the parcel upon which the building evaluated through PP24690R3 is proposed. No changes are being made to these conditions (other than condition numbering).

16. Prior to building permit issuance on any of the Founders' Lots not allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, entertainment, and kitchen areas, as applicable, not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, and a height not exceeding two stories or 42 feet, whichever is less. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than storage, garage, or warehousing uses, or with a height exceeding two stories or 42 feet, whichever is less, shall be submitted to the Riverside County Airport Land Use Commission for review.
17. Development on Founders' Lots not allowing overnight stays shall comply with the following standards: (1) floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than storage, garage, and warehousing uses shall not

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22

ALUC Conditions (cont.)

exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential use or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of those criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

18. A notice to potential purchasers of lots not allowing overnight stays, indicating that no residential uses or overnight occupancy shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding the content of the notice. Said instrument shall be recorded at the time of map recordation for Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs.

19. Prior to building permit issuance on any of the Founders' Lots allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either (1) the proposed building does not exceed the "Standard Unit" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.

20. Development on Founders' Lots shall be reviewed for determination of whether FAA review is required for Obstruction Evaluation. The Exhibit titled Buildings Summary Table and dated March 27, 2012 shall be used as a guide for determining whether a building is required to be reviewed based on the pad elevation, building height, distance to the ultimate end of the runway, and a relevant slope ratio of 1:100. ALUC staff shall be consulted if there is any issue with this determination at time of building permit application. If FAA review is deemed to be required, the development shall comply with any subsequent determination and conditions from the FAA.

21. The covenants, conditions, and restrictions established for this project shall specify that any splash pools or other water features associated with individual member garage units shall be equipped with covers. The water shall not be allowed to stagnate and shall be completely covered at all times when the individual member garage unit is not in immediate use.

22. Prior to issuance of certificates of occupancy or final inspection approval for garage units on Lots 156 through 201, a block wall shall be constructed in conjunction with the progressive development phasing along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.

23. The irrigation reservoir shall be completely covered at all times from top, sides, and bottom so as to prevent access by birds and other wildlife. The cover shall consist of 1" x 1" UV-protected polypropylene

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22

ALUC Conditions (cont.)

mesh secured at ground level around the edges and suspended four feet above the edge elevation, on steel cables spread not greater than 30 feet apart, as depicted on the attached exhibits. The suspension design is intended to allow for the sagging of the netting material without touching the surface of the waters, so that the material stays dry. The cables and netting material shall be maintained in operable condition (no gaps or tears) throughout the life of the permit, as long as the reservoir holds water or other liquid.

24. In the event that wildlife activity is observed as a result of the presence of the irrigation reservoir on-site, upon notification to the airport operator [currently the Riverside County Transportation and Land Management Agency], the airport operator shall notify Thermal Operating Company, LLC (or its successor(s)-in-interest) (Hereafter referred to as "Owner") in writing. Within 15 days of written notice, the Owner shall be required to promptly take all measures necessary to eliminate such wildlife activity, including, if necessary, but not limited to, the emptying of the reservoir and repair or replacement of the netting material. The Owner shall work with the airport operator to prevent recurrence of the wildlife activity. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the Owner and the airport operator to assure that the cables and netting material continue to prevent access to the water. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

Planning-GEO

Planning-GEO. 1

GEO200022 ACCEPTED

County Geologic Report GEO No. 200022, submitted as an update to GEO02230 for the project TR24690R3, was prepared by Sladden Engineering and is titled; "Geotechnical Update, Proposed Middle Paddock Garage, The Thermal Club, Revised Plot Plan No. 24690R3, Thermal Area, Riverside County, California", dated June 19, 2020. In addition, the following documents have been previously submitted for the project:

"Geotechnical Update and Building Pad Recertification – Track Side Garage for The Thermal Club, Thermal Area, Riverside County, California", dated November 3, 2017.

"Geotechnical Update – Members Club for The Thermal Club, Thermal Area, Riverside County, California", dated July 27, 2017.

"Geotechnical Update, Tentative parcel Map 36844, The Thermal Club, Thermal Area, Riverside County, California", dated April 7, 2015.

"Grading Plan Review and Change of Consultant Confirmation letter", dated January 10, 2012.

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

"Preliminary Geotechnical Investigation, Thermal Motorsports Park, (Kohl Ranch Raceway Park), Thermal, California", by Southern California Soil & Testing, Inc., dated November 17, 2010.

GEO200022 concluded:

1. The paddock area was originally rough graded in 2013 and was subsequently paved with asphalt.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO200022 ACCEPTED (cont.)

2. Based on our review of the above referenced reports and our understanding of the proposed construction, it is our opinion that the recommendations provided in the referenced reports remain applicable except as amended herein.
 3. The surface soil in the paddock area is classified as “low” to “medium” expansion category.
 4. The potential liquefaction related seismic settlements are expected to be less than one inch (0.85 inches). The potential differential settlements of approximately ½ inch are expected to occur over a horizontal distance of approximately 50 feet.
 5. It is our opinion that the remedial grading and foundation design parameters provided within the referenced geotechnical reports and summarized herein provide adequate mitigation of potential seismic settlements and remain applicable.
 6. The site soil in the Members Club area are classified as “very low” to “low” expansion category.
- GEO200022 recommended:
1. Because the paddock area was previously rough graded including over-excavation and re-compaction of the native surface soils along with the placement of engineered fill soil, the remedial grading required at this time for the new Middle Paddock Garage should be minimal.
 2. The existing asphalt pavement should be removed from the proposed building area.
 3. The exposed surface soil should be compacted to a minimum of 90 percent relative compaction prior to fill placement.
 4. All other recommendations presented in our previous reports remain valid.

GEO No. 200022 satisfies the requirement for an updated geologic/geotechnical study for Planning/CEQA purposes. GEO No. 200022 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1

0010-Transportation-USE - PREVIOUS CONDITIONS

All previously approved Transportation Department Conditions of Approval for Plot Plan No. 24690 and Plot Plan No. 24690R1 continue to apply.

Transportation. 2

0010-Transportation-USE - SIDEWALK

At the request of the applicant, Transportation Department has no issue with eliminating the sidewalk within private streets, however, the Developer shall provide path of travel/access to members garages or other member facilities, as applicable, in compliance with ADA requirements and as approved by the Director of Building & Safety.

Waste Resources

Waste Resources. 1

Waste - General

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1

Waste - General (cont.)

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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

The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended.

Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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Parcel: 759180013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department 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.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction

Plan: PP24690R03

Parcel: 759180013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied
permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

060 - BS-Grade. 7 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 8 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 9 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 10 IMPROVEMENT SECURITIES Not Satisfied
Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Planning

060 - Planning. 1 0060-Planning-USE*- CVWD CLEARANCE Not Satisfied
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 October 3, 2017, summarized as follows:
"this notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service."

Plan: PP24690R03

Parcel: 759180013

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE*- FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 24690R2 Revision No. 2, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRN-Grade

060 - TRN-Grade. 1 BMP Permit Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - TRN-Grade. 2 Fire Department Approval for Driveway(s) Not Satisfied

Driveways 150 feet in length and longer shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the County - and shall require their approval prior to issuance of the grading permit.

060 - TRN-Grade. 3 Geotechnical Reports Not Satisfied

A geotechnical/soils report(s) in accordance with the CALIFORNIA BUILDING CODE AND RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit.

060 - TRN-Grade. 4 PM10 Plan Required Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1. The PM10 plan shall require the posting of signs in accordance with the Coachella Valley Fugitive Dust Control Handbook.
2. All PM10 measures must be in place prior to commencing any grading activity on site.
3. The owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

060 - TRN-Grade. 5 Pre-construction Meeting Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or

Plan: PP24690R03

Parcel: 759180013

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT (cont.) Not Satisfied
approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

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

080 - BS-Grade. 3 No Building Permit W/O Grading Permit Not Satisfied

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

080 - BS-Grade. 4 Rough Grade Approval Not Satisfied

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

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

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

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

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

E Health

080 - E Health. 1 0080-E Health-USE - FOOD PLANS REQD Not Satisfied

Plan: PP24690R03

Parcel: 759180013

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - FOOD PLANS REQD (cont.) Not Satisfied

A total of (3) three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations. Contact Tracey Ford with District Environmental Services if you have any questions. (760) 863-8287

080 - E Health. 2 0080-E Health-USE - POOL PLANS REQD Not Satisfied

A set of(3) three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code. Please contact Tracey Ford with District Environmental Services at (760) 863-8287.

080 - E Health. 3 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Planning

080 - Planning. 1 0080-Planning-USE- ALUC NOTE Not Satisfied

Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment.

080 - Planning. 2 0080-Planning-USE*- CC&R C/I MO COMMON EASE Not Satisfied

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit 'A', attached hereto.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.

An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE*- CC&R C/I MO COMMON EASE (cont.) Not Satisfied
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' or any reciprocal easement established pursuant to the Declaration."

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

080 - Planning. 3 0080-Planning-USE*- CC&R C/I MO COMMON LOT Not Satisfied

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, c) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Maintenance Operator established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' or any reciprocal easement established pursuant to the Declaration." Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE*- CC&R C/I MO COMMON LOT (cont.) Not Satisfied

080 - Planning. 4 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 5 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B.

080 - Planning. 6 0080-Planning-USE*- CVWD CLEARANCE Not Satisfied

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 3, 2017, summarized as follows:

"This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service."

080 - Planning. 7 0080-Planning-USE*- FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan 24690 Revision No. 2, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 8 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by

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Transportation

- 080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cc Not Satisfied
the prevailing MSHCP;
3)Shading plans for projects that include parking
lots/areas;
4)The use of canopy trees (24" box or greater) within the
parking areas;
5)Landscaping plans for slopes exceeding 3 feet in height;
6)Landscaping and irrigation plans associated with entry monuments. All monument locations and
dimensions shall be provided on the plan; and/or,
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for
reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval
by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation
and Park District, Jurupa Community Services District, Coachella Valley Water District, a County
Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for
review to the appropriate special district for simultaneous review. The permit holder shall show
evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit
holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The
Transportation department shall verify the landscape route is approved and the Plot Plan is in
TENTAPPR status. Upon verification of compliance with this condition and the APPROVED
EXHIBITS, the Transportation Department shall clear this condition.

- 080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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

NOTE:

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

- 080 - Transportation. 3 0080-Transportation-USE - OFF-SITE OPEN CHANNEL Not Satisfied

Applicant is proposing to modify off-site open channel, it shall be the responsibility of the
applicant/developer to submit drainage study to Coachella Valley Water District (CVWD) and
Transportation Department for review and comment. Upon approval from CVWD the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - OFF-SITE OPEN CHANNEL (con Not Satisfied
applicant/developer shall vacate existing drainage easements and dedicate new drainage easements.

080 - Transportation. 4 0080-Transportation-USE - TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent 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.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 3 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 3 Waste Recycling Plan (cont.) Not Satisfied
of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.) Not Satisfied
systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

- a.Inspection of Final Paving
- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety /

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied
Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied
If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied
The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 2 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied
All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 3 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied
If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 5 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 6 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of five (5) accessible parking spaces (one space for viewing deck, 4 spaces for members' club area of) for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 7 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of 68 parking spaces shall be provided (60 spaces for members' club and 8 spaces for viewing deck) as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

Trash enclosures, which are adequate to enclose a minimum of three bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 9 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance APPROVED EXHIBIT A the approved wall and fencing guidelines in the Kohl Ranch Specific Plan.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-USE*- WALL/BERM REQUIRED Not Satisfied

A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the perimeter of the proposed recreation building, swimming pool locker room, sports complex. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

Transportation

090 - Transportation. 1 0090-Transportation-USE - IMPROVEMENTS PHASING Not Satisfied

Improvements shall be constructed as stated below per phases.

Phase 1 (11.23 acres) will include a portion of parcel 226 of PM 36293-1. On-site work will include the fuel island, padlock, temporary sales trailer and operations tent.

Phase 2 (36.81 acres) will include parcels 1 through 90, parcels 192 through 215, and portions of parcels 226 and 227 of PM 36293-1. On-site work will include 114 founders lots, the irrigation reservoir, and adjacent on-site streets and utilities. Future on-site utility connections will also be constructed in this phase. A second entrance will be added from Polk Street. Off-site improvements of Polk Street will be constructed after last occupancy permit in Phase 2.

Phase 3 (1.84 acres) will include a portion of Parcel 226 of PM 36293-1. On-site work will include a portion of the Motorsports Village. Construction will include the tuning shop and trackside garage.

Phase 4 (1.79 acres) will include a portion of Parcel 226 of PM 36293-1. On-site work will include a portion of the Motorsports Village. Construction will include the project control tower.

Phase 5 (86.43 acres) will include a portion of parcel 226 of PM 36293-1, a portion of PM 36315 not mapped in PM 36293-1, and off-site improvements. On-site construction will include corporate lots and track support facilities. Off-site improvements include Tyler Street and reconfigured storm drain channel. Tyler Street improvements to be constructed after last occupancy permit in Phase 5.

Phase 6 (18.57 acres) will include parcels 91 through 145 and a portion of parcel 227 of PM 36293-1, and off-site improvements, on-site work will include 55 founders lots, adjacent on-site streets and utilities, as well as a CVWD well site in the north portion of the project. Off-site improvements of Avenue 60 will be constructed after last occupancy permit in Phase 6.

Phase 7 (15.38 acres) will include parcels 146 through 191 of PM 36293-1 and off-site improvements. On-site work will include 46 founders lots and adjacent on-site streets and utilities. Off-site work will include the construction of Avenue 60 culvert, Avenue 62 improvements. Off-site improvements will be constructed before the 10th to the last occupancy permit in Phase 7.

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to

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Transportation

090 - Transportation. 2 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (c Not Satisfied

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

090 - Transportation. 3 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

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

090 - Transportation. 4 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of

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Transportation

090 - Transportation. 4 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 5 0090-Transportation-USE - OFF-SITE OPEN CHANNEL Not Satisfied

Applicant is proposing to modify off-site open channel, it shall be the responsibility of the applicant/developer to submit drainage study to Coachella Valley Water District (CVWD) and Transportation Department for review and comment. Upon approval from CVWD the applicant/developer shall vacate existing drainage easements and dedicate existing drainage easements.

090 - Transportation. 6 0090-Transportation-USE - TRANSPORTATION CLEARANC Not Satisfied

A clearance from the Transportation Department is required prior to final occupancy. All of street improvements including all drainage improvements, channels, culverts, storm drains, inlets/outlets structures shall be in place as approved by Transportation Department. That shall include primary and secondary accesses as shown on previously approved Parcel Map No. 36293 and Plot Plan No. 24690.

090 - Transportation. 7 090 TRANSPORTATION - Landscape Inspection and Drougl Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

TRN-Grade

090 - TRN-Grade. 1 Precise Grade Approval Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance

Plan: PP24690R03

Parcel: 759180013

90. Prior to Building Final Inspection

TRN-Grade

090 - TRN-Grade. 1 Precise Grade Approval (cont.) Not Satisfied

from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

090 - TRN-Grade. 2 Required Grading Inspections Not Satisfied

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

090 - Waste Resources. 2 Waste - Mandatory Commercial Recycling and Organics Recy Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 3 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Plan: PP24690R03

Parcel: 759180013

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 4 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: December 2, 2019

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Coachella Valley Water District
Riv. Co. Fire Department (Palm Desert)

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: V. Manuel
Perez

PLOT PLAN NO. 24690, Revised Permit No. 3 – Applicant: JTM Land Company, LLC – Engineer/Representative: RCE Consultants, Inc. - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, westerly of Polk Street, located in Thermal, CA – 139 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 3 proposes an additional 9,280 square feet of trackside garage to be located in the Paddock Area to the north of the Main Parking lot and west of the Tuning Shop. The main level of the trackside garage consists of overflow car storage. The second floor will include a viewing/patio area. APN: 759-180-013 – **BBID: 561-744-487**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Management System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on December 19, 2019.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR June 15, 2020

Russell Betts
Desert Hot Springs

Mr. Russell Brady, Contract Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

(VIA HAND DELIVERY)

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1049TH20

John Lyon
Riverside

Related File Nos.: PP24690R3 (Plot Plan No. 24690, Revised No. 3)

Compatibility Zone(s): B1, C, and D (parcel); building in C

Steve Manos
Lake Elsinore

APN: 759-180-013 (portion)

Richard Stewart
Moreno Valley

Dear Mr. Brady:

Gary Youmans
Temecula

On June 11, 2020, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Case No. PP24690R3 (Plot Plan No. 24690, Revised No. 3), a proposal to develop a new 16,800 square foot two-story "middle paddock" garage with lounge (tables and chairs) for track viewing and dining and offices on the second floor as shown on attached Sheets A2.1 and A2.2 dated April 24, 2020, within the existing Thermal Club facility located southerly of 60th Avenue, westerly of Polk Street, northerly of 62nd Avenue, and easterly of Tyler Street in the unincorporated community of Thermal, **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, subject to the conditions below.

STAFF

Director
Simon A. Housman

The proposed building, as revised, provides for 1,238 square feet of tables and chairs area, 1,064 square feet of office area, 180 square feet of serving area, and a 332 square foot mechanical room on the second floor, in addition to 4,503 square feet of garage (car storage) area. The first floor provides 7,425 square feet of garage (car storage) area. (Stairways, landings, elevators, restrooms, and car lift are not included in the above calculations.)

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing. Outdoor lighting plans, if any, shall be transmitted to Riverside County Transportation and Land Management Agency – Aviation Division personnel and to the Jacqueline Cochran Regional Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.)
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations, or any type of strobe light, toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, highly noise-sensitive outdoor non-residential uses, hazards to flight, and, in the Compatibility Zone B1 portion of the project, aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.
3. The attached notice shall be provided to all prospective purchasers and tenants of the property, and shall be recorded as a deed notice.
 4. Any detention or retention basin(s) shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. Noise attenuation measures shall be incorporated into the design of office areas of structures, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 6. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission.
 7. No portion of any roadway or track shall be located within the Runway Protection Zone.
 8. No use of the automobile racetrack for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, is included in this determination of consistency.
 9. Development of the areas addressed through Plot Plan No. 24690, Plot Plan No. 24690, Revised Permit No. 1, Plot Plan No. 24690, Revised Permit No. 2, and Plot Plan No. 24690, Revised Permit No. 3 shall comply with all nonresidential intensity criteria and open area requirements of the applicable airport compatibility zones.
 10. All structures shall maintain a minimum perpendicular distance of 750 feet from any point along the centerline of Runway 17-35 of Jacqueline Cochran Regional Airport, as the runway is depicted on the Airport's Master Plan (including any point on the centerline of the runway as extended to the southerly boundary of Airport Compatibility Zone A).

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

11. Occupancy of the 3rd floor of the Control Tower shall be limited to track control officials only or their designees.
12. The following special occupancy load restrictions shall be posted:
 - (a) The maximum number of persons permitted in the tower building at any given time shall not exceed one hundred fifty (150) persons.
 - (b) The maximum number of persons permitted in the members' storage garage in the village area at any given time shall not exceed seventy-five (75) persons.
 - (c) The maximum number of persons permitted in the tuning shop building at any given time shall not exceed one hundred fifty (150) persons.
13. No trees, light poles, utility poles, or any other object greater than four feet in height and thicker than four inches shall be allowed within designated open areas.
14. Per the applicant's comment, racing on the track shall be limited to the hours of 7:00 A.M. to 7:00 P.M.
15. No pole affixed lighting shall be allowed on interior private streets.

The following conditions apply to portions of the area with development approved pursuant to Plot Plan No. 24690 with its associated Revised Permits and Substantial Conformance determinations, but which lie outside the boundaries of the parcel upon which the building evaluated through PP24690R3 is proposed. No changes are being made to these conditions (other than condition numbering).

16. Prior to building permit issuance on any of the Founders' Lots not allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either: (1) the proposed building does not exceed the "Standard Garage" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Garage" shall be defined as having a total square footage not exceeding 7,150 square feet, with office, entertainment, and kitchen areas, as applicable, not exceeding 4,320 square feet, and the remainder of the building devoted to storage, garage, and warehousing uses, and a height not exceeding two stories or 42 feet, whichever is less. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than 4,320 square feet of uses other than storage, garage, or warehousing uses, or with a height exceeding two stories or 42 feet, whichever is less, shall be submitted to the Riverside County Airport Land Use Commission for review.
17. Development on Founders' Lots not allowing overnight stays shall comply with the following standards: (1) floor area ratio shall not exceed 0.95; (2) lot coverage shall not exceed 0.5; (3) the proportion of the building allocated to uses other than storage, garage, and warehousing uses shall not exceed 0.6; (4) no uses more intense than office uses and no assembly uses are permitted; (5) no residential use or overnight occupancy is permitted; (6) the building does not exceed 42 feet in height; (7) no parking spaces are provided outside of the garage; and (8) garages contain a minimum space for two automobiles. If any of those criteria are not met, the building shall be submitted to the Riverside County Airport Land Use Commission for review.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

18. A notice to potential purchasers of lots not allowing overnight stays, indicating that no residential uses or overnight occupancy shall be permitted, shall be provided in the form of a legally recordable instrument to ALUC staff for review and approval regarding the content of the notice. Said instrument shall be recorded at the time of map recordation for Parcel Map No. 36293. Prior to sale of any individual lot, this notice shall be provided to potential purchasers. This restriction shall also be included within CC&Rs.
19. Prior to building permit issuance on any of the Founders' Lots allowing overnight stays and with a net area of 7,540 square feet or less, County Plan Check officials shall verify that either (1) the proposed building does not exceed the "Standard Unit" plan or (2) the larger building has been submitted to the Riverside County Airport Land Use Commission staff and determined to be consistent. The "Standard Unit" shall be defined as having a total square footage not exceeding 7,150 square feet and a height not exceeding 42 feet. Any building on such lots proposing either (1) a total square footage exceeding 7,150 square feet or (2) more than a height exceeding two stories or 42 feet, shall be submitted to the Riverside County Airport Land Use Commission for review.
20. Development on Founders' Lots shall be reviewed for determination of whether FAA review is required for Obstruction Evaluation. The Exhibit titled Buildings Summary Table and dated March 27, 2012 shall be used as a guide for determining whether a building is required to be reviewed based on the pad elevation, building height, distance to the ultimate end of the runway, and a relevant slope ratio of 1:100. ALUC staff shall be consulted if there is any issue with this determination at time of building permit application. If FAA review is deemed to be required, the development shall comply with any subsequent determination and conditions from the FAA.
21. The covenants, conditions, and restrictions established for this project shall specify that any splash pools or other water features associated with individual member garage units shall be equipped with covers. The water shall not be allowed to stagnate and shall be completely covered at all times when the individual member garage unit is not in immediate use.
22. Prior to issuance of certificates of occupancy or final inspection approval for garage units on Lots 156 through 201, a block wall shall be constructed in conjunction with the progressive development phasing along the property line separating the easterly boundary of the airport property and the private street providing access to these properties.
23. The irrigation reservoir shall be completely covered at all times from top, sides, and bottom so as to prevent access by birds and other wildlife. The cover shall consist of 1" x 1" UV-protected polypropylene mesh secured at ground level around the edges and suspended four feet above the edge elevation, on steel cables spread not greater than 30 feet apart, as depicted on the attached exhibits. The suspension design is intended to allow for the sagging of the netting material without touching the surface of the waters, so that the material stays dry. The cables and netting material shall be maintained in operable condition (no gaps or tears) throughout the life of the permit, as long as the reservoir holds water or other liquid.
24. In the event that wildlife activity is observed as a result of the presence of the irrigation reservoir on-site, upon notification to the airport operator [currently the Riverside County Transportation and Land Management Agency], the airport operator shall notify Thermal Operating Company, LLC (or its successor(s)-in-interest) (Hereafter referred to as "Owner") in writing. Within 15 days of written notice, the Owner shall be required to promptly take all measures necessary to eliminate such wildlife activity, including, if

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

necessary, but not limited to, the emptying of the reservoir and repair or replacement of the netting material. The Owner shall work with the airport operator to prevent recurrence of the wildlife activity. Suggested measures may include providing for scheduled joint inspections of the reservoir by representatives of the Owner and the airport operator to assure that the cables and netting material continue to prevent access to the water. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operator states in writing that the situation has been remediated to the airport operator's satisfaction.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 06-11-20 Agenda, Bookmark Agenda Item No. 2.5.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982 or Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

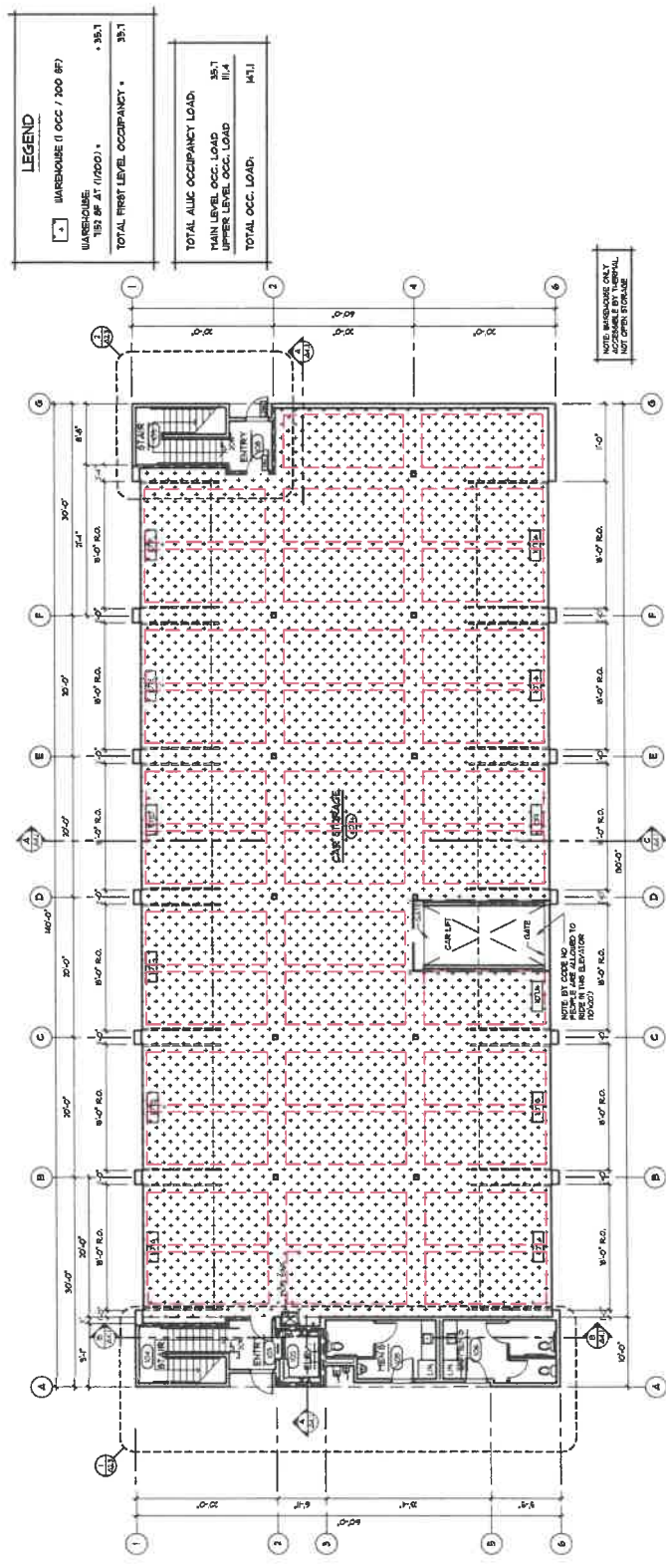
Attachments: Notice of Airport in Vicinity
Floor plans Sheets A2.1 and A2.2 dated April 24, 2020

cc: Fayres Hall, Albert A. Webb and Associates (representative)
Bruce Davis, Albert A. Webb and Associates (representative)
Tim Rogers, Thermal Operating Company, LLC/JTM Land Co. (applicant/landowner)
Liliana Valle, County Airports Manager
ALUC Case File

Y:\AIRPORT CASE FILES\JCRA\ZAP1049TH20\ZAP1049TH20.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

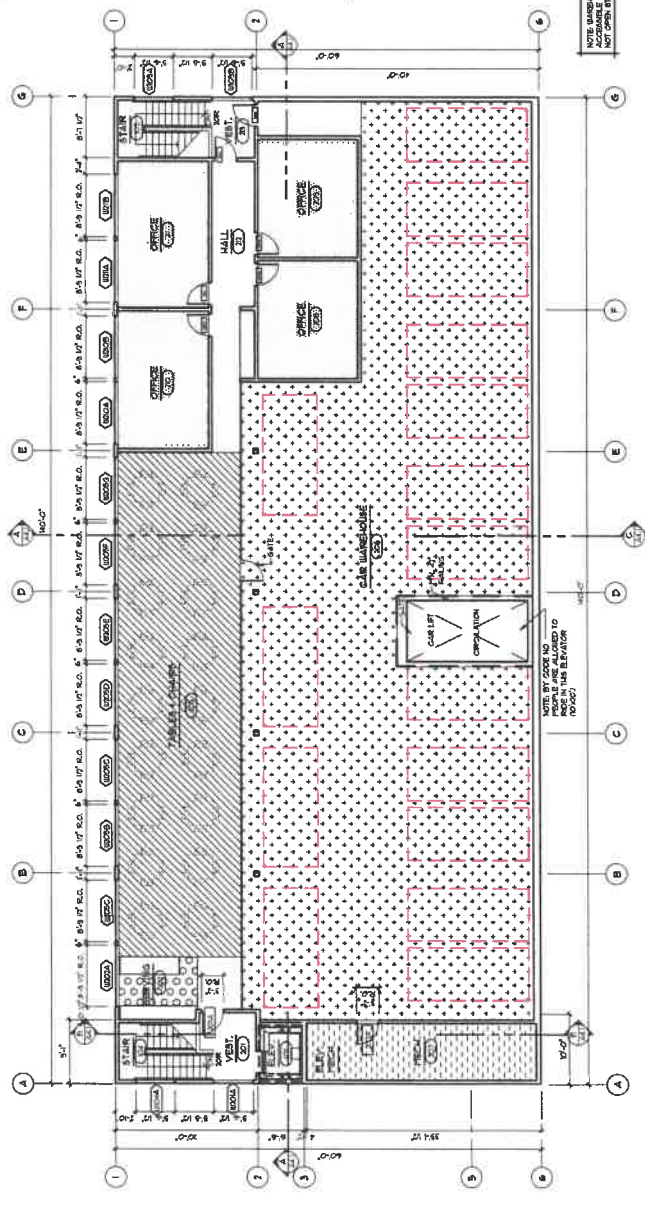


1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 OPTION 2

LEGEND

	STANDING AREA (1 OCC / 7 SF)	62.5
	TABLES & CHAIRS (1 OCC / 18 SF)	9.0
	OFFICE (1 OCC / 200 SF)	0.9
	SEVINGS (1 OCC / 200 SF)	0.9
	MECHANICAL (1 OCC / 300 SF)	0.3
	WAREHOUSE (1 OCC / 200 SF)	22.5

TABLES & CHAIRS: 128 SF AT (1/18) •
 OFFICE: 100.4 SF AT (1/200) •
 SEVINGS: 128 SF AT (1/200) •
 MECHANICAL: 340 SF AT (1/300) •
 WAREHOUSE: 4803 SF AT (1/200) •
TOTAL SECOND LEVEL OCCUPANCY = 111.4



1 UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 OPTION 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PP24690/PP24690R1/PP24690R2/PP24690S05

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: JTM Land Company, LLC

Contact Person: Fayres Hall E-Mail: fayres.hall@webbassociates.c

Mailing Address: 3788 McCray St.
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ()

Engineer/Representative Name: RCE Consultants, Inc.

Contact Person: Rich Clark E-Mail: rclark@rceconsult.com

Mailing Address: 24422 Avenida de la Carlota, Suite 300
Laguna Hills, CA 92653
City State ZIP

Daytime Phone No: (949) 453-0111 Fax No: ()

Property Owner Name: JTM Land Company, LLC

Contact Person: Tim Rogers E-Mail: tim@tetm.com

Mailing Address: 1983 W. 190th Street, Suite 100
Torrance, CA 90504
City State ZIP

Daytime Phone No: (310) 538-8000 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Tim Rogers
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 759-180-013 NO OTHER APN WITHIN THE BOUNDARY WILL BE AFFECTED

Approximate Gross Acreage: 139.26

General location (nearby or cross streets): North of Avenue 62, South of Avenue 60, East of Tyler Street, West of Polk Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Addition of a 9,280 SF building within the racetrack paddock area. The building consists of two stories with warehouse car parking on the ground floor and additional warehouse car parking and an 1,820 SF viewing area on the upper level.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XVIIa (Specific Plan) Section 17.27

Number of existing lots: 158

Within APN: 759-180-013 EXISTING Buildings/Structures: Yes No

No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1			1	Canopy for Fuel Island	<input type="checkbox"/>	BAS120127
2			1	Shade Structure to Bldg	<input type="checkbox"/>	BAS1800038
3			3	Control Tower and Clubhouse	<input type="checkbox"/>	BNR120044
4			2	Tuning Shop/Garage	<input type="checkbox"/>	BNR120045
5			1	Members Storage/Garage	<input type="checkbox"/>	BNR120046
6			1	Paddock Restroom for Glass Structure	<input type="checkbox"/>	BNR140046
7			2	Trackside Garage with View Deck	<input type="checkbox"/>	BNR170090
8			1	Shade Structures: BNR140061, 150007 & 150008, 1600043	<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	9,280	21' - 6"	2	Car warehouse		
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

None

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PM36293, PM36844, PM36315, PM36735, PM36851
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 38298 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

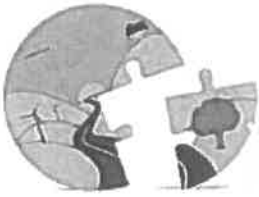
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Tim Rogers Date 10/17/19
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.,
Assistant TLMA Director*

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date

Tim Rogers

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Director's Hearing** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 24690, REVISED PERMIT NO. 3 – No New Environmental Documentation is Required – EIR396 – Applicant: JTM Land Company, LLC – Engineer/Representative: RCE Consultants, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Community Development: Heavy Industrial (CD-HI) – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 139 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 3 is a proposal to construct and operate a new 16,465 sq. ft. two-story building identified as the “middle paddock garage” that will include a garage area for storage of vehicles, a lounge for track viewing, dining, and offices within the existing Thermal Motorsports Club facility. The proposed building is located on an overall parcel area of 139.26 acres, but the project area is limited to the proposed 8,345 sq. ft. building footprint that is currently paved.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 20, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR, Negative Declaration, or Mitigated Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR, Negative Declaration, or Mitigated Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For additional viewing methods please contact the project planner.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 23, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP24690R03 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

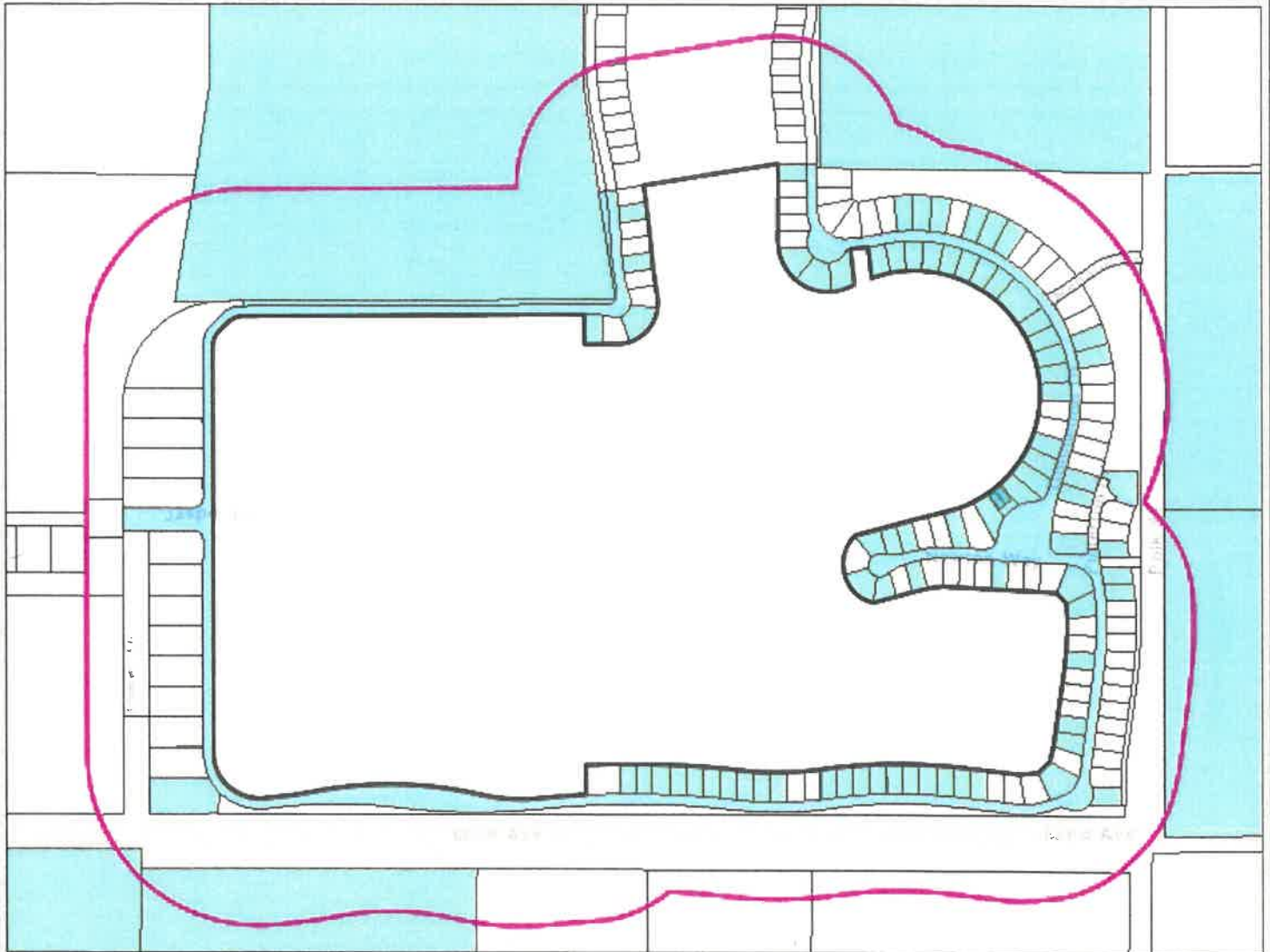
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

PP24690R03 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/23/2020 3:34:30 PM

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751030001
J B. LEARY
PO BOX 333
STEVENSVILLE MT 59870

751030018
KOHL RANCH CO
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

757270001
THERMAL FARMS
2640 CAMINO DEL SOL
FULLERTON CA 92833

757270003
KIRKJAN INV PROP
86740 INDUSTRIAL WAY
COACHELLA CA 92236

759180010
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759180014
JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

759190002
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

759190008
KOHL RANCH II
11990 SAN VICENTE BLV 200
LOS ANGELES CA 90049

759200003
CANA THERMAL
200 PARK AVE S STE 511
NEW YORK NY 10003

759200004
RAHUL CHOPRA
6926 OROZCO DR
RIVERSIDE CA 92506

759200005
TOWER ENERGY GROUP
1983 W 190TH ST
TORRANCE CA 90504

759200006
DAVID A. JENKINS
49385 RCH SAN FRANCISQUITO
LA QUINTA CA 92253

759200007
THERMAL GARAGE
50855 WASHINGTON NO C234
LA QUINTA CA 92253

759200008
TOWER REAL ESTATE HOLDINGS
1983 W 190TH ST
TORRANCE CA 90504

759200009
HYAK THERMAL
P O BOX 164
LIMA MT 59739

759200010
DOUGLAS W. GALLANT
2839 W 100TH AVE
ANCHORAGE AK 99515

759200011
ABRAHAM ORTEGA LLC
27442 PORTOLA PKWY STE
155 FOTHILL RANCH CA 92610

759200012
MICHAEL MENTE
2415 CARMAN CREST DR
LOS ANGELES CA 90068

759200015
TOWER ENERGY GROUP
1983 WEST 190TH ST
TORRANCE CA 90504

759200016
DONT LIFT
193 AVENIDA LA PATA
SAN CLEMENTE CA 92673

759200017
NAVEEN GANDHAM RAO
12055 WOODDED VISTA LN
SAN DIEGO CA 92128

759200018
THOMAS UNTHANK
2807 PURISSIMA CREEK RD
HALF MOON BAY CA 94019

759210001
MK BROWN HOLDINGS X
PO BOX 1097
PALM CITY FL 34991

759210003
SABOSOFRO
3210 SHANNON ST
SANTA ANA CA 92704

759210004
SHAGARA
10736 JEFFERSON BLVD #963
CULVER CITY CA 90230

759210005
THERMAL 51
86030 62ND AVE
THERMAL CA 92274

759210006
FAST WB ENTERPRISES
6000 ANNIE OAKLEY RD
HIDDEN HILLS CA 91302

759210010
DAVID A. WHEELER
6 SEAGREENS
NEWPORT COAST CA 92657

759210012
LEE S. MINSHULL
416 PASEO DEL MAR
PALOS VERDES CA 90274

759210013
HUNTER FAMILY TRUST DATED 4/8/2003
1 SHORERIDGE DR
NEWPORT COAST CA 92657

759210017
MORGAN JOSEPH EDWARD FAMILY TRUST
160 TOBY LN
ANAHEIM CA 92807

759210028
THERMAL OPERATING CO
1983 W 190TH ST
TORRANCE CA 90504

759210029
CRAIG MEREDITH
P O BOX 1968
NEWPORT BEACH CA 92659

759220002
PAUL PORTEOUS
832 W STAFFORD RD
THOUSAND OAKS CA 91361

759220003
CANTINA RACING LLC
P O BOX 770310
WINTER GARDEN FL 34777

759220007
KEITH PROKOP
800 SAN LORENZO ST
SANTA MONICA CA 90402

759220012
LOT 48 RACING
4450 MACARTHUR BLV 2ND FL
NEWPORT BEACH CA 92660

759220014
50TH & MONROE PARTNERS
73700 DINAH SHORE DR STE 405
PALM DESERT CA 92211

759220015
MB35
86030 62ND AVE
THERMAL CA 92274

759220017
HACIENDA VALLEY
7901 CROSSWAY DR
PICO RIVERA CA 90660

759220018
FRANK P. KAVANAUGH
107 VIA FLORENCE NO 2
NEWPORT BEACH CA 92663

759220019
JTM LAND CO
71390 GARDESS RD
RANCHO MIRAGE CA 92270

759220022
WILLIAM F. BLANKENSHIP
11700 PRESTON RD 600 220
DALLAS TX 75230

759220024
THERMAL OPERATING
1983 W 190TH ST STE 100
TORRANCE CA 90504

759220026
MATHES LIVING TRUST DTD 10/31/2012
2149 E BEAVER LAKE DR SE
SAMMAMISH WA 98075

759220027
DANA KEMPER
11817 NW 7TH AVE
VANCOUVER WA 98685

759220028
ARUSS
1407 BOYD ST
LOS ANGELES CA 90033

759220029
HERNANDEZ TRUST DTD 12/4/2019
2743 CALLE OLIVO
THOUSAND OAKS CA 91360

759221003
MICHAEL DENNIS SULLIVAN
14900 HINDRY AVE
HAWTHORNE CA 90250

759230001
DAREN E. JORGENSEN
3409 BUNNY RUN
AUSTIN TX 78746

759230002
ARCO TELECOM
780 GLOUCESTER LN
THOUSAND OAKS CA 91362

759230005
DOGHOUSE 68
620 NEWPORT CTR STE 200
NEWPORT BEACH CA 92660

759230006
DESERT BURN MOTORSPORTS INC
500 616 MAIN ST
SASKATOON SK S7H0J6

759230007
JAMES WEILAND
30126 SAINT IVES
WESTLAKE OH 44145

759230008
JOHN H. PARK
1100 S FLOWER ST NO 3100
LOS ANGELES CA 90015

759230009
MATTHEW D. POWERS
555 TWIN DOLPHIN DR STE 650
REDWOOD CITY CA 94065

759230012
SPECTRA RESOURCES CORP
101 PASCAL LN
AUSTIN TX 78746

759230013
ANDREI M KARKAR REVOCABLE TRUST III
323 MARINA BLVD
SAN FRANCISCO CA 94123

759230014
MARK B. WILGUS
204 FREMONT CT
COLLEYVILLE TX 76034

759230015
YELLOW HORSE
P O BOX 2548
SAN FRANCISCO CA 94126

759230016
CHERYL SMITH
601 UNION ST NO 3920
SEATTLE WA 98101

759230017
EDWARD J. TRESKA
2 VENEZIA
NEWPORT COAST CA 92657

759230018
81 RACE THERMAL
10 SEA GREENS
NEWPORT COAST CA 92657

759230019
THERMAL OPERATING CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

759230020
ROCKIT II
1810 AVENUE C
BIRMINGHAM AL 35218

759240001
BEHRENS FAMILY TRUST
801 HIGHVIEW AVE
MANHATTAN BCH CA 90266

759240002
JOSEPH CLARK
7299 PERIMETER RD S
SEATTLE WA 98108

759240003
THERMAL LOT NO 84
P O BOX 6090
LA QUINTA CA 92248

759240008
PAVEL V PETRIK MEDICAL CORP PENSION
41651 MISHA LN
PALMDALE CA 93551

759240010
THERMAL OPERATING CO
1983 W 190TH ST NO 100
TORRANCE CA 90504

759240013
THERMAL OPERATING CO
1983 WEST 190TH ST NO 100
TORRANCE CA 90504

759240016
OA3
9130 W SUNSET BLVD
LOS ANGELES CA 90069

759240018
GOLDFINCH MOTORSPORTS
5014 RUCKER AVE
EVERETT WA 98203

759280007
DMITRI NOVIKOV
15216 ANTLEO DR
LOS ANGELES CA 90071

759280008
CURTIS DALE SMITH
9725 NE 28TH ST
CLYDE HILL WA 98004

759280009
YELLOW HORSE
394 PACIFIC AVE FL 2ND
SAN FRANCISCO CA 94111

759280011
THERMAL OPERATING CO
1983 W 190 ST
TORRANCE CA 90504

759280012
77 BROAD STREET
6833 E OAK LN
ORANGE CA 92869

759280013
MAVERICK REAL ESTATE II
3561 FERTILE VALLEY RD
NEWPORT WA 99156

759290003
RODNEY W. RICE
4328 VERANO DR
AUSTIN TX 78735

759290004
WHEELER DAVID A & MABLE L TRUST DATED
6 SEAGREENS
NEWPORT BEACH CA 92657

759290011
THERMAL OPERATING COMPANY
1983 W 190TH
TORRANCE CA 90504

759290012
28A FULLERTON
4740 GREEN RIVER RD # 118
CORONA CA 92880

759290015
CANA THERMAL 2
200 PARK AVE S STE 511
NEW YORK NY 10003

759290016
RANDALL BARB
BOX 9
RANCHO CUCAMONGA CA 91729

759290019
MALONEY MICHELLE & GEOFFREY LIVING
426 S CAMBRIDGE ST
ORANGE CA 92866

759300013
THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS CA 90211

759221001
RUBBER ASPHALT & GAS
10850 FIRESTONE BLVD
NORWALK CA 90650

759221002
LACGR
14900 HINDREY AVE
HAWTHORNE CA 90250

Applicant:

JTM Land Co
1983 W 190th St., Ste 100
Torrance, CA 90504

Engineer:

Albert A Webb Associates, Fayres Hall
3788 McCray
Riverside, CA 92506

Applicant:

JTM Land Co
1983 W 190th St., Ste 100
Torrance, CA 90504

Engineer:

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3788 McCray
Riverside, CA 92506

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1983 W 190th St., Ste 100
Torrance, CA 90504

Engineer:

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Riverside, CA 92506

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Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821