



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 31, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail 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.

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

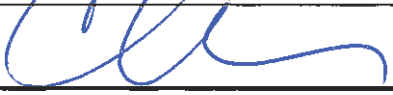
3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 26120, PLOT PLAN NO. 26121** – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley District – Zoning: Specific Plan (SP No. 303A3, Planning Areas A-6 and E-4) – Community Development: Mixed Use (CD-MU) – Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, and westerly of Polk Street – 16.5 gross acres: **REQUEST:** Plot Plan No. 26120 proposes to construct eight (8) buildings for commercial uses with a total building area of 135,549 sq. ft., with 1.01 acres of landscaping on approximately 3.9 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public. Plot Plan No. 26121 proposes to construct 14 buildings for commercial uses with a total building area of 361,800 sq. ft. with 3.34 acres of landscaping on approximately 12.60 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public. Project Planner: Russell Brady at 951-955-3025 or e-mail rbrady@rivco.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.: **3.1**
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Russell Brady
Director's Hearing: July 31, 2017

PLOT PLAN NO. PP26120
PLOT PLAN NO. PP26121
ENVIRONMENTAL ASSESSMENT NO. 42958
Applicant: Thermal Operating Company, LLC
Engineer/Representative: RCE Consultants



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 26120 proposes to construct eight (8) buildings for commercial uses with a total building area of 135,549 square feet, with 1.01 acres of landscaping on approximately 3.9 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public.

PLOT PLAN NO. 26121 proposes to construct fourteen (14) buildings for commercial uses with a total building area of 361,800 square feet, with 3.34 acres of landscaping on approximately 12.60 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public.

The project is located northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street. It is within Specific Plan No. 303 Amendment 3 (SP No. 303A3), the Kohl Ranch Specific Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Mixed Use (MU) as reflected in the Land Use Plan for Specific Plan No. 303A3
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Mixed Use (MU) to the north, Open Space Conservation (OS:C) to the north and east, Community Development: Commercial Retail (CD:CR) to the south, Open Space Conservation (OS:C), Community Development: Medium High Density Residential (CD:MHDR) and Community Development: Very High Density Residential (CD:VHDR) to the west, all as reflected in the Land Use Plan for Specific Plan No. 303A3.
3. Existing Zoning (Ex. #2): Specific Plan (SP No. 303A3, Planning Areas A-6 and E-4)
4. Surrounding Zoning (Ex. #2): Specific Plan (SP No. 303A3, Planning Areas A-6 and A-7) to the north, Specific Plan (SP No. 303A3, Planning Area E-3) to the east, Specific

- | | |
|-----------------------------------|--|
| | Plan (SP No. 303A3, Planning Areas A-5) to the south, Specific Plan (SP No. 303A3, Planning Areas C-5, C-6, and C-4) to the west |
| 5. Existing Land Use (Ex. #1): | Vacant previously graded land |
| 6. Surrounding Land Use (Ex. #1): | Driving school to the north, private racetrack facility to the east, agricultural uses to the south and west, and single-family residential to the west |
| 7. Project Data: | Total Acreage: 16.5 acres
PP26120 Acreage: 3.9 acres
PP26121 Acreage: 12.6 acres
Total Building Area: 497,349 square feet
PP26120 Building Area: 135,549 square feet
PP26121 Building Area: 361,800 square feet |
| 8. Environmental Concerns: | See attached Addendum |

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 6 TO EIR NO. 396 and associated Addenda No. 1, No. 2, No. 3, No. 4, and No. 5, based on the findings incorporated in EIR No. 396, its previously approved associated Addenda, and Addendum No. 6 concluding that the project is consistent with State CEQA Guidelines Sections 15162 and 15164 and will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26120, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

APPROVE PLOT PLAN NO. 26121, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum, which is incorporated herein by reference.

1. The project site primarily has a General Plan Land Use Designation of Community Development: Mixed Use (MU) as reflected in the Specific Plan Land Use Plan for Specific Plan No. 303A3 (Kohl Ranch).
2. The project site is surrounded by properties designated Community Development: Mixed Use (MU) to the north, Open Space Conservation (OS:C) to the north and east, Community Development: Commercial Retail (CD:CR) to the south, Open Space Conservation (OS:C), Community Development: Medium High Density Residential (CD:MHDR) and Community Development: Very High Density Residential (CD:VHDR) to the west, all as reflected in the Land Use Plan for Specific Plan No. 303A3.
3. The existing zoning classification for the project site is Specific Plan (SP No. 303A3), Planning Areas A-6 and E-4.

4. The Zoning Classification for Specific Plan (SP No. 303A3), Planning Areas A-6 and E-4 permits with an entitlement a significant majority of the same commercial uses permitted in the County's C-1/C-P Zone (General Commercial), which is a wide variety of dozens of types of commercial uses, plus dozens of additional types of commercial uses specified for Planning Areas A-6 and E-4 in the SP Zoning Ordinance. These wide variety of commercial uses that are permitted with approval of an entitlement are those that would be expected to occupy the buildings proposed by the Plot Plans. No specific uses or tenants are proposed at this time.
5. The project site is surrounded by properties which are zoned Specific Plan (SP No. 303A3, Planning Areas A-6 and A-7) to the north, Specific Plan (SP No. 303A3, Planning Area E-3) to the east, Specific Plan (SP No. 303A3, Planning Areas A-5) to the south, Specific Plan (SP No. 303A3, Planning Areas C-5, C-6, and C-4) to the west.
6. The development standards for SP No. 303A3 Planning Areas A-6 and E-4 require: (1) a minimum lot area of 7,000 square feet; (2) minimum setbacks of 25 feet from any public street where the yard adjoins a street, with no minimum setback otherwise; (3) buildings may not exceed 50 feet in height; (4) lighting fixtures must be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property; (5) parking shall be provided as required by Section 18.12; and (6) all roof-mounted equipment must be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The proposed buildings for commercial use are consistent with the development standards set forth in the Specific Plan (SP No. 303, Planning Areas A-6 and E-4) zone, in that: (1) the minimum lot area is 0.37 acres or approximately 16,117 square feet; (2) the setbacks are 25 feet to the only adjacent public street (Tyler Street); (3) no specific building elevations are proposed at this time, but the buildings will be required to comply with the maximum height of 50 feet; (4) there is a condition of approval (Condition No. 10.PLANNING.06 on both Plot Plans) requiring the lighting to be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property; (5) Section 18.12 requires a total of 139 parking spaces for Plot Plan No. 26120 and a total of 359 parking spaces based on the anticipated uses within the proposed buildings, and 134 on-site parking spaces and a minimum of 5 parking spaces off-site are being provided for Plot Plan No. 26120 and 374 parking spaces are being provided for Plot Plan No. 26121; and (6) there is a condition of approval (Condition No. 80.PLANNING.05) requiring that all roof-mounted equipment be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
7. This project is located within the boundaries of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), but not located within a designated Conservation Area of the CVMSHCP. Site specific biological studies as required by the CVMSHCP were performed with prior approvals for the Thermal Club and associated CEQA analysis.
8. This proposed use is not located within a designated Fire Hazard Severity Zone and is thus not located within an area of either State or Local responsibility. Fire services will be provided by Riverside County Fire Department.
9. State CEQA Guidelines Section 15162 sets forth the criteria for determining appropriate additional environmental documentation, if any, to be completed when there is a previously certified EIR addressing the project for which a subsequent discretionary action is required. Based on the analysis in the EIR Addendum, none of the conditions described in Public Resources Code section 21166 or State CEQA Guidelines section 15162 exist as listed below.

- a. No substantial changes are being proposed that will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed project's size and type of development and their impacts were included within the previous EIR and Addenda prepared. The project does not propose greater development or substantially different type of development that were analyzed in the previous EIR and Addenda. No changes to Planning Area A-6 or E-4 boundaries are being proposed. As a result the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed.
- b. No substantial changes have occurred at the project site or elsewhere with respect to the circumstances under which the project is being undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No changes to Planning Area A-6 or E-4 boundaries are being proposed. As a result the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed. Since no changes to the Specific Plan land uses or to the allowable land uses are being proposed, the potential impacts to air quality are no worse than those previously analyzed.
- c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, has been uncovered;
- d. The proposed project will not have one or more significant effects not discussed in the previous EIR. The proposed Project does not include any revisions to the Circulation Plan approved for Specific Plan No. 303 Amendment No. 3 and analyzed in EIR396 through Addendum No. 5. The proposed project will result in approximately 4,519 fewer trips per day than those estimated under Specific Plan No. 303 Amendment No. 3, PP25677 and analyzed in EIR396 through Addendum No. 5. The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.
- e. The proposed project will not have any significant effects that were previously examined that will be substantially more severe than shown in the previous EIR.
- f. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project.
- g. No mitigation measures or alternative which are considerably different from those analyzed in the previous EIR exist that would substantially reduce one or more significant effects on the environment.

As such, the project falls within the framework and scope of EIR No. 396 and EA 42958 and none of the conditions that require the preparation of a Subsequent EIR as described in Section 15162 of the CEQA Guidelines and PRC Section 21166 of the CEQA Statute apply as detailed in the Initial Study and Addendum.

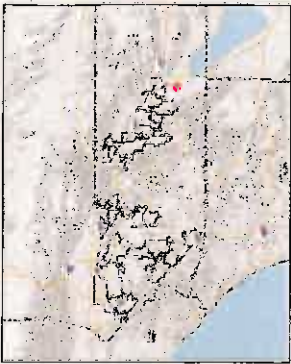
CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Mixed Use (MU) Land Use Designation as reflected in the Specific Plan Land Use Plan for Specific Plan 303A3 (Kohl Ranch), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP No. 303A3, Planning Areas A-6 and E-4) zoning classification of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the CVMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Fault Zone;
 - b. A ½ mile of a fault;
 - c. In a High Fire Area;
 - d. A State Responsibility Area for Fire Protection
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. A CVMSHCP Conservation Area;
 - g. A City Sphere of Influence; or,
 - h. 100 year flood plain or dam inundation area.
3. The project site is located within:
 - a. Coachella Valley Unified School District;
 - b. County Service Area No. 125; and
 - c. An area with high liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Numbers and 759-300-001, 759-300-002, 759-300-003, 759-300-004, 759-300-005, 759-300-006, 759-300-007, 759-300-008 (PP26120), 759-300-013, 759-300-014, 759-300-015, 759-300-016, 759-300-017, 759-300-018, 759-300-019, 759-300-020, 759-300-021, 759-300-022, 759-300-023, 759-300-024, 759-300-025, 759-300-026 (PP26121).

PP26120 Land Use



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



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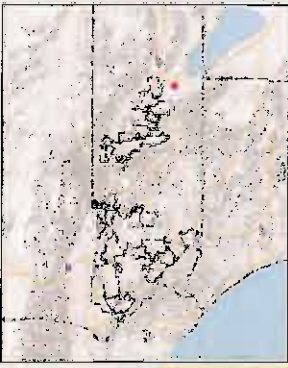
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Notes

PP26120 GPLU



Legend

Display Parcels

Landuse

- Rural Community - Estate Density F
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- 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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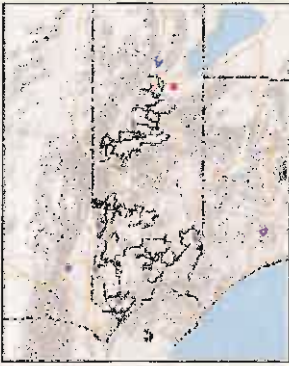
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PP26120 Zoning



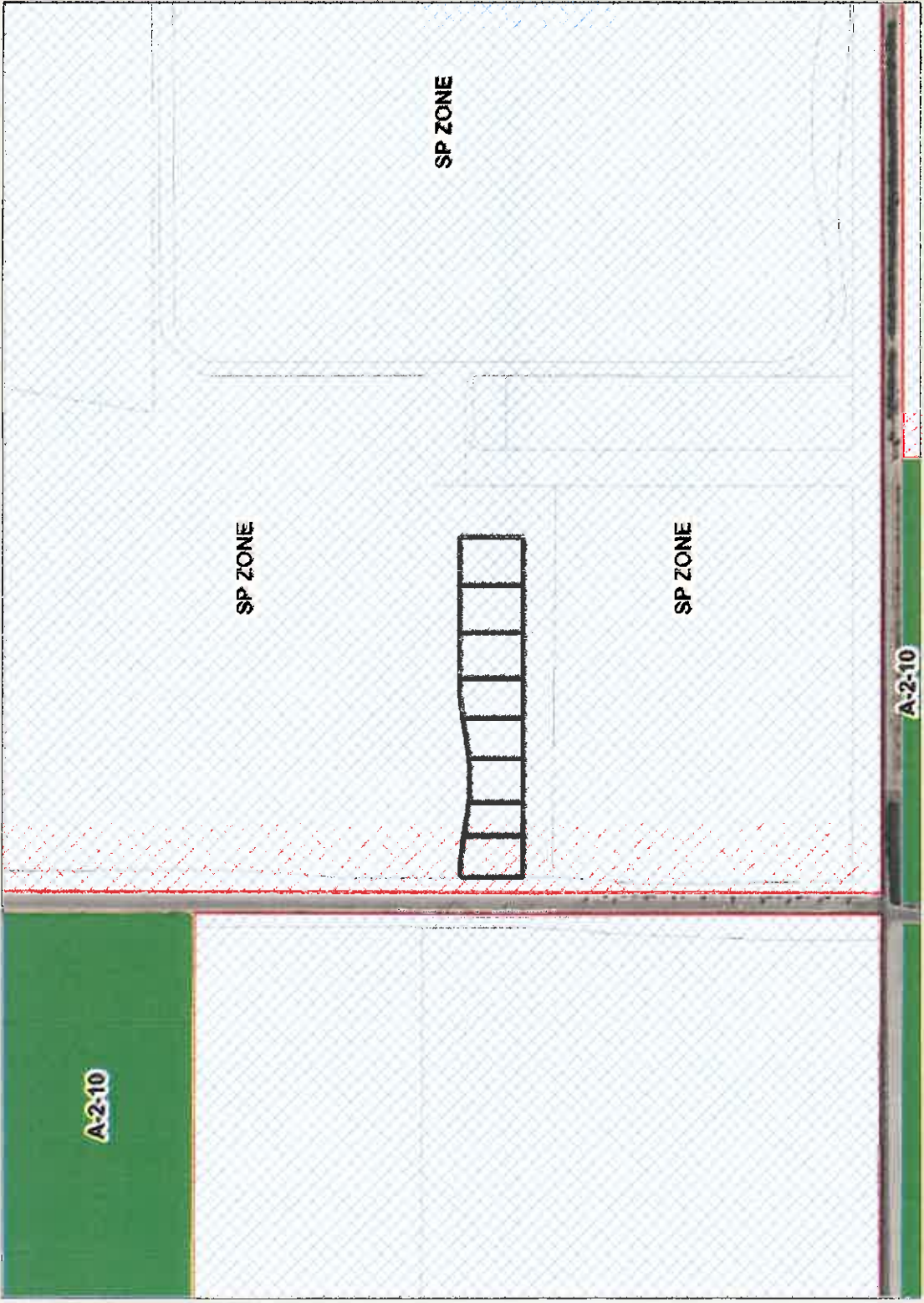
Legend

Display 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

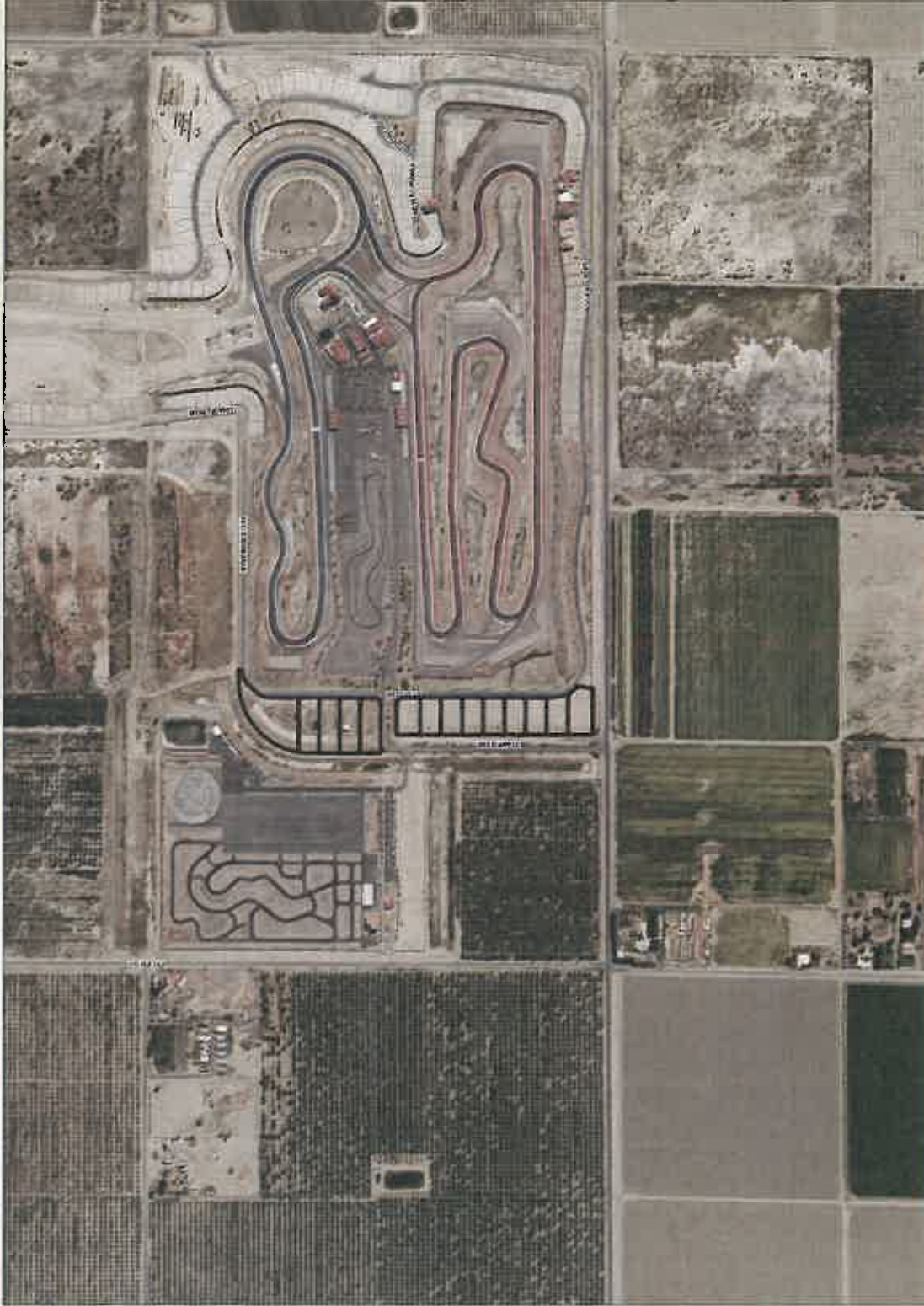


Notes

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PP26121 Land Use



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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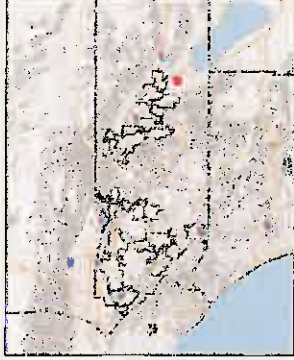
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PP26121 Land Use

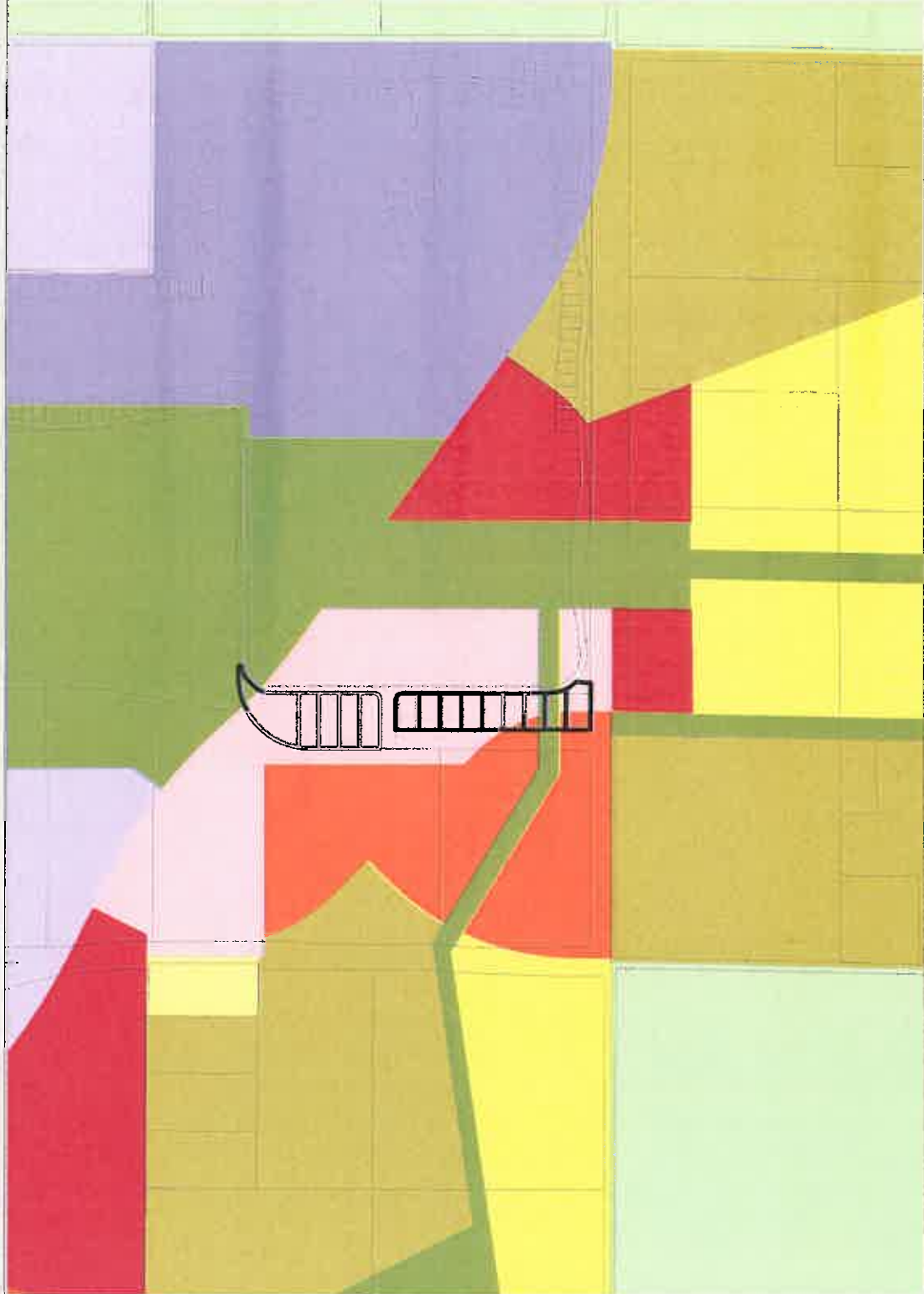


Legend

Display Parcels

Landuse

- 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

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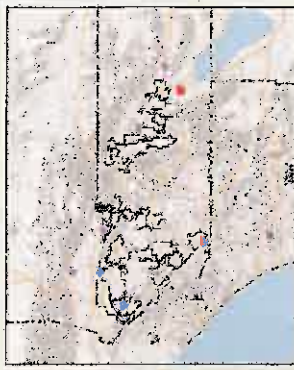
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PP26121 Land Use

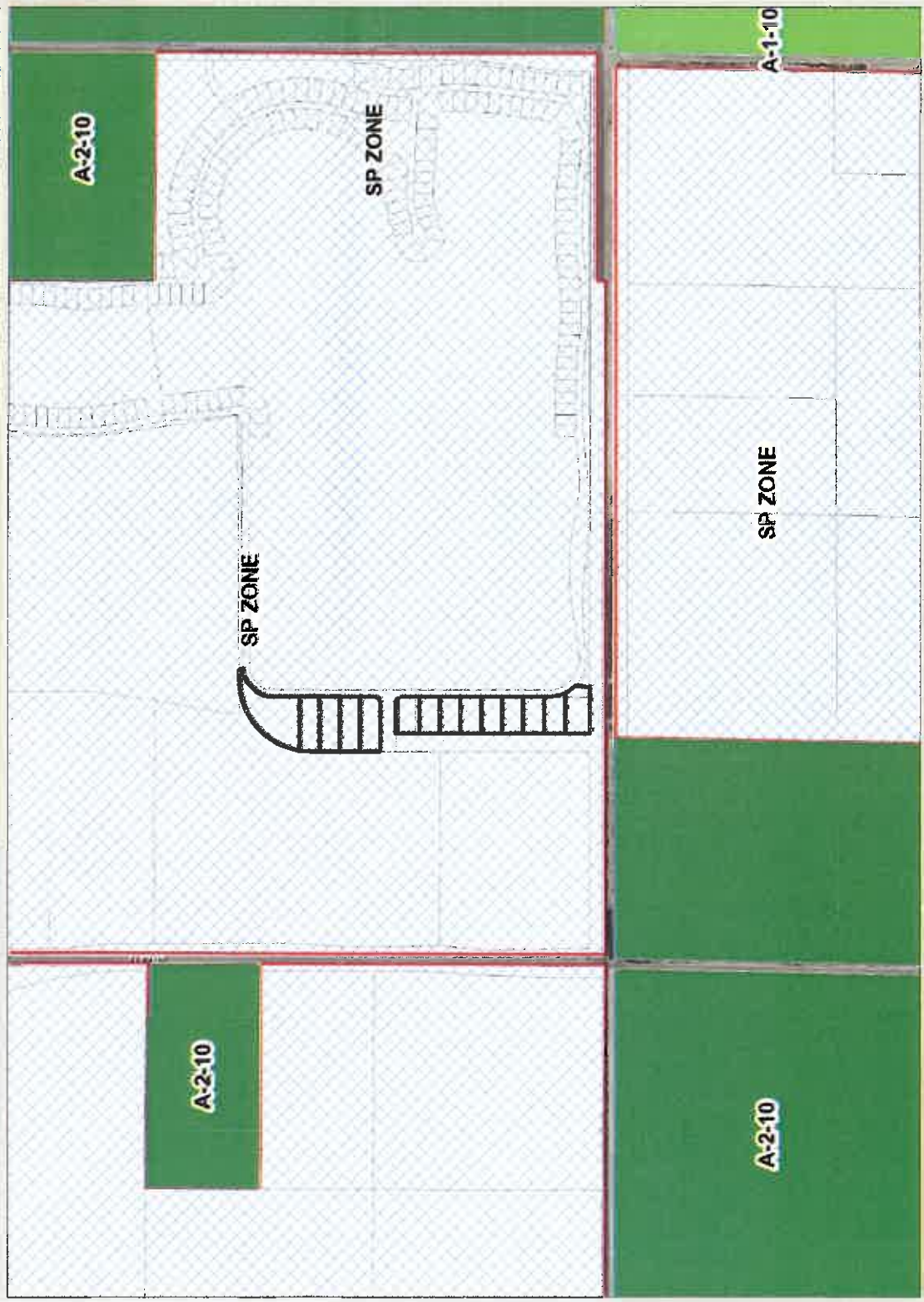


Legend

- Display 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



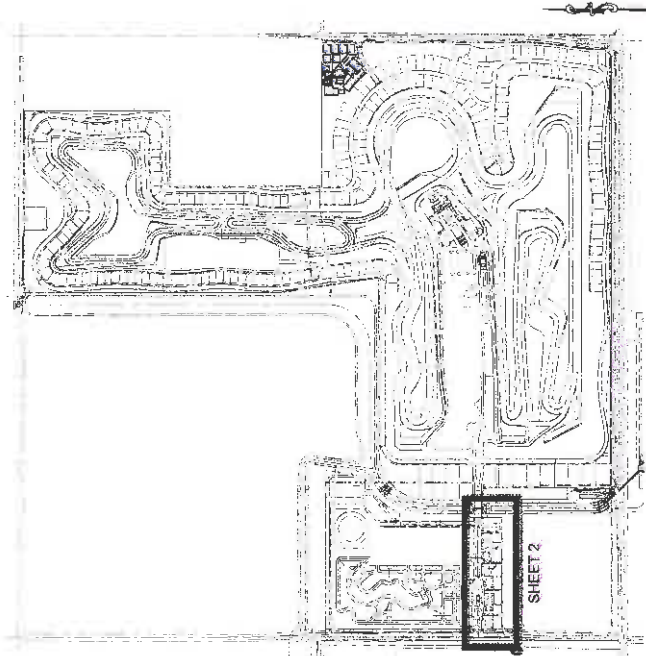
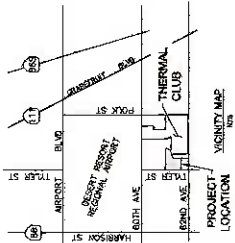
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PLOT PLAN No. 26120 JASPER LOTS PLOT PLAN THE THERMAL CLUB PM 36735 MB 241/25



KEY MAP
1" = 500'

NOTES
 1. THIS PLOT PLAN IS SUBJECT TO THE CITY OF PALMDALE, CALIFORNIA PLANNING DEPARTMENT APPROVAL.
 2. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA PUBLIC RESOURCES AGENCY APPROVAL.
 3. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE WATER CONTROL BOARD APPROVAL.
 4. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE FIRE MARSHAL APPROVAL.
 5. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE PUBLIC UTILITIES COMMISSION APPROVAL.
 6. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF EQUALIZATION APPROVAL.
 7. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF EDUCATION APPROVAL.
 8. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF PROFESSIONAL ACCOUNTANTS APPROVAL.
 9. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF ACCOUNTANTS APPROVAL.
 10. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF ARCHITECTURE APPROVAL.
 11. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF CONTRACTORS APPROVAL.
 12. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF ENGINEERS APPROVAL.
 13. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF ELECTRICAL ENGINEERS APPROVAL.
 14. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF GEODESIC SURVEYORS APPROVAL.
 15. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF LAND SURVEYORS APPROVAL.
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 18. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF PROFESSIONAL ARCHITECTS APPROVAL.
 19. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF PROFESSIONAL CONTRACTORS APPROVAL.
 20. THIS PLOT PLAN IS SUBJECT TO THE CALIFORNIA STATE BOARD OF PROFESSIONAL ENGINEERS APPROVAL.

LEGAL DESCRIPTION
 PARCELS 1-4 OF PARCEL MAP NO. 10754, MAP 10754-01, THE COUNTY OF PALMDALE, STATE OF CALIFORNIA

PROJECT DESCRIPTION
 THIS PROJECT CONSISTS OF THE DEVELOPMENT OF 100 JASPER LOTS AND 250 PARKING SPACES, INCLUDING A 100-UNIT APARTMENT BUILDING, A 250-CAR GARAGE, AND OTHER RELATED IMPROVEMENTS TO THE PROJECT.

DENSITY CALCULATIONS
 TOTAL AREA: 100 AC (43,560 S.F.)
 BUILDING FOOTPRINT AREA: 132,000 S.F.
 LANDSCAPE AREA: 1,000 S.F.

PROJECT DATA
 PROJECT NAME: JASPER LOTS PLOT PLAN
 PROJECT NO.: 26120
 DATE: 08/20/2024

OWNER
 THE THERMAL CLUB
 10000 100TH AVE, SUITE 100
 PALMDALE, CA 93550

DESIGNER
 RICE CONSULTANTS, INC.
 10000 100TH AVE, SUITE 100
 PALMDALE, CA 93550

APPROVED BY
 [Signature]

LEGEND
 (1) PROPERTY LINE
 (2) EXISTING DRIVE
 (3) EXISTING DRIVE
 (4) EXISTING DRIVE
 (5) EXISTING DRIVE

ABBREVIATIONS
 BLD: BUILDING
 GAR: GARAGE
 PAV: PAVED AREA
 UNP: UNPAVED AREA
 SW: SW
 NE: NE
 SE: SE
 NW: NW

ISSUANCE NO.	ISSUANCE DATE	REVISIONS	DATE	BY	APP. BY
1	08/20/2024	ISSUED FOR PERMIT			
2	08/20/2024	REVISED PER CITY COMMENTS			
3	08/20/2024	REVISED PER STATE COMMENTS			
4	08/20/2024	REVISED PER COUNTY COMMENTS			
5	08/20/2024	REVISED PER WATER BOARD COMMENTS			
6	08/20/2024	REVISED PER FIRE MARSHAL COMMENTS			
7	08/20/2024	REVISED PER PUBLIC UTILITIES COMMENTS			
8	08/20/2024	REVISED PER BOARD OF EQUALIZATION COMMENTS			
9	08/20/2024	REVISED PER BOARD OF EDUCATION COMMENTS			
10	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ACCOUNTANTS COMMENTS			
11	08/20/2024	REVISED PER BOARD OF ACCOUNTANTS COMMENTS			
12	08/20/2024	REVISED PER BOARD OF ARCHITECTURE COMMENTS			
13	08/20/2024	REVISED PER BOARD OF CONTRACTORS COMMENTS			
14	08/20/2024	REVISED PER BOARD OF ENGINEERS COMMENTS			
15	08/20/2024	REVISED PER BOARD OF ELECTRICAL ENGINEERS COMMENTS			
16	08/20/2024	REVISED PER BOARD OF GEODESIC SURVEYORS COMMENTS			
17	08/20/2024	REVISED PER BOARD OF LAND SURVEYORS COMMENTS			
18	08/20/2024	REVISED PER BOARD OF PROFESSIONAL LAND SURVEYORS COMMENTS			
19	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ENGINEERS COMMENTS			
20	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ARCHITECTS COMMENTS			
21	08/20/2024	REVISED PER BOARD OF PROFESSIONAL CONTRACTORS COMMENTS			

CHRONOLOGICAL ORDER OF APPROVAL

ISSUANCE NO.	ISSUANCE DATE	REVISIONS	DATE	BY	APP. BY
1	08/20/2024	ISSUED FOR PERMIT			
2	08/20/2024	REVISED PER CITY COMMENTS			
3	08/20/2024	REVISED PER STATE COMMENTS			
4	08/20/2024	REVISED PER COUNTY COMMENTS			
5	08/20/2024	REVISED PER WATER BOARD COMMENTS			
6	08/20/2024	REVISED PER FIRE MARSHAL COMMENTS			
7	08/20/2024	REVISED PER PUBLIC UTILITIES COMMENTS			
8	08/20/2024	REVISED PER BOARD OF EQUALIZATION COMMENTS			
9	08/20/2024	REVISED PER BOARD OF EDUCATION COMMENTS			
10	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ACCOUNTANTS COMMENTS			
11	08/20/2024	REVISED PER BOARD OF ACCOUNTANTS COMMENTS			
12	08/20/2024	REVISED PER BOARD OF ARCHITECTURE COMMENTS			
13	08/20/2024	REVISED PER BOARD OF CONTRACTORS COMMENTS			
14	08/20/2024	REVISED PER BOARD OF ENGINEERS COMMENTS			
15	08/20/2024	REVISED PER BOARD OF ELECTRICAL ENGINEERS COMMENTS			
16	08/20/2024	REVISED PER BOARD OF GEODESIC SURVEYORS COMMENTS			
17	08/20/2024	REVISED PER BOARD OF LAND SURVEYORS COMMENTS			
18	08/20/2024	REVISED PER BOARD OF PROFESSIONAL LAND SURVEYORS COMMENTS			
19	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ENGINEERS COMMENTS			
20	08/20/2024	REVISED PER BOARD OF PROFESSIONAL ARCHITECTS COMMENTS			
21	08/20/2024	REVISED PER BOARD OF PROFESSIONAL CONTRACTORS COMMENTS			

APPROVED BY: [Signature]

BENCH MARK: BENCH MARK IS LOCATED AT THE CORNER OF THE LOT, 5.0 FEET FROM THE PROPERTY LINE.

BASIS OF BEARINGS: BEARINGS ARE GIVEN AS TRUE BEARINGS.

STAMP: [Professional Engineer Stamp]

DRAWING NAME: JASPER LOTS PLOT PLAN

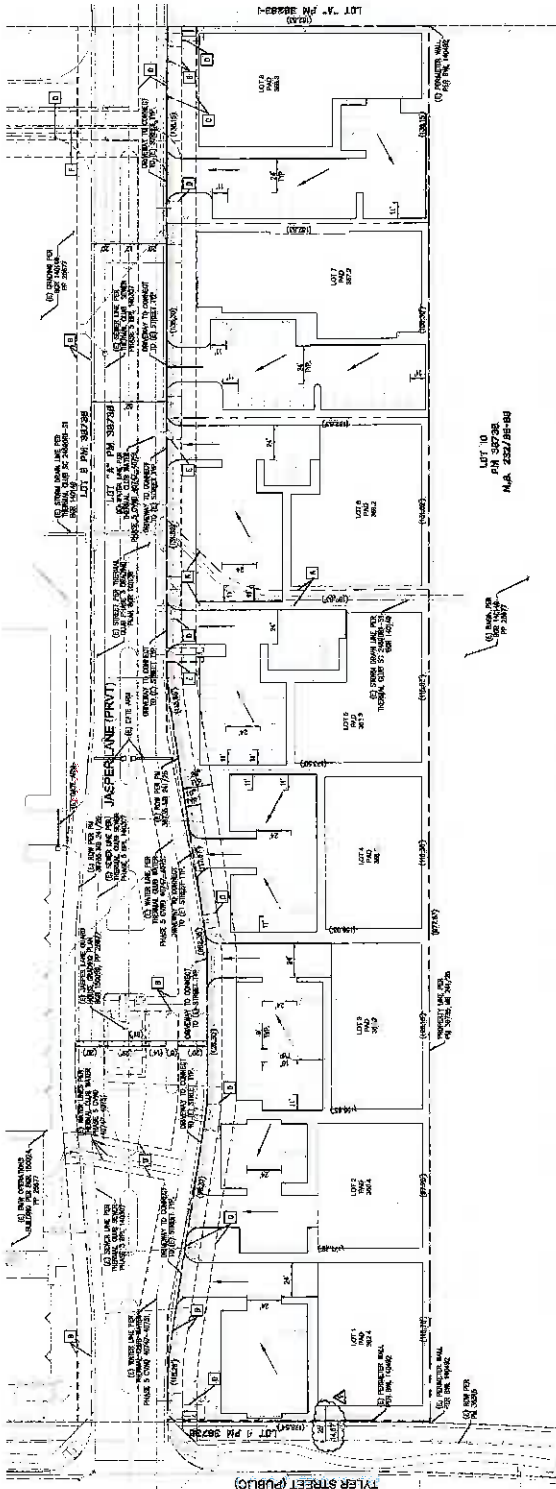
PROJECT NO.: 26120

TITLE SHEET

THE THERMAL CLUB

PM 36735 MB 241/25

SHEET 1 OF 2



JASPER LANE - RIVERSIDE COUNTY PARKING REQUIREMENTS

LOT #	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AVG. PARKING SPACES PER 1,000 SQ FT	TOTAL AVAIL. PARKING SPACES	MINIMUM TOTAL AVAIL. PARKING SPACES REQUIRED	AVAIL. PARKING SPACES EXCESS / DEFICIT
1	546	12.5	5.0	1.4	17	18	1
2	1,300	30.0	12.5	1.4	18	18	0
3	1,500	34.3	13.5	1.4	21	18	3
4	1,100	25.3	9.7	1.4	16	18	-2
5	1,000	22.9	8.8	1.4	15	18	-3
6	1,000	22.9	8.8	1.4	15	18	-3
7	1,700	38.8	14.9	1.4	25	18	7
8	2,000	45.8	17.3	1.4	29	18	11

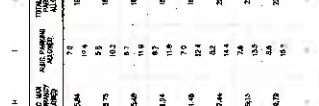
JASPER LANE - ALLUC OCCUPANCY PARKING REQUIREMENTS

LOT #	AREA (SQ FT)	AREA (SQ YD)	AREA (SQ M)	AVG. PARKING SPACES PER 1,000 SQ FT	TOTAL AVAIL. PARKING SPACES	MINIMUM TOTAL AVAIL. PARKING SPACES REQUIRED	AVAIL. PARKING SPACES EXCESS / DEFICIT
1	546	12.5	5.0	1.4	17	18	1
2	1,300	30.0	12.5	1.4	18	18	0
3	1,500	34.3	13.5	1.4	21	18	3
4	1,100	25.3	9.7	1.4	16	18	-2
5	1,000	22.9	8.8	1.4	15	18	-3
6	1,000	22.9	8.8	1.4	15	18	-3
7	1,700	38.8	14.9	1.4	25	18	7
8	2,000	45.8	17.3	1.4	29	18	11

EXISTING EASEMENTS

- A. 10' EASEMENT FOR UTILITY LINES
- B. 10' EASEMENT FOR UTILITY LINES
- C. 10' EASEMENT FOR UTILITY LINES
- D. 10' EASEMENT FOR UTILITY LINES
- E. 10' EASEMENT FOR UTILITY LINES
- F. 10' EASEMENT FOR UTILITY LINES
- G. 10' EASEMENT FOR UTILITY LINES
- H. 10' EASEMENT FOR UTILITY LINES
- I. 10' EASEMENT FOR UTILITY LINES
- J. 10' EASEMENT FOR UTILITY LINES

TYPICAL LOT SETBACK



NOTES:
 1. THE NUMBER SHOWN IN THE CIRCLES IS THE OCCUPANCY PARKING REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF OCCUPANCY PARKING SPACES REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE CIRCLES.
 2. THE NUMBER SHOWN IN THE SQUARES IS THE ALLUC OCCUPANCY PARKING REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF ALLUC OCCUPANCY PARKING SPACES REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE SQUARES.
 3. THE NUMBER SHOWN IN THE TRIANGLES IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE TRIANGLES.
 4. THE NUMBER SHOWN IN THE DIAMONDS IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE DIAMONDS.
 5. THE NUMBER SHOWN IN THE CIRCLES IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE CIRCLES.
 6. THE NUMBER SHOWN IN THE SQUARES IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE SQUARES.
 7. THE NUMBER SHOWN IN THE TRIANGLES IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE TRIANGLES.
 8. THE NUMBER SHOWN IN THE DIAMONDS IS THE TYPICAL LOT SETBACK REQUIREMENT FOR THE LOT. THE TOTAL NUMBER OF TYPICAL LOT SETBACKS REQUIRED FOR THE PROJECT IS THE SUM OF THE NUMBERS IN THE DIAMONDS.

<p>REVISIONS</p> <p>DATE NO.</p>	<p>STAMP</p> <p>34422 Avenida de la California Laguna Hills, CA 92653 Phone 949-833-8777</p>	<p>BENCH MARK</p> <p>CONCRETE MONUMENT AT CORNER OF LOT 1 & TYLER STREET, 10' FROM CORNER OF LOT 1 & TYLER STREET, 10' FROM CORNER OF LOT 1 & TYLER STREET, 10' FROM CORNER OF LOT 1 & TYLER STREET.</p>	<p>APPROVED BY:</p> <p>_____ TITLE</p>	<p>DRAWING NAME:</p> <p>Lesper Lots Plot Plan</p> <p>PROJECT NO.</p>
<p>REVISIONS</p> <p>DATE NO.</p>		<p>STAMP</p> <p>34422 Avenida de la California Laguna Hills, CA 92653 Phone 949-833-8777</p>		<p>DRAWING NAME:</p> <p>Lesper Lots Plot Plan</p> <p>PROJECT NO.</p>
<p>REVISIONS</p> <p>DATE NO.</p>		<p>STAMP</p> <p>34422 Avenida de la California Laguna Hills, CA 92653 Phone 949-833-8777</p>		<p>DRAWING NAME:</p> <p>Lesper Lots Plot Plan</p> <p>PROJECT NO.</p>

PLOT PLAN No. 28120
 JASPER LOTS PLOT PLAN
 LOTS 1-8
 THE THERMAL CLUB
 PM 38735 MB 24125

APPROVED BY:

 TITLE

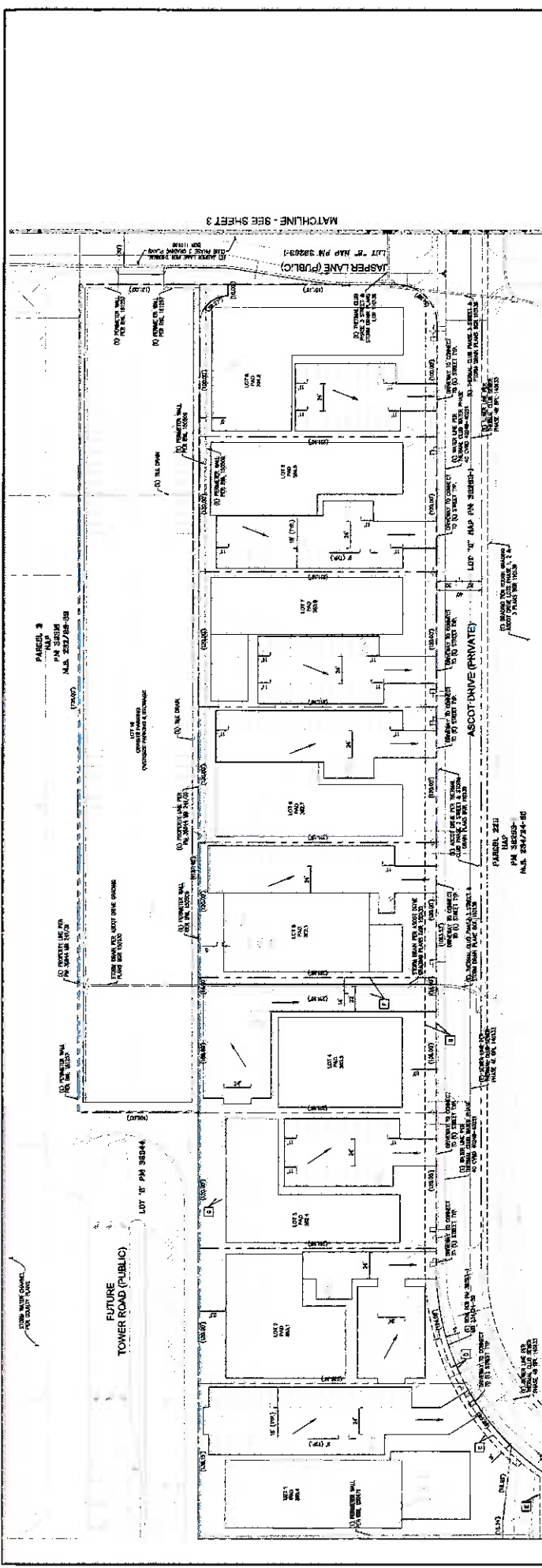
DRAWING NAME:

Lesper Lots Plot Plan

PROJECT NO.

DATE NO.

SHEET 2 OF 2



ASCOIT DRIVE - ALIIC OCCUPANCY PARKING REQUIREMENTS

LOT #	AREA & NET WALL AREA (SQ. FT.)	OCCUPANCY TYPE	REQ. FOR USE OF LOT	REQUIREMENTS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	33	2094	OFFICE	201	176	373	373	176	176	176	176	176	176	176	176	176	176	176	176
2	34	2094	OFFICE	201	176	373	373	176	176	176	176	176	176	176	176	176	176	176	176
3	35	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
4	36	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
5	37	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
6	38	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
7	39	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
8	40	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
9	41	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
10	42	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
11	43	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
12	44	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
13	45	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
14	46	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
15	47	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185

ASCOIT DRIVE - INTERSIDE COUNTY PARKING REQUIREMENTS

LOT #	AREA & NET WALL AREA (SQ. FT.)	OCCUPANCY TYPE	REQ. FOR USE OF LOT	REQUIREMENTS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	33	2094	OFFICE	201	176	373	373	176	176	176	176	176	176	176	176	176	176	176	176
2	34	2094	OFFICE	201	176	373	373	176	176	176	176	176	176	176	176	176	176	176	176
3	35	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
4	36	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
5	37	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
6	38	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
7	39	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
8	40	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
9	41	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
10	42	1940	OFFICE	186	161	423	423	161	161	161	161	161	161	161	161	161	161	161	161
11	43	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
12	44	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
13	45	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
14	46	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185
15	47	2300	OFFICE	210	185	473	473	185	185	185	185	185	185	185	185	185	185	185	185

DATE: 11/14/2023 10:00 AM

PROJECT: ASCOT LOTS 1-9, 15

THE THERMAL CLUB

PM 26544 MB 24173

APPROVED BY: _____

BENCH MARK: _____

STAMP: _____

2422 Avenida de la Estrella
Laguna Hills, CA 92653
Phone: 949-410-0111

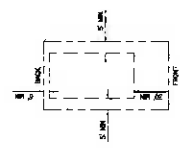
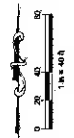
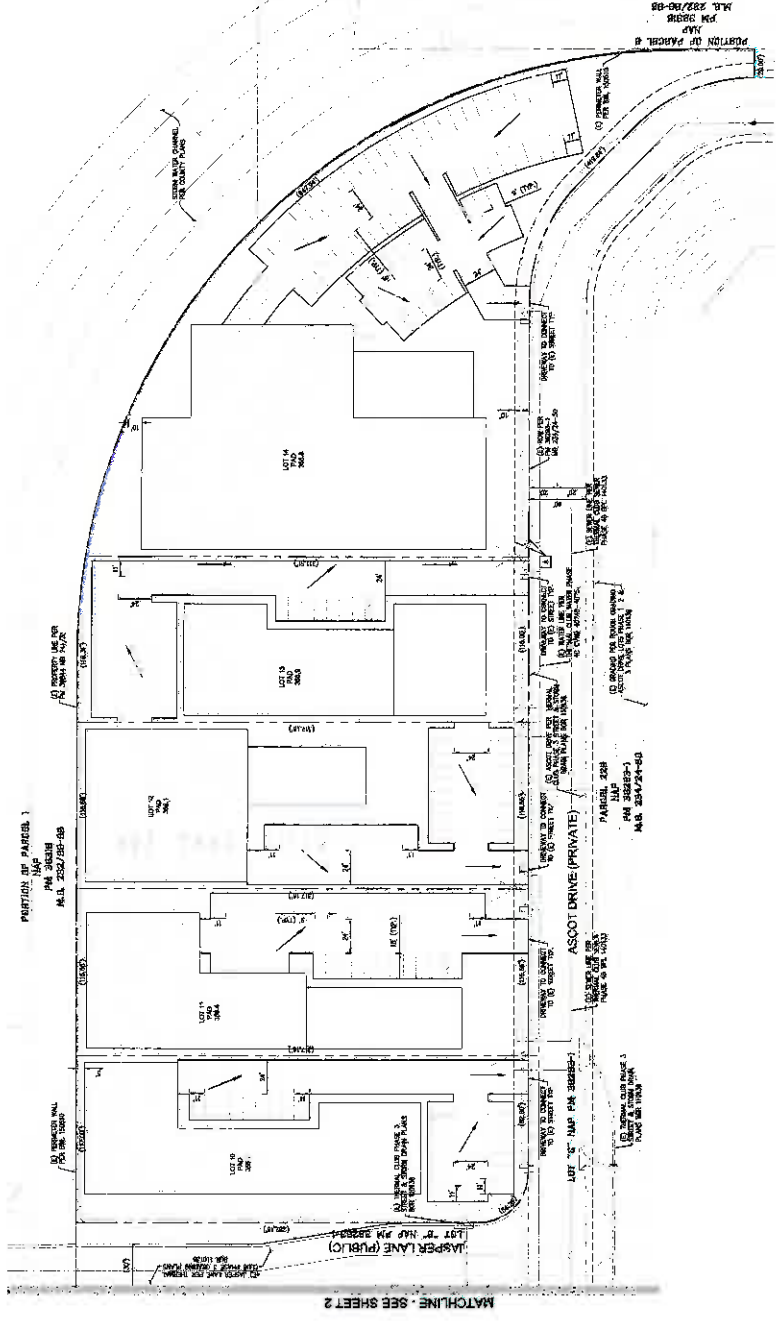
REVISIONS: _____

DATE: _____

REVISIONS: _____

DATE: _____

REVISIONS: _____



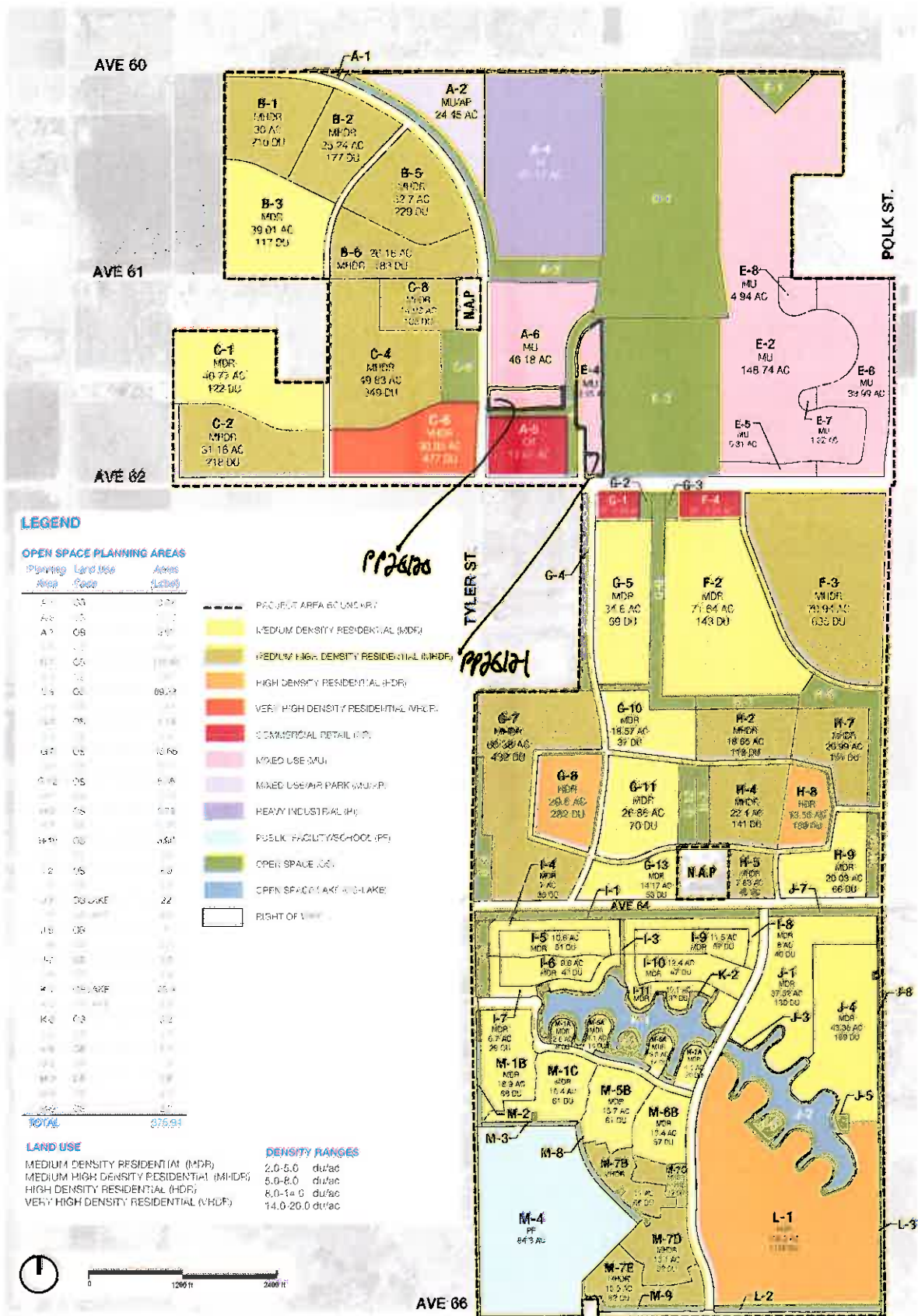
TYPICAL LOT SETBACK
NBS

REVISIONS	DATE NO.

RCE
CONSULTANTS, INC. P.E.

3482 Avenida de la Cañada
Laguna Hills, CA 92653
Phone: 714-764-0011
Fax: 714-764-0012

STAMP: _____
 BASIS OF BEARINGS: _____
 BENCH MARK: _____
 APPROVED BY: _____
 DRAWING NAME: Ascot Lots Plot Plan
 PROJECT NO.: _____
 PLOT PLAN No. 26121
 ASCOT LOTS PLOT PLAN
 LOTS 10-14
 THE THERMAL CLUB
 PM 38944 MB 24131



ENVIRONMENTAL IMPACT REPORT No. 396, ADDENDUM No. 6

Plot Plan No. 26120 and Plot Plan 26121



Prepared by:

**County of Riverside
Planning Department**
4800 Lemon Street, 12th Floor
Riverside, California 92501



Assisted by:

Albert A. WEBB Associates
3788 McCray Street
Riverside, California 92506

DATE: July 17, 2017

EA No.'s 42958 & 42959

**INTRODUCTION TO
ENVIRONMENTAL IMPACT REPORT No. 396, ADDENDUM No. 6
Environmental Assessment No. EA42958 and 42959**

In 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303 (SP), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 654450 to 65457. The SP 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 conjunction with its approval of the SP, the County of Riverside complied with the California Environmental Quality Act ("CEQA") by preparing and certifying Environmental Impact Report No. 396 (EIR396). The SP was later modified by the County of Riverside's approval of Amendment No. 1 (SP No. 303A1) and EIR396, Addendum No. 1 (EIR396-A1), adopted January 28, 2003. 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 EIR396, 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 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293. The Applicant requested revisions to the motorsports track including design modifications and construction phasing. On April 1, 2014, the County approved and adopted Plot Plan 24690 Revised Permit No. 1 (PP24690R1), Minor Change to Tentative Parcel Map 36293 (PM36293M1), and EIR 396, Addendum No. 3 (EIR396-A3). Plot Plan 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 396, Addendum No. 4 (EIR396-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 EIR396, Addendum No. 5 (EIR396-A5) to create new planning areas within the Thermal Club boundaries and change land use designations to mixed 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 EIR396-A5. For the purpose of the following analysis, EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, and EIR396-A5 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents."

Under the *State CEQA Guidelines*, Section 15162, if an Environmental Impact Report (EIR) has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources

Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions of the EIR ;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions in the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.

The *State CEQA Guidelines* further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (14 CCR 15162.). Therefore, once an EIR has been approved, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR;
 - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR 15162.)

In processing the Pending Applications in conformity with CEQA, the attached Environmental Assessment (EA) was conducted to determine if the changes proposed by the Project, represented by the Pending Applications, will trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of EIR396. The EA therefore classifies impacts in one of four ways:

Potentially Significant New Impact

This category is utilized for any potentially significant new impact that was not analyzed in EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, or EIR396-A5.

Less than Significant New Impact with Mitigation Incorporated

This category is utilized for any new impacts which were not analyzed or found less than significant in EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, or EIR396-A5, but are nonetheless found to be less than significant with mitigation incorporated.

This category is also utilized to identify impacts which are equal to or less than the impacts found and analyzed EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, or EIR396-A5 that require revised or eliminated mitigation measures that are specific to the proposed Project.

Less than Significant New Impact

This category is utilized for any new impacts which were not analyzed or found in EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, or EIR396-A5 but which are nonetheless less than significant.

No New Impact

This category is utilized for impacts which are equal to or less than the impacts found and analyzed in EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, or EIR396-A5.

The result of the EA is that the environmental impacts of the proposed Project, as modified by the Pending Applications, do not require substantial changes to EIR396, will not create any form of significant environmental impacts which were not previously analyzed in the Previous CEQA Documents, nor will the impacts of the modified project be more severe than those already analyzed in the Previous CEQA Documents. Given that fact, the Riverside County Planning Department determined that an Addendum to EIR396 is the proper form of environmental review for the Pending Applications based on the following facts:

- No changes to Planning Area A-6 or E-4 boundaries are being proposed. As a result the environmental impacts to natural land resources that are associated with the physical boundary of the Project were previously analyzed. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and mineral resources would be no greater than the effects that were previously analyzed.
- No changes to the Specific Plan land uses or to the allowable land uses are being proposed that would result in additional dwelling units. As such, the proposed land uses were accounted for in the aggregate unit count that was used to prepare the Water Supply Assessment for EIR396-A-2. Therefore, the proposed Project would not increase water demand beyond what was previously analyzed.
- Since no changes to the Specific Plan land uses or to the allowable land uses are being proposed, the potential impacts to air quality are no worse than those previously analyzed.
- The proposed Project does not include any revisions to the Circulation Plan approved for SP No. 303A3 and analyzed in EIR396-A5.
- The proposed project will result in approximately 4,519 fewer trips per day than those estimated under SP No. 303A3, PP25677 and analyzed in EIR396-A4 and EIR396-A5.
- The proposed Project will not substantially alter the present or planned land use of the area, and noise impacts from operations will be similar to those examined previously.
- Subsequent to the certification of EIR396-A5, no new information of substantial importance has become available which was not known or could not have been known at the time EIR396-A-5 was prepared.
- Mitigation measures identified in EIR396-A5, other than those that have been changed as a result of this EIR Addendum, remain appropriate and feasible for the proposed Project.

This Introduction, the EA and the mitigation monitoring program collectively make up the Environmental Impact Report No. 396, Addendum No. 4 (EIR396-A6), applicable to the Pending Applications.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42958 & 42959
Project Case Type (s) and Number(s): PP26120 and PP26121
Lead Agency Name: Riverside County Planning Department
Address: 4080 Lemon Street, 12th Floor, Riverside CA 92501
Contact Person: Russell Brady
Telephone Number: (951)955-3025
Applicant's Name: Thermal Operating Company, LLC
Applicant's Address: 1983 W. 190th Street, Suite 100, Torrance CA 90504

I. PROJECT INFORMATION

Project Description:

The proposed Project includes Jasper Lots - Plot Plan No. 26120 (PP26120) and Ascots Lots – Plot Plan No. 26121 (PP26121), described in further detail below.

Jasper Plot Plan No. 26120

Plot Plan No. 26120 (**Figure 1 – Jasper Site Plan**) lies within assessor parcel map number 759-180-004 and consists of eight parcels ranging from approximately 0.37 to 0.58 gross acres for an overall project acreage of 3.92 acres. These lots are identified as Parcels 1 thru 8 of Tentative Parcel Map 36735. The site is in the community of Thermal within the Thermal Club property boundary located north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street in Riverside County, California.

The proposed Project site has a general plan land use designation of Community Development: Mixed Use Planning Area as reflected in the Land Use Plan for the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3). The proposed site is located within Planning Area A-6 of the Kohl Ranch Specific Plan and has a zoning designation of Specific Plan, Planning Area E-4 for SP No. 303A3. The proposed Project site has been graded, is relatively flat, and currently vacant. The proposed Project is surrounded by vacant land to the west, a drainage channel to the south and east, and BMW Driver Training Facility to the north currently under construction. Jasper Lane to the north and the Thermal Guard House structure are built and completed.

The proposed project is a Plot Plan on 8 parcels to include eight buildings; one per lot. Building square footages range from 13,600 square feet to 20,300 square feet for a total square footage of 135,549 square feet and with building heights not to exceed 35 feet. The structures will be built in accordance with the approved design guidelines in the contemporary style and as per the SP No. 303A3. These structures will be utilized for warehousing and offices which are allowable under the SP No. 303A3 Mixed Use Planning Area A-6 land use designation. Final building occupancy, construction type and uses will be in accordance with the approved SP No. 303A3 and access to these lots will be provided via Jasper Lane. As these structures are part of The Thermal Club, they are not open to the public and will be utilized only members of the Thermal Club.

Ascot Plot Plan No. 26121

Plot Plan No. 26121 (**Figure 2 – Ascot Site Plan**) lies within assessor parcel numbers 759-180-004, -005, -008, -009, and -012 consisting of fifteen lots, ranging from 0.6 to 1.9 acres for an overall project acreage of 12.60 acres. These Lots are identified as Parcels 1-15 of Parcel Map 36844 (MB 241/31 in the County of Riverside). The site is part of the community of Thermal and lies within the Thermal Club property boundaries located north of Avenue 62, south of Avenue 60, east of Tyler Street, and west of Polk Street in Riverside County, California.

The proposed Project site has a general plan land use designation of Community Development: Mixed Use Planning Area as reflected in the Land Use Plan for SP No. 303A3. The proposed project site is located in Planning Area E-4 of the Kohl Ranch Specific Plan and has a zoning designation of Specific Plan, Planning Area E-4 of SP No. 303A3.

The proposed Project site has been graded, is relatively flat, and is currently vacant. The proposed Project is surrounded by Thermal Club track facilities and associated construction to the east, Thermal Club track facilities and associated construction and vacant land to the west, Avenue 62 to the south and open space to the north.

The Thermal Club is preparing a Plot Plan for 15 lots to include fourteen buildings-one per lot, with the remaining lot for off-site parking. Building square footages range from 19,400 to 64,500 square feet for a total square footage of 361,800 with maximum building heights of 35 feet. These structures will be built in accordance with the approved design guidelines in the contemporary or Spanish Revival styles. These structures will be utilized for warehousing and offices which are allowable under the Community Development: Mixed Use Planning Area as reflected in the Land Use Plan for SP No. 303A3. Final building occupancy, construction type and uses will be in accordance with approved SP No. 303A3 and will be provided access via Ascot Drive. As these structures are part of The Thermal Club, they are not open to the public and will be utilized only members of the Thermal Club.

The number of people on-site at any given time, including employees will not exceed the maximum allowable intensities of people allowable under Airport Land Use Commission Zones C and D requirements.

Background

In 1999, the County of Riverside approved The Kohl Ranch Specific Plan No. 303 (SP), which was prepared pursuant to the authority granted to the County by California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 655450 to 65457. The SP 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 conjunction with its approval of the SP, the County of Riverside complied with the California Environmental Quality Act (“CEQA”) by preparing and certifying Environmental Impact Report No. 396 (EIR396). The SP was later modified by the County of Riverside’s approval of Amendment No. 1 (SP No. 303A1) and EIR396, Addendum No. 1 (EIR396-A1), adopted January 28, 2003. 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 EIR396, 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 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293. The Applicant requested revisions to the motorsports track including design modifications and construction phasing. On April 1, 2014, the County approved and adopted Plot Plan 24690 Revised Permit No. 1 (PP24690R1), Minor Change to Tentative Parcel Map 36293 (PM36293M1), and EIR 396, Addendum No. 3 (EIR396-A3). Plot Plan 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 396, Addendum No. 4 (EIR396-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 EIR396, Addendum No. 5 (EIR396-A5) to create new planning areas within the Thermal Club boundaries and change land use designations to mixed 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 EIR396-A5.

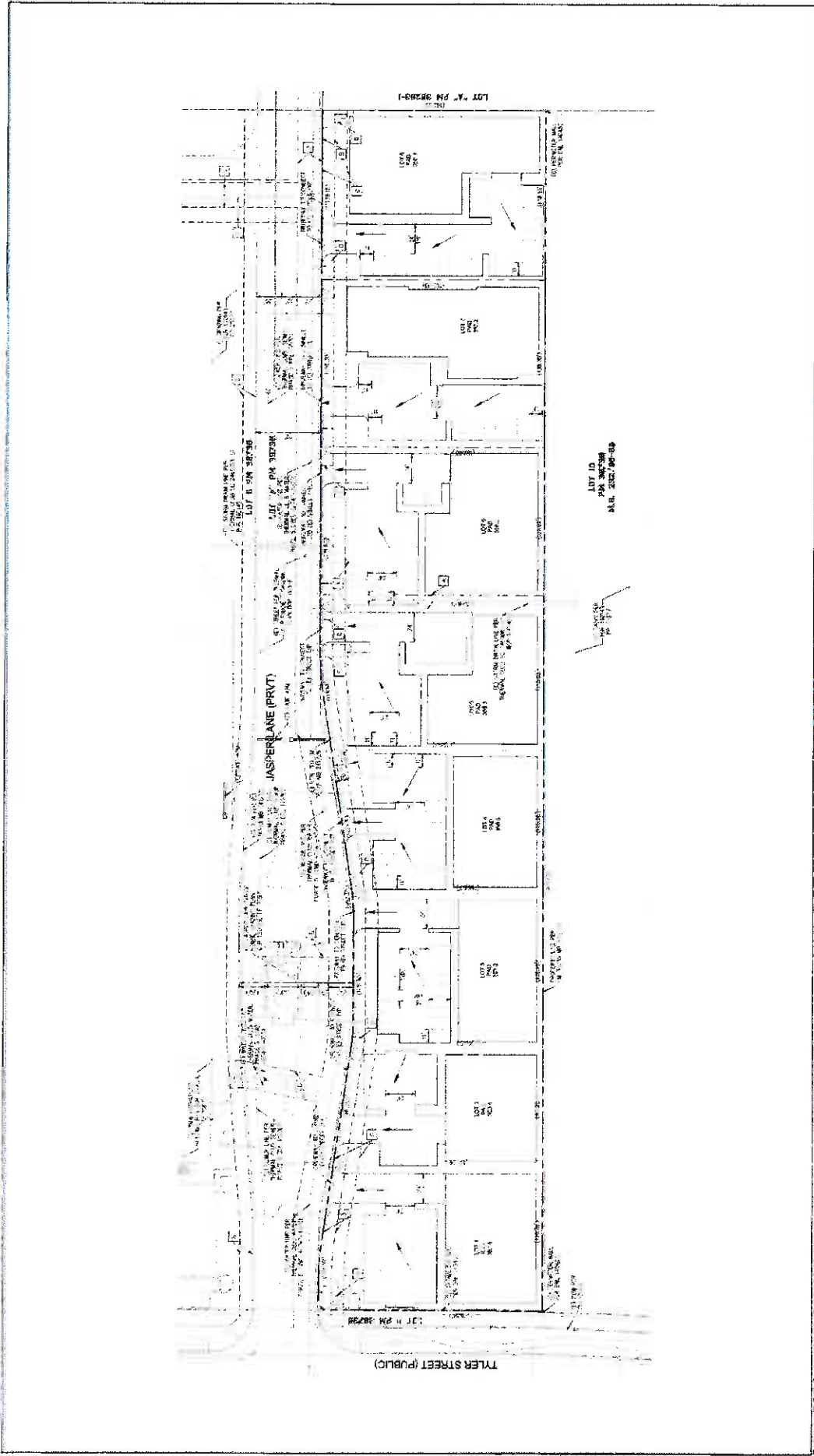
Both Plot Plans 26120 and 26121 are covered by SP No. 303A3 and the following environmental analysis documents:

- **Environmental Impact Report No. 396 (SCH No. 1994112032)**
Environmental Impact Report No. 396 (EIR396) was prepared for The Kohl Ranch Specific Plan No. 303 (SP), certified by the County of Riverside November 16, 1999
- **Environmental Impact Report No. 396, Addendum No. 1**
Environmental Impact Report No. 396, Addendum No. 1 (EIR396-A1) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 1 (SP No. 303A1), approved by the County of Riverside January 28, 2003
- **Environmental Impact Report No. 396, Addendum No. 2**
Environmental Impact Report No. 396, Addendum No. 2 (EIR396-A2) was prepared for The Kohl Ranch Specific Plan No. 303, Amendment No. 2 (SP No. 303A2), approved by the County of Riverside June 7, 2011. In addition, Plot Plan 24690, Tentative Parcel Map 36315, and Tentative Parcel Map 36293 for the Thermal Racetrack were also approved by the County of Riverside June 7, 2011.
- **Environmental Impact Report No. 396, Addendum No. 3**
Environmental Impact Report No. 396, Addendum No. 3 (EIR396-A3) was prepared for Plot Plan 24690 Revised Permit No. 1 (PP24690R1) and Tentative Parcel Map 36293, Minor Change No. 1 (PM36293M1), approved by the County of Riverside April 1, 2014.
- **Environmental Impact Report No. 396, Addendum No. 4**
Environmental Impact Report No. 396, Addendum No. 4 (EIR396-A4) was prepared for Plot Plan 25677 (PP25677) and approved by the County of Riverside May 19, 2015. Tentative Parcel Map 36735 (PM36735) was subsequently approved by the County July 21, 2015 but covered within EIR396-A4.

▪ **Environmental Impact Report No. 396, Addendum No. 5**

Environmental Impact Report No. 396, Addendum No. 5 (EIR396-A5) was prepared for Specific Plan Amendment No. 303, Amendment No. 3 (SP00303A3), Change of Zone (CZ07852), and Noise Exemption (NE06), approved by the County of Riverside March 24, 2015. TR36851 was subsequently approved by the County July 21, 2015 but covered within EIR396-A5.

For the purpose of the following analysis, EIR396, EIR396-A1, EIR396-A2, EIR396-A3, EIR396-A4, and EIR396-A5 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents."



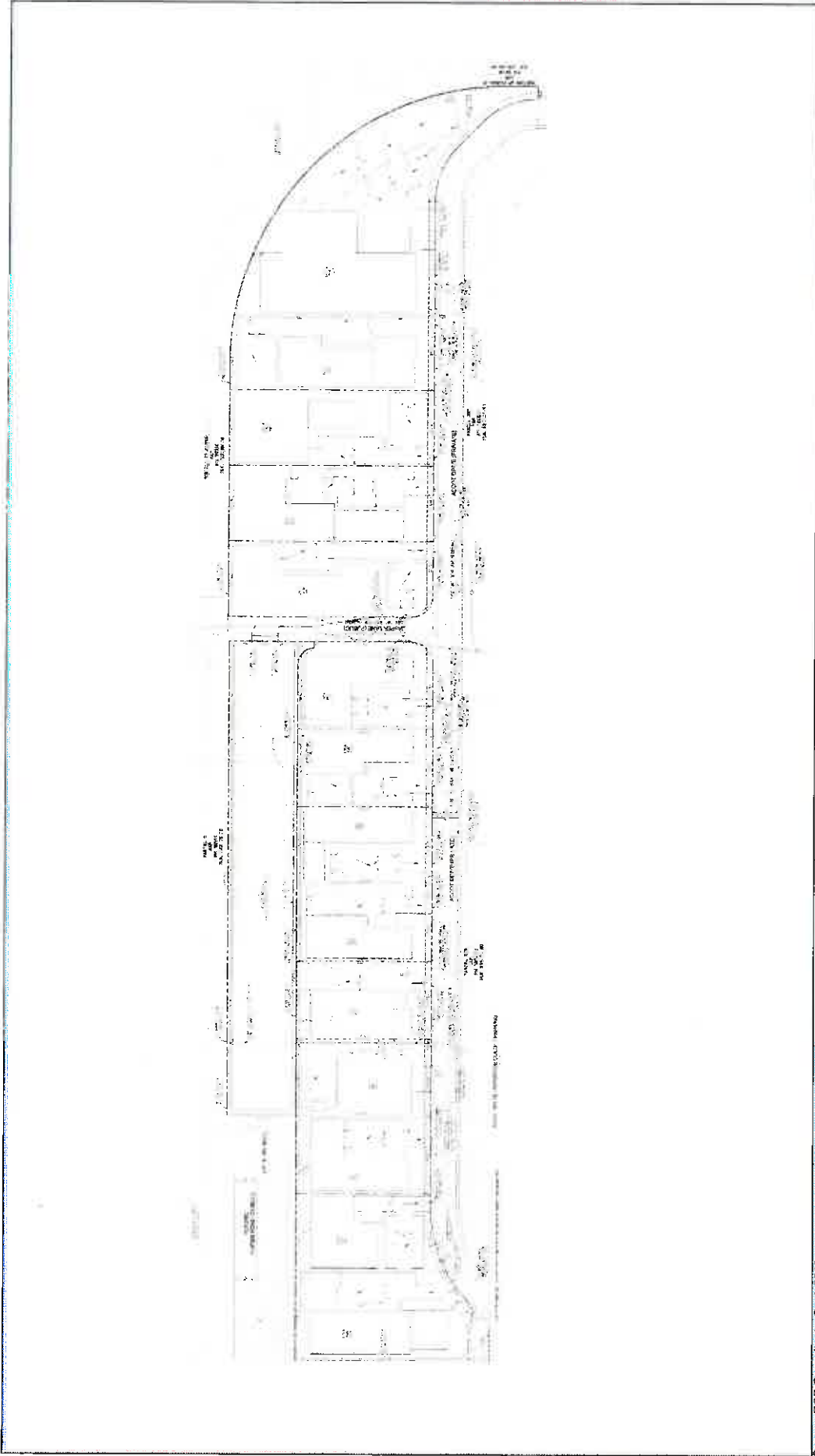
Map revised June 20, 2017. G:\2015\15-0965\GIS\Jasper PlotPlan 11x17.mxd

Source: RCE Consultants, Sept. 2016

Figure 1 – Plot Plan 26120



Not to Scale



Map revised June 29, 2017 © 2016/16-0598/GIS/Ascot PlotPlan_1.txd mxd

Source: RCE Consultants, Sept. 2016

Figure 2 - Plot Plan 26121



Not to Scale

A. **Type of Project:** Site Specific ; Countywide ; Community ; Policy .

B. **Total Project Area:** 16.52 acres (3.92 acres-PP26120, 12.60 acres-PP26121)

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area: See PD	Est. No. of Employees: See PD
Other:			

C. **Assessor's Parcel No(s):**

Ascot Plot Plan (26121) - 759-300-013 thru -027

Jasper Plot Plan (26120) - 759-300-001 thru -008

Street References: The Proposed Project is located on the north corner of Avenue 62, west of Tyler Street and south of Avenue 60 (Figure 3 – Vicinity Map and Figure 4 – Aerial Map)

D. **Section, Township & Range Description or reference/attach a Legal Description:** Section 33, Township 6 South, Range 8 East, San Bernardino Baseline and Meridian as reflected in Figure 5 - USGS Topographic Map

E. **Brief description of the existing environmental setting of the project site and its surroundings:**

The surrounding project area is primarily vacant (Figure 4 – Aerial Map)

Proposed Project Site

The Proposed Project with respect to existing conditions, the following improvements have been completed:

- Planning Areas A-6: North of Jasper Plot Plan - Area has been developed with BMW driver training facility
- Planning Area E-4: East of Ascot Plot Plan – Area has been development with race track facilities. Areas to the north and south are vacant. Portion of area to the west development with BMW driver training facility while the remainder is vacant.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Proposed Project site is designated Community Development: Mixed Use (CD:MU) Planning Area as reflected in the Land Use Plan for the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3) Land Use Plan. SP No. 303A3 allows for the development of large scale recreational uses including a motorsports race track and related facilities north of Avenue 62. No land use changes are proposed as a part of the proposed Project. The proposed Project is consistent with all applicable conditions of approval, development standards and design guidelines of SP No. 303A3 and will facilitate implementation of the approved Specific Plan. The proposed Project will conflict with any General Plan Land Use polices.

2. **Circulation:** No circulation changes are proposed. The Proposed Project will be consistent with all applicable conditions of approval, development standards and design guidelines for SP No. 303A3 and will not conflict with any General Plan Circulation Element policies.

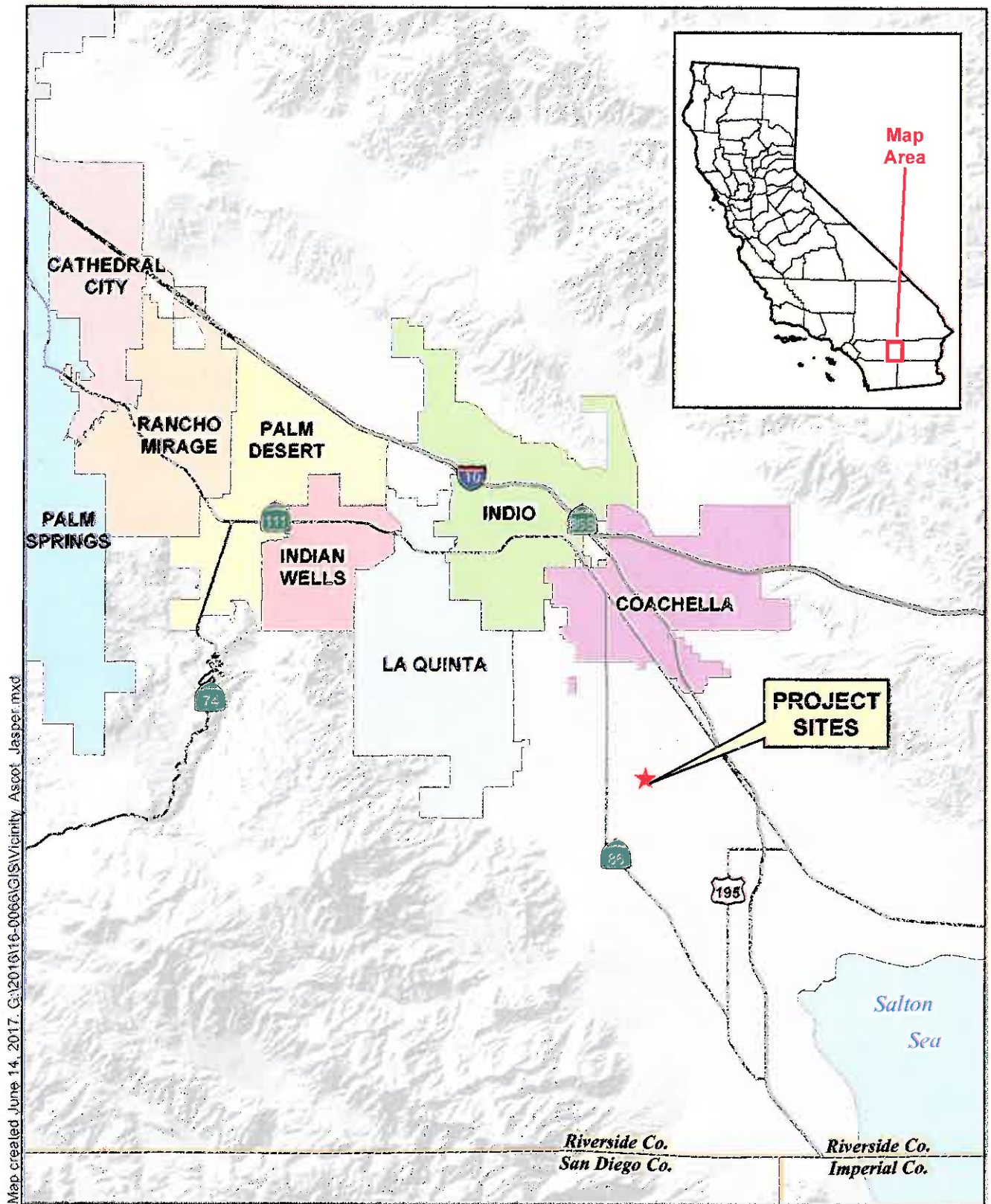


Figure 3 - Vicinity Map
 Jasper and Ascot



G:\2016\16-0066\GIS\Aerial_Ascot_Jasper.mxd; Map created 14 Jun 2017



Sources: Riverside Co. GIS, 2017; USDA NAIP, 2016.

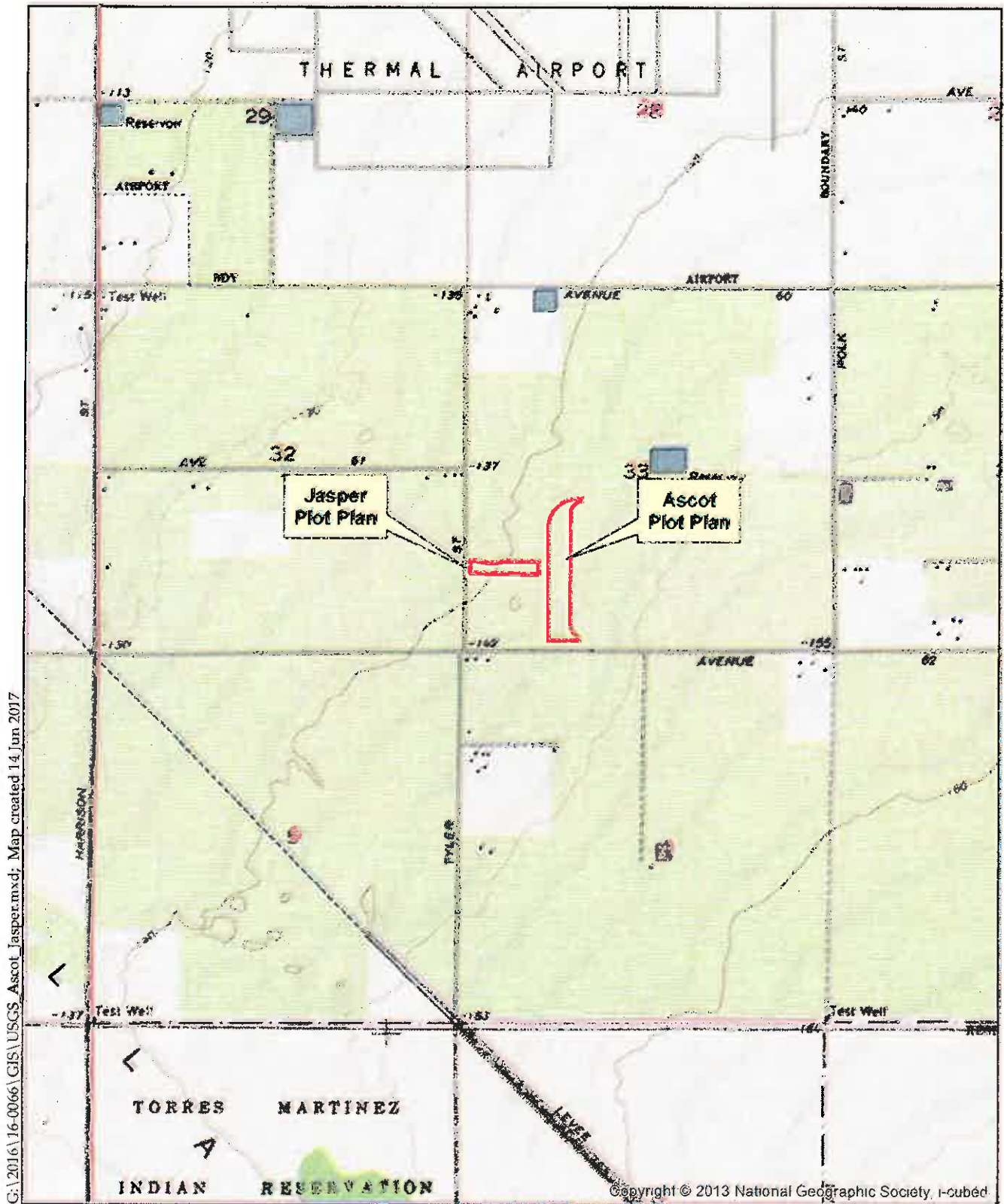
Figure 4 - Aerial Map

Jasper and Ascot



0 500 1,000 1,500 2,000 Feet





G:\2016\16-0066\GIS\USGS_Ascot_Jasper.mxd; Map created 14 Jun 2017

Sources: ESRI / USGS 7.5min Quad
DRG: VALERIE

Copyright © 2013 National Geographic Society, i-cubed

Figure 5 - USGS Map
Jasper and Ascot



ALBERT A.
WEBB
ASSOCIATES

3. **Multipurpose Open Space:** The Proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed Project is located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) but is not located within any CVMSHCP conservation area. The proposed Project is consistent with the SP No. 303A3 Land Use Plan and all applicable conditions of approval, development standards and design guidelines. The proposed Project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed Project site is not located within a Fault Zone but is within a ground shaking zone, an active subsidence zone and has a high potential for liquefaction. In addition, it is located within the Jacqueline Cochran Regional Airport Influence Policy Area. The proposed Project is not located within a 100-year flood plain, dam inundation area or area drainage plan. The proposed Project is located in an area considered to be at very low susceptibility for wildfire. All structures will be required to comply with all applicable local and state regulations including the California Building Code to ensure the health and safety.

There are no known hazardous waste sites in the area but the uses proposed within the proposed Project site and other sites within the vicinity that handle hazardous materials will be required to comply with all applicable state and local laws concerning the handling, storage and disposal of hazardous wastes. As the proposed Project lies directly south of the Jacqueline Cochran Regional Airport, it is within the influence area. The proposed Project was found to be consistent with the Jacqueline Cochran Regional Airport December 8, 2016, the proposed Project is consistent with the General Plan.

5. **Noise:** Noise impacts from the proposed Project will be generated during construction, from future on-site activities, and from future Project specific traffic that will occur as a result of the Project. During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with implementation of mitigation measures the Project will not conflict with any General Plan Noise Element policies.
 6. **Housing:** Implementation of the proposed Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
 7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The proposed Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
 8. **Healthy Communities:** There are no communities in close proximity of the site. Nonetheless, the proposed Project will mitigate impacts to ensure Project will not conflict with any Healthy Community Element policies.
- B. General Plan Area Plan(s):** The proposed Project site is located within the Eastern Coachella Valley Area Plan (ECVAP).
- C. Foundation Component(s):** The proposed Project site is located within the Community Development Foundation Component.

D. Land Use Designation(s): Community Development: Mixed Use Planning Area as reflected in the Land Use Plan for SP No. 303A3

E. Overlay(s), if any: Not in an overlay

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Eastern Coachella Valley Area Plan

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Planning Area as reflected in the Land Use Plan for SP No. 303A3 as Community Development: Mixed Use (CD:MU) to north and east, Open Space: Open Space (OS:OS) and Community Development: Commercial Retail (CD:CR) to south, Community Development: Medium High Density Residential (CD:MHDR), Community Development: Very High Density Residential (CD:VHDR), and Open Space: Open Space (OS:OS) to west.

4. **Overlay(s), if any:** NA

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3)

2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas A-6 and E-4

I. Existing Zoning: Specific Plan, Planning Areas A-6 and E-4 of SP No. 303A3

J. Proposed Zoning, if any: No changes proposed

K. Adjacent and Surrounding Zoning: Specific Plan

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find 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 or 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 or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the

environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4, EIR-396 Addendum #5, Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the Notice of Preparation for EIR396 (NOP) determined that no scenic highway corridors would be affected by the project. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. No new scenic highways have been designated in the vicinity since EIR396 was prepared. The Proposed Project contains no major rock outcroppings, unique or landmark features and continues to include Planning Standards and Design Guidelines which will ensure the Proposed Project results in an aesthetically pleasing area and views of the surrounding scenic resources are not obstructed by the Proposed Project. There are no impacts resulting from the Proposed Project. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

- b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. The Proposed Project contains no major rock outcroppings, unique or landmark features and continues to include

Planning Standards and Design Guidelines which will ensure the Proposed Project results in an aesthetically pleasing area and views of the surrounding scenic resources are not obstructed by the Proposed Project. With implementation of mitigation measure C13-1, impacts resulting from the Proposed Project are less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."* The Proposed Project lies within the same area as previously analyzed and is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (approximately 42.4 miles southwest is the Mt. Palomar Observatory). Through compliance with the regulatory requirements of Ordinance No. 655 and implementation of mitigation measure C13-2, the Proposed Project will not result in impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project occupies the same area as previously analyzed and does not result in an increase in intensity. Low pressure sodium lighting will be utilized as referenced in

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Ordinance No. 655. Further, the SP No. 303A3 Zoning Ordinance prohibits nighttime sports lighting. Spill of light onto the proposed residential uses as well as to surrounding properties and "night glow" will be reduced to less than significant levels by using hoods and other design features on light fixtures used within the Proposed Project and through implementation of mitigation measures C13-2 - C13-9, C13-11, and C13-12, and as required through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Daytime glare will be reduced through the implementation of mitigation measure C13-10. Thus, mitigation measures C13-2, and C13-9 through C13-12 remain in effect for the Proposed Project to ensure impacts remain less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project occupies the same area as previously analyzed and is located in farmland of only local importance. No new areas will be affected or result in the loss of Farmland. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA Documents.

b-d) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project occupies the same area as previously analyzed and is located in farmland of only local importance. No new areas will be affected or result in the loss of Farmland. No new Williamson Act contracts have been enacted within the Proposed Project since 1996 and no active Williamson Act contracts currently exist within the site. The Project does not propose to change the zoning of the property. With implementation of mitigation measures C2-1 through C2-3, the Proposed Project would not result in impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Source: R EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-c) *EIR396 Conclusion: Not analyzed because these thresholds were not applicable at the time of EIR396. EIR396 Addendum #'s 1 through 5 determined there to be no impacts to forest land so there were no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed and does not include areas of native tree cover or timber production and is not presently zoned to support this type of use. The Project does not propose to change the zoning of the property. Further, as discussed in Items 4a through 4d above, the proposed Project will not result in a conversion of farmland to a non-agricultural use. The Proposed Project would not result in impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None

Monitoring: None Required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a,b) *EIR396 Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed and does not increase the site intensity. As discussed in Items 42.a and 42.b below, the proposed Project results in fewer traffic trips than analyzed as part of SP No. 303A3. As vehicle emissions are the primary cause in increase air emissions, it can be concluded that as the proposed Project results in fewer traffic trips, it will result in fewer emissions. Further, the proposed use has already been analyzed as an allowable use under SP No. 303A3. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed in the prior CEQA documents.

c) *EIR396 Conclusion: Threshold did not previously exist, however at the time the Project site was located within the Southeast Desert Air Basin (SEDAB) under the jurisdiction of the SCAQMD. The SEDAB, comprised of the eastern portion of San Bernardino, Riverside, Kern, Los Angeles and San Diego Counties, and all of Imperial County, continued to exceed state and national ambient air quality standards (NAAQS) on more than 150 days annually, despite efforts to control emissions from stationary pollutant sources and motor vehicles. EIR396 Addendum #2 demonstrated that, after the incorporation of mitigation measures and with emissions reductions utilized in EIR396, projected short-term emissions from construction were below applicable SCAQMD daily regional thresholds. It also determined that the operational emissions would exceed SCAQMD operational thresholds for VOC, NO_x, and CO; thus, the Project's incremental contribution to criteria pollutant emissions for which the region is non-attainment, were also considered to be cumulatively considerable. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project lies within the same area as previously analyzed and does not increase the site intensity. Further, the proposed use has already been analyzed as an allowable use under SP No. 303A3. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed in EIR396.

- d-e) *EIR396 Conclusion: Less than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed and does not increase the site intensity. As discussed in Item 42.a-b below, the proposed Project results in fewer traffic trips than analyzed as part of SP No. 303A3. As vehicle emissions are the primary cause in increase air emissions, it can be concluded that as the proposed Project results in fewer traffic trips, it will result in fewer emissions. Further, the proposed use has already been analyzed as an allowable use under SP No. 303A3. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed in the prior CEQA documents.

- f) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that no objectionable odors would be created. EIR396 Addendum No.'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. The Proposed Project does not change land uses and therefore, does not add any sources of objectionable odors. Whereas no new objectionable odors have been added since EIR396 was prepared, no new or substantially increased significant effects result from the Proposed Project. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed in the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-g) *EIR396 Conclusion: Less than Significant with mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed, has been graded and is highly disturbed through current operations and construction activities. As was previously analyzed, Burrowing owl (*Athene cunicularia*), a California Species of Special Concern, has the potential to occur on site. However, the Project site has been graded and is highly disturbed. Additionally, mitigation remains in effect for the Proposed Project to ensure impacts remain less than significant. The Proposed Project site is not located within any CVMSHCP conservation area and is still required to pay CVMSHCP fees. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Less than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed has been graded and is highly disturbed through current operations and construction activities. As such, development of the Proposed Project would result in the same disturbance area for which impacts were found to be less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #5

Findings of Fact:

a-d) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

EIR396 identified that the entire surface of the Project area had been previously disturbed by past agricultural activities. Soil preparation had consistently disturbed at least the top 60 inches of the Project area and irrigation and leach lines had been installed to depths of up to 7 feet. This amount of disturbance had profoundly affected any archeological sites within the study area boundaries. EIR396 concluded that there was a very low potential for buried historic deposits. The Proposed Project occupies the same area as previously analyzed and is not located on a known formal or informal cemetery. In the event that unknown human remains are uncovered during construction activities, Sections 7052 and 7050.5 of the California Health and Safety Code (HSC) require that the Riverside County Coroner's Office must be contacted within 24 hours and all work shall be halted until a clearance is given by that office and any other involved agencies. If human remains are discovered, the County shall comply with the requirements of Public Resources Code Section 5097.98, as amended. Potential impacts with respect to disturbing human remains are not expected but will be less than significant with adherence to these existing laws and codes.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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In terms of soil disturbing activities, grading and trenching activities have the potential to disturb native soils that may potentially reveal cultural and/or tribal resources. However, the Project site has been overexcavated four feet and previously graded under BGR Numbers 140149 (Jasper) and 150130 (Ascot). Table 1, Grading Information below, provides the elevation of the native soils, grading and excavation depth, and proposed pad elevations.

Table 1, Grading Information

Site	Native Elevations (AMSL) ¹	Mass Grading Elevations (AMSL) ¹	Over Excavation	Proposed Pad Elevations (AMSL) ¹
Jasper	357 +/-	355.5ft +/-	4ft	357 – 359 ft
Ascot	352 +/-	354ft +/-	4ft	352-355 ft

1. Feet Above mean sea level

As no grading will take place below the native soils and no further trenching is anticipated, there will be no disturbance to native soils that have the potential to reveal historic, archaeological or tribal resources. All mitigation measure remain in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Source: EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Not Analyzed. However, impacts to tribal resources were addressed in EIR396 under the Archaeological thresholds in which impacts were found to be Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Torres-Martinez Indian Reservation lies adjacent to the southern boundary of the Kohl Ranch Specific Plan. The Kohl Ranch Project team has coordinated with representatives of the Torres-Martinez Indians regarding their land use plans for property located in the vicinity of the Kohl Ranch during development of and revisions to the Specific Plan document. The Proposed Project is consistent with the uses allowed under the approved Kohl Ranch Specific Plan No. 303, Amendment No. 3 and does not propose any deviation from uses already envisioned in this area. Further, as described in Item 9a – 9d above, as no grading will take place below the native soils and no further trenching is anticipated, there will be no disturbance to native soils that may have the potential to reveal or disturb tribal resources. All mitigation measures remain in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #2, EIR-396 Addendum #4, and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not located within an Alquist-Priolo Earthquake Fault or County Fault Hazard Zone. EIR396 Addendum No.'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. The site is not located within an Alquist-Priolo earthquake fault or County fault zone and it was concluded no faults are known to exist within the mid valley area near the site with the exception of the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Brawley Fault Zone to the south of the Project site and the San Andreas Fault Zone located approximately 5 miles to the northeast of the Project site. No faults however, are known to exist on the Project site. Grading has occurred on the Proposed Project site and some road improvements have been constructed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed which was found to not result in impacts related to seismic-related ground failure, including liquefaction. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project boundary occupies the same area as previously analyzed which was found not to result in impacts from ground shaking beyond what was previously analyzed. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not subject to landslide risk, soils with shrink/swell potential, or ground subsidence. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project occupies the same area as previously analyzed which is relatively flat with no slopes that constitute a landslide risk. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not subject to landslide risk, soils with shrink/swell potential, or ground subsidence. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed and the closest active subsidence area was identified approximately four miles to the west in the La Quinta area so the potential occurrence to subsidence is considered low on the site. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Not analyzed due to lack of such a question on the Environmental Assessment form. However, these issues were analyzed in the geotechnical report which was part of EIR396 and no other geologic hazards were identified. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. No other geologic hazards were identified in prior analysis. The Proposed Project lies within the same area as previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-c) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. The Proposed Project is not located within an area of steep slopes. No on-site slopes will be greater than 2:1. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

- a) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum No.'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project is located within the same area as previously analyzed and will experience the same issues regarding soil erosion from wind as was analyzed in EIR396 so does not result in impacts related to soil erosion beyond those previously analyzed. All mitigation remains in effect. Therefore, no new or substantially increased significant effects result from the Project beyond those analyzed by the prior CEQA documents.

- b,c) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not subject to expansive soils and did not include a threshold related to use of septic tanks or alternative waste systems. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project is located within the same area as previously analyzed and is not located on expansive soils and no septic tanks are proposed so does not result in impacts beyond those previously analyzed. Therefore, no new or substantially increased significant effects result from the Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #3, EIR-396 Addendum #4, and EIR-396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

a-b) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area with similar hydrology and drainage conditions as previously analyzed. EIR396 Addendum #3 identified that development related to The Thermal Club Motorsports Park facilities will provide for on-site retention basins in lieu of bioswales, allowing for 100 percent of flows to be captured on-site. Mitigation measures C5-3A, C5-4A, C5-5 through C5-8, C7-1 and C7-2 remain in effect for the Proposed Project to ensure impacts remain less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Less than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area as previously analyzed. The County adopted Ordinance 742 relating to the control of fugitive dust and the corresponding PM-10 emissions in the Coachella Valley in 1994. In 2004, significant enforcement regulations were added to Ordinance 742. The Proposed Project will be subject to this Ordinance. Potential impacts related to wind erosion and blowsand can be reduced to less than significant levels through the implementation of Ordinance 742 and from adherence to construction dust control mitigation measures identified in the Air Quality section above. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

21. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

a) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents.*

The Proposed Project lies within the same area as previously analyzed. Mitigation measures C12-6 and C12-7 remain in effect for the Proposed Project should paleontological resources be accidentally discovered to ensure impacts remain less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: EIR-396 Addendum #2, EIR-396 Addendum #4, and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Not analyzed due to lack of such questions on the Environmental Assessment form. EIR396 Addendum #'s 1 through 5 determined that with mitigation there were no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents.*

A greenhouse gas analysis was not performed at that time EIR No. 396 was certified as none was required. However, all the information necessary to evaluate greenhouse gas emissions generated by the Project was available in EIR No. 396, and was subsequently utilized in the greenhouse gas (GHG) report prepared for EIR-396 Addendum #2.

The Proposed Project will not alter the present or planned land use of this area, and impacts from air quality emissions from the proposed land uses, short-term, long-term and cumulative, are similar or less than those examined previously in EIR396. The one-time construction-related GHG emissions from the Proposed Project were assumed to be the same as The Thermal Club Motorsports Park evaluated in EIR396 and EIR396 Addendum #2 because the disturbance area is the same.

EIR396-A2 determined that with required regulations and mitigation measures, the SP No. 303A2 Project (with the motorsports park included) reduced emissions from Business-as-Usual scenario (the Project with land uses as described in EIR396) by a minimum of 35.8 percent; therefore, the SP No. 303A2 Project's incremental contribution to a cumulative impact

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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to global climate change is considered less than significant because it meets the reduction target established by AB 32.¹

The Proposed Project is compliant with the uses allowable under SP No. 303A3 which were found to be similar to the uses evaluated in SP No. 303A2 (EIR 396 Addendum #5). SP No. 303A2 included a kart track to be open to the public within PA A-6. The proposed Project would be available only to The Thermal Club members and their guests; and not the general public. As reflected in section 42. a-b), below, the Project will result in less trips per day than those estimated in EIR-396 Addendum #5. As Addendum #5 overstated the amount of square footage to be developed between Planning Areas A-6 and E-4, a more conservative trip generation is presented in that analysis and GHG emissions analyzed in Addendum #5 were found to be substantially similar to those previously analyzed in EIR396-A2 which were found to be no more impactful than those analyzed in EIR-396. Thus, because the Proposed Project results in significantly less trips, it will also meet the AB 32 reduction target.

Because the Proposed Project will not measurably increase GHG emission beyond those previously evaluated and will meet the AB 32 reduction target, it will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. Thus, the Project's incremental contribution to a cumulative impact to global climate change is considered less than significant. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those previously analyzed in the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

¹ As described in EIR396-A2 and WEBB 2010b, AB 32 was adopted by the state in 2006 and requires statewide emissions be reduced to 1990 levels by 2020. The 2008 Climate Change Scoping Plan established GHG reductions that would meet this target and indicated that in order to meet the AB 32 GHG reduction target, emissions would need to be reduced by approximately 30 percent below Business-as-Usual.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b & d) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents."*

The Proposed Project lies within the same area and uses as previously analyzed. It is possible that future uses may store, handle, or generate toxic substances on site. The amount of toxic substances used and generated will depend on the types of industrial and commercial development eventually established within the project. The land use plan separates and buffers these commercial and industrial land uses from the residential uses. The site is not located within one-quarter mile of any existing school sites. In addition, federal, state, and local laws and regulations strictly control the storage, transport, and use of hazardous materials. The separation of land uses and existing control regulations reduces impacts to less than significant levels. Mitigation measures C11-1 through C11-3 and C11-5 remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

c) *EIR396 Conclusion: Not specifically addressed because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project does not involve possible interference with an emergency response plan or emergency evacuation plan*

The Proposed Project lies within the same area and uses as previously analyzed so will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan as access to emergency vehicles will be allowed at all times and the design of roads and driveways will be designed to meet County standards for safety and access. Thus, the Proposed Project does not result in impacts to an adopted emergency response plan or an emergency evacuation plan. Therefore, no new or substantially increased

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

- e) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA documents.*

The Proposed Project lies within the same area and as previously analyzed and is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No new areas will be affected or result in exposure to hazardous materials. Mitigation measures C11-3 and C11-5 remain in effect for the Proposed Project. There would be no impacts from the proposed Project. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

24. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

- a,c,d) *EIR396 Conclusion: Less than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA*

The Proposed Project lies within the same area as previously analyzed and proposes speculative warehouse/office uses that are currently allowable. Planning Area A-6 of the Kohl Ranch Specific Plan Amendment Number 2 was previously proposed as a kart track to be open to the public. The currently proposed uses would be available only to TTC members and their guests; and not the general public. On December 8, 2016 the ALUC Commission found the Proposed Project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan subject to conditions of approval and meeting site intensity requirements.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project is no more impactful than the previously proposed use. Mitigation measures D12-1 and D12-5 remain in effect for the Proposed Project to ensure impacts remain less than significant. Further, the Proposed Project is not located within the vicinity of a private airstrip or helipad. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

- b) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the EA addressed the question. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA"*

On December 8, 2016 the ALUC Commission found the Proposed Project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan subject to conditions of approval. Further, the Proposed Project is not located within the vicinity of a private airstrip or helipad. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5.

25. Hazardous Fire Area

- a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

- a) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the EA did not include a question regarding wildfires. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA"*

According to Figure S-11 in the Riverside County General Plan, the Proposed Project is located within an area considered to be at very low susceptibility for wildfire. The Proposed Project's potential impacts regarding susceptibility to wildfires are very low. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #3, EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-h) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

Existing drainage and water quality features are per Thermal Club Hydrology and Hydraulics Study dated April 2013 and Thermal Club Water Quality Management Plan Stage 1-Addendum 1 dated November 2014. The proposed Project lies within the same area as previously analyzed under EIR-396 Addendums #3, #4 and #5; all found to result in no impacts beyond those previously analyzed by EIR-396. No housing is proposed and all existing storm drains, basins, and BMP's have are per BGR's 140149 (Jasper) and 150130 (Ascot). Runoff from Jasper lots are intended to drain to Jasper Lane per the previous approvals and runoff from Ascot lots are intended to drain to Ascot Drive per the previous approvals. Further, the project complies with NPDES requirements by retaining entire 100-year 24-hour storm event on-site and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

27. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #3, EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-c) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project lies within the same area as previously analyzed under EIR-396 Addendums #3, #4 and #5; all found to result in no impacts beyond those previously analyzed by EIR-396. As per Items 26a-h above, there is no change in amount of surface runoff or potential to result in flooding on or off-site as previously indicated and analyzed. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

d) *EIR396 Conclusion: Not Addressed.*

The proposed Project lies within the same area as previously analyzed under EIR-396. No new areas will be affected or result in changes in the amount of surface water in any water body. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

LAND USE/PLANNING Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
28. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5, Project Application Materials

Findings of Fact:

a-b) *EIR396 Conclusion: Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project lies within the same area as previously analyzed and proposes speculative warehouse/office uses that are allowable land uses within Planning Areas A-6 (Jasper Lots) and E-4 (Ascot Lots) of the Kohl Ranch Specific Plan No. 303, Amendment No. 3. The proposed Project does not result in a substantial alteration of the present or planned land use of an area beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

b) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not located within a city sphere of influence. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and is not located within a city sphere of influence or adjacent to any city or county boundaries. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

29. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Source: EIR-396 Addendum #4 and EIR-396 Addendum #5, Project Application Materials

Findings of Fact:

a-d) *EIR396 Conclusion: Less Than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project does not propose to change the Specific Plan zoning designation nor the Community Development: Mixed Use Planning Area Land Use for SP No.303A3. Under the Specific Plan, the office/warehouse uses proposed by the project are allowable uses within Planning Areas A-6 and E-4. As the proposed Project is within SP No. 303A3, the uses have been planned for and are compatible with one another. The proposed Project is consistent with uses allowable within Planning Areas A-6 and E-4 of SP No. 303A3 and all mitigation remains in effect. The Community Development: Mixed Use Planning Area as reflected in the Land Use Plan for SP No. 303A3 was previously analyzed and found to be consistent with the policies of the General Plan and compatible with existing and planned surrounding uses. Thus, the proposed Project is consistent with the policies of the General Plan. Furthermore, the proposed Project will not divide or disrupt an established community. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

e) *EIR396 Conclusion: Not specifically addressed in EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project did not disrupt or divide the physical arrangement of an established community. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project is located within an undeveloped area with no established community and occupies the same area as previously analyzed. Thus, the Project will not disrupt or divide an established community. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

MINERAL RESOURCES Would the project

30. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-d) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not located within a mineral resource zone. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project occupies the same area as previously analyzed and does not lie within an MRZ. It falls within an unstudied area. The Proposed Project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: EIR-396 Addendum #2, EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project occupies the same area (footprint) as previously analyzed in EIR396. As discussed in EIR-396 Addendum No. 2, the 60 dBA CNEL contour is shown to extend south of Avenue 62. However the Project does not propose to any new residential uses within that noise contour. The proposed Project does not result in impacts from airport-related noise beyond those previously analyzed in EIR396 and no further analysis is necessary. Furthermore, the project does not lie within the vicinity of a private airstrip. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

32. Railroad Noise

NA A B C D

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Not Applicable. The Environmental Assessment Form (EA36750) prepared as part of the Notice of Preparation process for EIR396 concluded that the Project would not be subject to railroad noise. The closest rail line is Southern Pacific (which merged with the Union Pacific Railroad on September 11, 1996). EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project does not propose the construction of new or a modification of existing rail lines and is not located within the vicinity of a rail line. A main line of the Union Pacific Railroad parallels Highway 111 at a distance of over 7,500 feet from the Proposed Project site. Railroad noise is not likely to be much more than occasionally audible at this distance. No adverse railroad-related noise impacts are anticipated to occur as a result of Proposed Project implementation. The Proposed Project does not result in impacts beyond those previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

33. Highway Noise

NA A B C D

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

EIR396 Conclusion: Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area previously analyzed which identified that under Existing Plus Ambient Growth Plus Project Conditions (which compares noise levels with and without SP No. 303A3 traffic under existing plus ambient growth conditions), the following roadway segments will experience a CNEL increase greater than 5.0 dBA that is attributable to Proposed Project-specific traffic:

1. Tyler Street from Avenue 66 to Avenue 62: 9.8 dBA increase;
2. Tyler Street from Avenue 62 to Avenue 61: 19.6 dBA increase;
3. Tyler Street from Avenue 61 to Avenue 60: 18.9 dBA increase;
4. Polk Street from Avenue 62 to Avenue 60: 10.6 dBA increase;
5. Avenue 60 from Highway 86 / Harrison Street to Tyler Street: 16.0 dBA increase;
6. Avenue 61 from Highway 86 / Harrison Street to Tyler Street: 12.7 dBA increase;
7. Avenue 62 from Highway 86 / Harrison Street to Tyler Street: 11.1 dBA increase;
8. Avenue 62 from Tyler Street to Polk Street: 12.0 dBA increase; and
9. Avenue 62 from Polk Street to Fillmore Street: 12.3 dBA increase.

Under the Existing Plus Ambient Growth Plus Year 2035 Plus Project Conditions, Conditions (which compares noise levels with and without project under existing plus ambient growth conditions for year 2035), the following roadway segments will experience a CNEL increase equal to or greater than 5.0 dBA that is attributable to Project-specific traffic:

1. "C" Street from Avenue 64 to Avenue 62: 9.1 dBA increase;
2. "D" Street from Polk Street to Avenue 62: 9.1 dBA increase;
3. "E" Street from Avenue 66 to Avenue 64: 6.6 dBA increase; and
4. Avenue 64 from Tyler Street to "C" Street: 5.7 dBA increase.

The Proposed Project's potential impacts regarding noise impacts from traffic are no different from those previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

34. Other Noise

NA A B C D

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Not Applicable. The Environmental Assessment Form (EA36750) prepared as part of the NOP concluded that the Project would not be subject to other noise sources. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project would not be subject to other noise sources as previously analyzed. The Proposed Project will not substantially alter the present or planned land use of this area, and noise impacts from operations from those land uses will be similar to those examined previously. There are no new noise sources in the area that would affect the Modified Project. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: None

Monitoring: None Required

35. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area previously analyzed, does not increase site intensity, and proposes uses that were approved under SP No. 303A3. Potential impacts for these uses were fully analyzed in EIR-396 Addendum's #4 and #5 and all mitigation remains in effect. Further, as part of SP No. 303A3, a Noise Ordinance Exception (NE06) was approved that provides for a continuous event exception to the provisions of Ordinance No. 847 as outlined in Section 7 of the Ordinance to the uses within the boundaries of the Thermal Club because the track units contiguous to the track (not a part of this Project) will be placed in an environment where noise is continually higher when racing and maintaining vehicles than is permitted by the Ordinance without such an exception. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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b,c) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

Construction and operation of the Proposed Project was previously analyzed and all mitigation remains in effect. Construction, operation and associated infrequent maintenance will not produce any substantial temporary or period noise levels. Construction of the Proposed Project will encompass the same area, will not substantially increase the future intensity of land uses, and utilizes the same types of construction equipment previously analyzed. Thus, the Proposed Project will not result in an increase of ground-borne vibration or ground-borne noise levels. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

d) *EIR396 Conclusion: Not Analyzed. EIR396 Addendum #'s 2 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 2 through 5 are collectively referred to as "the prior CEQA Documents."*

EIR396 Addendum No. 2 identified that ground-born vibration and ground-borne noise is usually only potentially significant if a sensitive receptor is located adjacent to a large source of such vibration such as a railroad track. There are no railroad tracks adjacent to the Project site. The primary source of vibration noise within the Project will be from construction vehicles and equipment. Such uses are temporary and scattered over the site as construction phases are implemented. The proposed project will not incorporate the use of blasting, pile-driving, or extensive grading. Additionally, groundborne vibration and groundborne noise are not associated with any of the uses proposed by the Proposed Project. Further, the Project does not place any sensitive receptors near existing sources of vibration noise. As the proposed Project occurs within the same footprint as previously analyzed, it will not result in an increase of ground-borne vibration or ground-borne noise levels. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a,c) *EIR396 Conclusion: No Impact. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project occupies the same area as previously analyzed and the site has been already been graded. The site contains no existing housing and provides for the same types of uses allowable as previously analyzed. Thus, the proposed Project will not displace existing housing or substantial numbers of people beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

b,d-f) *EIR396 Conclusion: Less Than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project occupies the same area as previously analyzed and contains no existing housing and provides for the same types of uses allowable as previously analyzed. The Proposed Project would not affect a County Redevelopment Project Area. Thus, the proposed Project will not create a demand for additional housing, affect a redevelopment area, exceed population projections or induce substantial population growth in the area beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: None

Monitoring: None Required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

37. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The fire risks associated with the Proposed Project and its associated uses remain as they were previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

38. Sheriff Services

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area and all mitigation remains in effect. The Proposed Project includes the same types of allowable uses as previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

39. Schools

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Project does not propose any changes to approved allowable uses that would increase the overall future intensity of the site and does not include residential density increases that would otherwise impact schools. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

40. Libraries

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Proposed Project does not provide for residential development that would create additional need for library services. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

41. Health Services

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area as previously analyzed with no increase to overall intensity. All mitigation remains in effect. The proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

a,b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and does not increase the intensity of the site nor does it provide residential uses that generate an increase in population prompting the need for parkland. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

c) *EIR396 Conclusion: Less Than Significant. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and is located within the Thermal #125 Street Lighting County Service Area, a special district formed for the purposes of providing street lighting to the Project and within the jurisdiction of the Desert Recreation District. The project does not include residential development that would prompt the need to meet Quimby requirements. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum

43. Recreational Trails

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Project will be required to comply with trail improvements as dedications as identified in the approved Specific Plan. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR396 Addendum #5

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5, WEBB-A

Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and does not increase the overall intensity of the site. As part of proposed Plot Plans 26120 and 26121, a Trip Generation Comparison Memorandum dated January 5, 2017 (WEBB-A) has been prepared to compare these Plot Plans to the previously analyzed and approved Plot Plan 25677 (PP25677) and The Kohl Ranch Specific Plan Amendment No. 3 (SP No. 303A3) to illustrate trip differences related to SP No. 303A3's Land Use Planning Areas A-6 and E-4. This memorandum describes the trip generation previously analyzed as part of the Traffic Impact Analysis for Plot Plan 25677, Case #ST00962, Kohl Ranch Specific Plan dated October 2014 and The Kohl Ranch Specific Plan Traffic Analysis Addendum dated September 18, 2014. The proposed Project involves the southern portion of Planning Area A-6 (PP26120) and the entire Planning Area E-4 (PP26121).

Potentially Significant New Impact Less than Significant New Impact with Mitigation Incorporated Less Than Significant New Impact No New Impact

Under The Kohl Ranch Specific Plan Traffic Analysis Addendum prepared for SP No. 303A3, Planning Area E-4 (where PP26121 is proposed) was planned as Live/Work Units analyzed as 15 single family dwelling units resulting in 144 daily trips. The entire Planning Area A-6 was proposed as 523,000 square feet of Business Park resulting in 6,673 daily trips. **Table 1: Trip Generation for SP No. 303A3 Planning Areas A-6 and E-4**, below reflects the trip generation for these two planning areas under the approved Land Use Plan of SP No. 303A3.

Table 1: Trip Generation for SP No. 303A3 Planning Areas A-6 and E-4

Land Use	Qty	Unit	Weekday AM Peak			Weekday PM Peak			Weekday Daily
			Total	In	Out	Total	In	Out	
Planning Area A-6 (Land Use 770)	523	TSF	748	628	120	675	157	518	6,673
Planning Area E-4 (Land Use 210) ¹	15	DU	11	3	8	15	9	6	144
PROJECT TOTAL			759	631	128	690	166	524	6,817

DU = Dwelling Unit.

¹ Live/Work Units are units with an overnight area built upstairs of a garage. Use of the garage is projected to primarily be on the Average trip generation rates from "Trip Generation: An ITE Informational Report," 8th Ed. by ITE, 2008 except as noted.

Planning Areas A-6 and E-4 from SP No. 303A3 generate a total of 6,817 daily trip-ends, which includes 759 trip-ends in the AM peak hour and 690 trip-ends in the PM peak hour.

Under the approved Traffic Impact Analysis prepared for previously approved PP25677, Planning Area A-6 was planned as a Driving School with 48 participants/staff in the northern portion of the planning area resulting in 528 daily trips and 72,000 square feet of Office Park in the southern portion of the planning area where PP26120 is proposed, resulting in 1,159 daily trips. **Table 2** below reflects the trip generation for PP25677.

Table 2: Trip Generation for PP25677

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Office Park	72	TSF	223	198	25	184	26	158	1,159
Driving School	48	Participants/Staff	53	50	3	53	3	50	528
PROJECT TOTAL			276	248	28	237	29	208	1,687

TSF = 1,000 Square Feet Gross Floor Area.

The proposed Project has been evaluated as warehousing land use in the ITE Trip Generation Manual, 9th edition. In addition, the northern portion of Planning Area A-6 has since been developed with the approved BMW Driving School analyzed under the TIA for PP25677 generating 528 trips daily ends, which includes 53 trip-ends in the AM peak hour and 53 trip-ends in the PM peak hour. As illustrated in **Table 3: Trip Generation for Plot Plans 26120 and 26121** below, Planning Area A-6 (Existing Driving School + Proposed PP 26120) and Planning Area E-4 (PP26121) generate 2,658 daily trip-ends, which include 318 trip-ends in the AM peak hour and 261 trip-ends in the PM peak hour.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Table 3: Trip Generation for Plot Plans 26120 and 26121

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Planning Area A-6									
Driving School (Existing)	48	Participants/Staff	53	50	3	53	3	50	528
PP26120 Warehousing (Proposed)	135.55	TSF	98	77	21	72	18	54	640
Planning Area E-4									
PP26121 Warehousing (Proposed)	361.8	TSF	167	132	35	136	34	102	1,490
PROJECT TOTAL			318	259	59	261	55	206	2,658

TSF = 1,000 Square Feet Gross Floor Area

The difference in the trip generation of Planning Area A-6 (existing driving school + PP26120) and Planning Area E-4 (PP26121) compared to SP No. 303A3 results in 4,519 fewer daily trip-ends, 441 fewer AM peak hour trip-ends and 429 fewer PM peak hour trip-ends. Therefore, all proposed mitigation measures presented as a result of SP No. 303A3 would remain effective. As both EIR-396 Addendums #4 and #5 found impacts to be less than significant and fully analyzed by EIR396, the same holds true for the proposed Project. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed by the prior CEQA documents.

- c) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined the project would not result in a change in air traffic patterns or a change in location that results in substantial safety risks. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and does not increase the overall intensity of the site. Thus, the Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- d) *EIR396 Conclusion: Not specifically addressed in the EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined the project would not result in an alteration of waterborne, rail, or air traffic. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and will not increase the overall intensity of the site. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- e) *EIR396 Conclusion: Not specifically addressed in EIR396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined the project would not substantially increase hazards due to design features or incompatible uses. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The proposed Project occupies the same area as previously analyzed and will not result in an increase in traffic hazards due to design or incompatible uses. Design features such as roadway curve radii, sight distances, and passing lanes will be designed to meet County standards. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- f) *EIR396 Conclusion: Threshold did not previously exist, however one of the Riverside County General Plan's objectives related to circulation at the time of EIR396 included encouraging the use of road improvement financing mechanisms which equitably distribute the cost of road improvements. The project was able to show that development of the Kohl Ranch Specific Plan was projected to generate a recurring fiscal surplus to the County so as not to create a significant impact. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and will not result in an increase in site intensity. Thus, proposed Project will not result in a significant change in the need for new or altered maintenance from those road improvements already analyzed. The proposed Project is similarly subject to payment of TUMF and County Development Impact Fees, which will be applied toward roadway infrastructure maintenance and improvement. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- g) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and will not result in an increase in site intensity. The Project will be required to comply with the Riverside County Transportation Department's Improvement Plan Check Policies and Guidelines. Compliance with these guidelines will reduce potential construction-related traffic impacts to public roadways. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- h) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and will not result in an increase in site intensity. No changes to the Circulation Plan are not proposed and as such, any existing or planned roadways previously approved will be realized as adopted. Development of the Project will improve emergency access by improving roads surrounding the site. Emergency access throughout the Project site will be developed in accordance to County ordinances, standard conditions of approval, and permits related to emergency access. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

- i) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and will not result in an increase the site intensity. Thus, the Modified Project will not result in a significant change to

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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transit service impacts or ridesharing. The SunLine Transit Agency Bus Route Map for Line 91, effective September 4, 2016, shows the bus line still serves the Project Area. Therefore, no new or substantially increased impacts result from the Modified Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5.

45. Bike Trails

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The Proposed Project lies within the same area as previously analyzed and will not interfere with the Specific Plan development that will improve bike trails by improving roads surrounding the site. The Proposed Project complies with County General Plan roadways and meets Riverside County General Plan objectives by providing for bike routes and bicycle related facilities pursuant to current plans for trails developed for the General Plan update by the Regional Parks and Open Space District. Bike trails along Avenue 62 will be developed in accordance to County ordinances and standard conditions of approval. All mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Proposed Project does not increase in the intensity of the site. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Proposed Project does not increase intensity of the site. Thus, the need for additional capacity is not anticipated. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

a-b) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Proposed Project does not increase in the intensity of the site.

Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a-e) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and all mitigation remains in effect. The Proposed Project does not result in an overall increase in intensity. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

f) *EIR396 Conclusion: Threshold did not previously exist, however one of the Riverside County General Plan's objectives related to circulation at the time of EIR396 included encouraging the use of road improvement financing mechanisms which equitably distribute the cost of road improvements. The project was able to show that development of the Kohl Ranch Specific Plan was projected to generate a recurring fiscal surplus to the County so as not to create a significant impact. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and does not result in an overall increase in intensity. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by EIR396.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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g) *EIR396 Conclusion: Not analyzed. However, no other governmental services were anticipated so the project would not result in significant impacts.*

The Proposed Project lies within the same area as previously analyzed, does not result in an overall increase in intensity, and no other governmental services are anticipated. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: EIR-396 Addendum #4 and EIR-396 Addendum #5

Findings of Fact:

a) *EIR396 Conclusion: Less Than Significant with Mitigation. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."*

The Proposed Project lies within the same area as previously analyzed and is subject to current Riverside County General Plan policies and requirements regarding energy efficiency. Current standards at the time of development may be even more energy efficient. The Proposed Project does not result in any impacts beyond what was previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR396 Addendum #5 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for all mitigation measures remain as identified in EIR396 Addendum #5

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Project Application Materials, Staff Review

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Findings of Fact:

EIR396 Conclusion: Less Than Significant with Mitigation with Respect to Biological Resources, Less Than Significant With Mitigation with Respect to Cultural Resources. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Proposed Project does not result in any impacts beyond what was previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?
-

Source: Project Application Materials, Staff Review

Findings of Fact: EIR396 Conclusion: Less Than Significant with Mitigation for all thresholds except Soils and Agriculture, Air Quality, Noise, and Libraries; which were found to be Significant and Unavoidable. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

The project does not have impacts which are individually limited, but cumulatively considerable as discussed above. The Proposed Project does not result in any impacts beyond what was previously analyzed and all mitigation remains in effect. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?
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Source: Project Application Materials, Staff Review

Findings of Fact:

EIR396 Conclusion: Not specifically addressed in EIR396 because the Environmental Assessment determined the Specific Plan does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. EIR396 Addendum #'s 1 through 5 determined there to be no impacts beyond what was analyzed in EIR396. EIR396 and EIR396 Addendum #'s 1 through 5 are collectively referred to as "the prior CEQA Documents."

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. The Proposed Project does not result in any impacts beyond what was previously analyzed. Therefore, no new or substantially increased impacts result from the Proposed Project beyond those analyzed by the prior CEQA documents.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

- Environmental Impact Report 396 (SCH No. 1194112032) certified November 16, 1999
- Environmental Impact Report 396-Addendum No. 1 adopted January 28, 2003
- Environmental Impact Report 396-Addendum No. 2 adopted June 7, 2011
- Environmental Impact Report 396-Addendum No. 3 adopted April 1, 2014
- Environmental Impact Report 396-Addendum No. 4 adopted May 19, 2015
- Environmental Impact Report 396-Addendum No. 5 adopted March 24, 2015.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. REFERENCES

WEBB-A Albert A. Webb Associates, *Trip Generation Memo*, dated January 6, 2017. (Appendix A)

Revised: 07/17/17
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Mitigation Monitoring Plan

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Landform & Topography/Slopes and Erosion			
<i>Adverse impacts associated with on-site grading</i>			
C1-1 Grading activities shall be in conformance with the overall Conceptual Grading Plan, the Uniform Building Code, Chapter 70, and Riverside County Ordinance No. 457.	Less than significant	Riverside County Building & Safety Department	Prior to issuance of grading permit.
C1-2 Prior to development within any area of the Specific Plan, an overall Conceptual Grading Plan for the portion in process shall be submitted for Planning Department approval.	Less than significant	Riverside County Planning Department	Prior to issuance of grading permit.
C1-3 Unless otherwise approved by the Riverside County, Building and Safety Department, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot.	Less than significant	Riverside County, Building & Safety Department	Review and approval of grading plans.
C1-4 A grading permit shall be obtained from the Riverside County, as required by the County Grading Ordinance, prior to grading.	Less than significant	Riverside County Building & Safety Department	Prior to grading.
C1-5 Erosion control practices shall be implemented during grading activities.	Less than significant	Riverside County, Building & Safety Department	Review and approval of erosion control plan.
C1-6 All projects proposing construction activities including clearing, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five (5) acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.	Less than significant	Riverside County Building & Safety Department	Following review and approval of conceptual grading plans prior to issuance of grading permit.
C1-7 It is important that the grading plans are submitted to Coachella Valley Water District for utility clearance prior to issuance of a grading permit by Riverside County Building and Safety Department. This is to ensure that existing CVWD and USBR facilities are protected or properly modified to accommodate this development. The existence of some of these facilities, together	Less than significant	CVWD and Riverside County Building and Safety Department	Prior to issuance of grading permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
with their relative importance, may require that the developer's grading plans be revised from those presented in the specific plan.			
<i>Refer to mitigation measure C6-1 regarding SCAQMD Rule 403 in EIR 396 – Section V.C.6., Air Quality. Refer to mitigation measures C7-1 and C7-2 regarding storm runoff control measures in EIR 396 – Section V.C.7.</i>			
<i>Advise effect of wind erosion</i>			
Refer to mitigation measure C6-1 in EIR 396 – Section V.C.6., Air Quality, regarding fugitive dust control measures.	Less than significant	Refer to Measure C1-6.	Refer to Measure C6-1.
<i>Potential for increased erosion.</i>			
See mitigation measure C1-6 above regarding grading activities, and mitigation measures for Water Quality (C7-1 through C7-3).	Less than significant	Refer to Measure C6-1.	Refer to Measure C6-1.
Soils & Agriculture			
<i>Loss of prime agricultural land</i>			
No mitigation measures are proposed.	Significant and unavoidable.	None required.	Not applicable.
<i>Potential for land use conflict between agriculture and proposed urban uses.</i>			
C2-1 All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.	Less than significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C2-2 The project shall be subject to Riverside County's right-to-farm ordinance, Ordinance No. 625, which protects farmers' rights with respect to urban encroachment. Per Section 6 of Ordinance No. 625, buyers of homes shall be noticed for any land division that lies partly or wholly within, or within 300 feet of any land zoned primarily for agricultural purposes.	Less than significant	Riverside County Planning Department	Review and approval of tentative tract maps.
C2-3 In addition to notice required by Ordinance No. 625, notice shall be provided to future homeowners within the Specific Plan area of the potential impacts associated with surrounding agricultural use.	Less than significant	Riverside County Planning Department	Prior to issuance of certificate of occupancy.
<i>Decline in economic viability of agricultural lands in the project vicinity</i>			
No mitigation measures are proposed.	Significant and unavoidable	None required.	Not applicable.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<i>Increased conversion of agricultural land due to cumulative impacts of development.</i>			
Refer to mitigation measure C2-2 regarding Riverside County's right-to-farm ordinance, Ordinance No. 625, which protects farmers' rights with respect to urban encroachment.	Significant and unavoidable	See above.	See above.
Biology			
<i>Loss of wildlife habitat and associated plant and animal species.</i>			
None required.		None required.	Not applicable.
<i>Direct impact to sensitive species.</i>			
C3-1 A pre-construction survey for nesting burrowing owls shall be conducted in the early spring that precedes the time when clearing or grading is anticipated. If potential nest-sites are discovered, they shall be plugged or fenced to discourage nesting within the project impact zone when construction crews are on-site.	Less than significant	Riverside County Planning Department	Prior to issuance of first grading permit for the applicable portion of the site.
C3-2 -- Prior to grading permits, CVMSHCP fees shall be paid to Riverside County pursuant to County procedures.	Less than significant	Riverside County Planning Department	Prior to issuance of first grading permit for the applicable portion of the site.
<i>Long-term impacts to regionally significant biological resources.</i>			
None required.	Less than significant	None required.	Not applicable.
Geology & Seismicity			
<i>Fault Zone</i>			
MM Geo 1: Although current analysis concludes that the site is not affected by earthquake faults, field confirmation will be conducted regarding the photo-lineament observed by the filec geologist (Petra Geotechnical, Inc.) on several aerial photographs of the site. The geotechnical study concluded that this condition "is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area." Due to the phasing of Thermal Motorsports Track Club (TMTCC), grading where the photo-lineament was observed will be conducted as part of the initial earthwork. Geologic observations and mapping will be	Less than significant	Riverside County Planning Department	Data gathered during phase 1 grading. Issuance of building permits for the first structures within the project are contingent upon presentation and incorporation of these findings into the design of later phases, as appropriate. If the conclusions are upheld by the field observations, no further

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>conducted at the time of phase one grading to confirm the above conclusion that there are no earthquake faults on-site. Phase one of the TMTC will include only construction of the track. Accordingly, if the above conclusion regarding photo-lineament is found to be incorrect and active faulting is observed, it will not affect the design or construction of the track because there are no above grade structures involved; however, prior to issuance of building permits, design of all other structures and the site plan would have to be designed or located such that the fault is avoided, foundations are modified, and all applicable seismic building code requirements are met.</p>			<p>Restrictions on building permits will apply.</p>
<i>Liquefaction potential</i>			
<p>C4-1 Additional site specific investigations addressing liquefaction potential shall be conducted for implementing projects once the locations and nature of structures are known. If potentially liquefiable soils are encountered during site specific investigations, proper site preparation and building design shall be required to conform to the applicable earthquake standards set forth in the Uniform Building Code and City of Riverside Municipal Code Title 16 in order to minimize liquefaction related problems.</p>	<p>Less than significant</p>	<p>Riverside County Planning Department</p>	<p>Review and approval of detailed soil and geotechnical reports prior to tentative tract map/plot plan/use permit approval.</p>
<i>Groundshaking</i>			
<p>C4-2 Structures constructed on-site shall be designed in consideration of the seismic design requirements of the Uniform Building Code and the seismic setting of the site.</p>	<p>Less than significant</p>	<p>Riverside County Building & Safety Department</p>	<p>Review and approval of building plans, prior to issuance of building permits.</p>
Hydrology, Flooding & Drainage			
<i>Potential reduction of groundwater recharge</i>			
<p>C5-1 Detention basins shall be required on-site to control storm runoff, in accordance with Specific Plan recommendations.</p>	<p>Less than significant</p>	<p>Riverside County Planning Department and CVWD</p>	<p>Review and approval of grading and drainage plans prior to approval of tentative tract map/plot plan/use permit.</p>
<i>Increased demand on water resources</i>			
<p>Refer to mitigation measures for increased demand on water resources in EIR 396 – Section V.D.2., Water and Sewer (D2-1</p>	<p>Less than significant</p>	<p>Refer to Section V.D.2.</p>	<p>Refer to Section V.D.2.</p>

Mitigation Measures through D2-14).	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<i>Increased stormwater runoff from the project site.</i>			
C5-2 The project drainage system shall control storm flows such that runoff volumes leaving the site shall approximate existing conditions.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3 Drainage facilities associated with the project shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards, and CVWD Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with CVWD standards.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-3A Drainage facilities associated with the Thermal Club Motorsports Facilities shall be designed in accordance with the Riverside County Flood Control District Hydrology Manual and Standards. On-site runoff shall be intercepted and conveyed through the development by means of a conventional catch basin and storm drain system, in accordance with Coachella Valley Water District standards	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4 A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-4A A collector storm drain system to facilitate flows generated on-site shall be designed to utilize street flow carrying capacity and flows into catch basins and inlets when the quantity exceeds the top of curb and ultimately to on-site retention basins for the Thermal Club Motorsports Facilities.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approval.
C5-5 Protection from the 100-year flood shall be provided to all building pads in the Kohli Ranch, as the recommended Flood Control Plan is implemented.	Less than significant	Riverside County Planning Department and CVWD	Review and approval of drainage plans prior to tentative tract map/plot plan/use permit approvals.
C5-6 Maintenance and upgrading of storm drain facilities shall be implemented as outlined in applicable regional facilities plans.	Less than significant	Riverside County Building and Safety	Prior to issuance of building permits.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C5-7 Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.</p>	<p>Less than significant</p>	<p>Riverside County Building and Safety Department and Regional Water Quality Control Board</p>	<p>Prior to issuance of grading permit.</p>
<p>C5-8 The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohi Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.</p>	<p>Less than significant</p>	<p>Riverside County Building and Safety Department and CVWD</p>	<p>Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit.</p>
<p>Air Quality</p>			
<p>Fugitive Dust</p>			
<p><i>Short-term air quality impacts.</i></p>			
<p>C6-1 The project shall be required by law to comply with regional and local rules and ordinances which will assist in reducing the short-term air pollutant emissions. For example, the SCAQMD's Fugitive Dust Rule 403 and Riverside County's Dust Control Ordinance require implementation of extensive fugitive dust control measures such as watering on site, revegetation, use of soil stabilizers and submittal of a wind erosion plan in some instances.</p>	<p>Significant</p>	<p>Riverside County Building and Safety Department and SCAQMD</p>	<p>Review and approval of grading plans.</p>
<p><i>In addition, the following mitigation measures are provided to further reduce air pollutants generated during the project construction phase. Where available, the mitigation effectiveness is indicated (e.g., 50 percent) as provided in the SCAQMD, CEQA Air Handbook, April 1993.</i></p>			
<p>Construction Equipment Exhaust</p>			
<p>C6-2 Construction operations shall comply with all applicable control measures identified in the "State Implementation Plan in</p>	<p>Significant</p>	<p>Riverside County Building & Safety</p>	<p>During grading and construction.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
the Coachella Valley: 1994 BACM Revision," March 1994.		Department	
C6-3 Construction equipment shall be selected considering emission factors and energy efficiency. All equipment shall be properly tuned and maintained.	Significant	Riverside County Building & Safety Department	During grading and construction.
On-Road Sources			
C6-4 Construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.	Significant	Riverside County Building & Safety Department	During grading and construction.
C6-5 Ridesharing and transit incentives for the construction crew shall be supported and encouraged.	Significant	Riverside County Building & Safety Department and SCAQMD	During grading and construction.
<i>Long-term regional air quality impacts.</i>			
Regional air pollutant emissions associated with the project are considered significant. To reduce the level of regional impact the following mitigation measures are provided.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-6 The project shall utilize a mix of services on-site to provide amenities for employees and residents that would reduce off-site vehicle trips. Consideration shall be given to postal services, banking, a food facility (restaurant/grocery store) and a ridesharing service to local commercial areas.	Significant	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
C6-7 Local transit agencies shall be contacted to determine bus routing adjacent to the site that can be accommodated in design and for on-site provision of bus shelters and turnout lanes.	Significant	Riverside County Planning and Transportation Departments	Review and approval of tentative tract map/plot plan/use permit.
C6-8 The use of energy-efficient street lighting and on-site lighting in parking and walking areas (e.g., low pressure sodium, metal halide, clean lucalox and high pressure sodium) shall be used on-site to reduce emissions at the power plant serving the site.	Significant	Riverside County Building & Safety Department	Review and approval of tentative tract map/plot plan/use permit.
Prior to issuance of building permits.			
C6-9 Low-polluting and high-efficiency appliances shall be installed	Significant	Riverside County	Prior to issuance of building

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
wherever possible. Solar energy shall be evaluated for heating any swimming pools or water heaters on-site.		Building & Safety Department	permits.
C6-10 Transportation Demand Management (TDM) utilized on-site shall support a reduction in mobile emissions as employees/residents convert from single occupant vehicle (SOV) use to other modes of transportation. TDM could include: <ul style="list-style-type: none"> ▪ creating employee carpools; ▪ preferential carpool parking; ▪ designing appropriate bicycling and walking paths; ▪ reduced costs for transit passes; ▪ flexible work hours for transit riding, carpooling, walking and bicycling employees; and ▪ implementing a parking fee on-site to discourage single occupant vehicles (SOVs). 	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<i>Microscale projections</i>			
None required.	Less than significant	None required.	Not applicable.
<i>Air Quality Management Plan Conformity</i>			
C6-11 To assist in jobs/housing balance for the subregion, the Kohl Ranch Specific Plan includes a mix of land uses including residential, business, commercial, industrial, open space and public facilities. Both working and living opportunities have been made available within the thirteen project neighborhoods. An emphasis has been placed on developing employment concentrations near medium to high density residential areas creating areas of local activity. No additional mitigation is available to further reduce the project's regional emissions.	Significant	Riverside County Planning Department	Approval of Final Specific Plan.
<i>The following mitigation measures are to be implemented in addition to C6-1 through C-11 above for the Thermal Motorsports Park Race Track</i>			
MM Air 1 During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Building and Safety. (EIR 396 mitigation measure C6-3, page V-113)			
MM Air 2 Contractor shall ensure that all off-road, heavy-duty equipment utilized during construction shall be CAR3 Tier 3 or better (to the maximum extent feasible). (EIR 396 mitigation measure C6-3, page V-113)	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 3 Electricity from power poles shall be used instead of temporary diesel- or gasoline powered generators to reduce the associated emissions. Approval will be required by the Department of Building and Safety's Grading Division prior to issuance of grading permits.	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 4 To reduce construction vehicle (truck) idling and delays for peak-hour roadway traffic, construction activities shall be timed so as to not interfere with peak hour traffic and shall minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. (EIR 396 mitigation measure C6-4, page V-113)	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 5 County Building and Safety Department shall require signs to be posted in delivery areas (for racecars, karts, and all other delivery areas) prohibiting on-site truck idling in excess of five minutes.	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
MM Air 6 In order to reduce energy consumption from the proposed TMP development, applicable plans (e.g., street plans, electrical plans, and improvement maps) submitted to the County shall include the installation of energy-efficient street lighting to the extent allowable to meet Airport Land Use Commission (ALUC) requirements. These plans shall be reviewed and approved by the applicable Department (e.g., Department of Building and Safety or Department of Transportation) prior to conveyance of applicable streets. (EIR 396 mitigation measure C6-8, page V-115).	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
Water Quality			
<i>Short-term potential for increased erosion</i>			
C7-1 Private developments constructed in the project area shall be	Less than significant	Riverside County	Review and approval of erosion

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
required to provide adequate site drainage during construction.		Building & Safety Department, CVWD, and RWQCB	control plan.
C7-2 Temporary culverts, ditches, dams, catch basins, and settling ponds shall be installed in construction areas to maintain existing drainage flows and collect excess water and sediment coming from construction sites. Refer to mitigation measures C1-1 through C1-6 in EIR 396 – Section V.C.1., Landform & Topography/Slopes & Erosion, regarding grading requirements.	Less than significant	Riverside County Building & Safety Department and CVWD	Review and approval of erosion control plan.
<i>Degradation of water quality from nonpoint pollution.</i>			
C7-3 All development shall be subject to NPDES regulations enforced by the RWQCB.	Less than significant	Riverside County Planning Department, CVWD & RWQCB	Ongoing.
C7-4 All discharges to surface waters and groundwater shall comply with the goals of the most current applicable <i>Water Quality Control Plan for the Colorado River Basin</i> .	Less than significant	RWQCB	Ongoing.
<i>Water quality impact from interim agricultural use</i>			
C7-5 Interim agricultural operations shall be required to comply with the applicable permit requirements in the application of pesticides.	Less than significant	Riverside County Planning Department and Riverside County Health Department.	Ongoing.
Noise			
<i>Short-term construction impacts.</i>			
C8-1 Construction activities within 800 feet of existing sensitive receptors shall take place only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. Construction activities that occur within one mile of a sensitive receptor but not closer than 800 feet shall be restricted to the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday. Construction under either of these two scenarios shall not be allowed on Federal holidays. Construction activities where there are no sensitive receptors within a one-mile	Less than significant	Riverside County Building & Safety Department	Inspections during construction.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
radius shall not be time-restricted.			
C8-2 All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.	Less than significant	Riverside County Building & Safety Department	Inspections during construction.
C8-3 Stationary equipment shall be placed such that emitted noise is directed away from any existing sensitive noise receivers.	Less than significant	Riverside County Building & Safety Department	Inspections during construction.
<i>Long-term off-site airport and traffic impacts:</i>			
C8-4 Residential uses proposed within the 60 CNEL contour of the airport shall require a noise analysis by a qualified acoustical consultant to ensure the standards are met. This analysis shall address the combined impact of airport activities and motor vehicle noise from adjacent roadways.	Less than significant	Riverside County Health Department and Planning Department	Review and approval of final acoustic reports prior to approval of tentative tract map or other residential projects.
C8-5 Residential and school uses proposed within the 60 CNEL contour of Avenue 62, Avenue 66, Tyler Street, Polk Street, A Street, B Street, and C Street shall require a noise analysis by a qualified acoustical consultant to ensure the noise standards are met.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.
<i>To minimize noise impacts from the Thermal Motorsports Park upon neighboring properties, the following mitigation measures are required:</i>			
MIM Noise 1 Stationary noise-generating construction equipment shall be placed a minimum of 446 feet from the property line of the closest existing residential property line and school boundary (adjacent to the project boundary), when and where feasible.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Inspections during construction.
MIM Noise 2 Adhere to Riverside County Ordinance No. 457 which states, "whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official."	Less than significant	Riverside County Health Department and Riverside County Planning Department	Inspections during construction.
MIM Noise 3 Sound attenuation barriers shall be constructed to heights indicated in the Preliminary Acoustical Analysis for the	Less than significant	Riverside County Health Department and	Inspections during construction.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>Project along Avenue 62, Avenue 64, Avenue 66, Polk Street, Tyler Street, 'C' Street and 'E' Street (Table 6 of the Preliminary Acoustical Impact Analysis for the Kohl Ranch Specific Plan No. 303, Amendment No. 2) which range from five to nine feet. The barriers shall be constructed of masonry block or other material of sufficient weight (3.5 pounds per square foot of face area) and have no decorative cutouts or line-of-sight openings between the project and adjacent land uses. All gaps (except for weep holes) shall be filled with grout or caulking.</p>		Riverside County Planning Department	
<p>MIM Noise 4 Once precise grading and architectural plans are made available, and prior to building permit issuance, a final acoustical impact analysis shall be performed for all residential planning areas in order to confirm that exterior standards are achieved and interior noise levels are reduced to 45 dBA or less.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.
<p>MIM Noise 5 Thermal Motorsports Park developers shall install automatic noise monitors that can continuously measure trackside noise levels and even log the day and time of any measured levels in excess of the trackside noise limit. The track developer shall employ full-time personnel to closely monitor all track operations from a central location.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
<p>MIM Noise 6 One automatic noise monitor should be positioned at an appropriate location adjacent to each track configuration capable of being operated as a separate course.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	During Construction
<p>MIM Noise 7 Any trackside noise limit violations logged by the automatic noise monitors will result in immediate investigation by trackside personnel. The central tower, or full-time noise-monitoring personnel, would notify the individual control position of each track registering a violation of the noise limit. The individual track control would then be responsible to identify and remove the offending vehicle(s) from the track.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
<p>MIM Noise 8 A vehicle removed from the track for a noise violation must receive repairs/changes to reduce the noise output and return to the vehicle inspection station before it can be returned to the track.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>MM Noise 9 Prior to start of testing or running of vehicles on the track, noise testing shall be administered to demonstrate compliance with noise standard and ensure technical integrity of noise suppression equipment for vehicles entering the track</p> <p><i>Track operation recommendations to implementing mitigation measures MM Noise 1 through MM Noise 9 are located in Appendix D of Acoustical Analysis prepared by Webb dated December 1, 2010.</i></p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
<p>MM Noise 10: The number of race vehicles shall be limited to no more than 20 vehicles on the South Palm Circuit at any time.</p>	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
<p>MM Noise 11: A Phase 2 acoustical analysis update shall be performed at the completion of the Phase 2 track to verify compliance with the County noise limits can continue to be maintained with the on-site mitigation measures. The Phase 2 analysis update shall consist of an on-site measurement survey following completion of the construction of the Phase 2 portion of the TTC racetrack. This analysis shall identify whether on-site mitigation measures are reducing race track noise levels to 65dBA Leq (10 minutes) or less. Should analysis conclude that on-site mitigation measures do not maintain compliance, one or a combination of the following options shall be implemented to bring track into compliance:</p> <ul style="list-style-type: none"> ▪ Increase height of perimeter sound barriers; and/or ▪ Reduce allowable trackside noise levels. 	Less than significant	Riverside County Health Department and Riverside County Planning Department	After completion of TTC Phase 2 racetrack development
<p>Energy Resources</p> <p><i>Increased energy use.</i></p> <p><i>To reduce both criteria pollutant and Greenhouse Gas emissions from Project operation, the following mitigation measures will be implemented:</i></p>			
C9-1 was replaced by Mitigation Measure GHG 1 below, as part of EIR 396, Addendum No. 2.	n/a	n/a	n/a
C9-2 Electric vehicle recharging facilities shall be permitted in all commercial developments.	Less than significant	Riverside County Planning Department	Approval of Final Specific Plan.
MM GHG 1 In order to reduce energy consumption from the	Less than significant	Riverside County	Prior to building permits

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>proposed Project development, construction of all homes and businesses shall exceed the 2008 California Energy Code - Title 24, Part 6 energy efficiency standards by 15%. GHG 1 replaces Mitigation Measures D7-9 and C9-1.</p>		Planning Department	
<p>MM GHG 2 To reduce vehicle miles traveled, the Kohl Ranch Specific Plan will provide a transit center, including a bus stop opportunity and park-n-ride lot to facilitate carpooling and/or use of public transportation within some of the zones of the Project site which are restricted by airport flight paths/noise and with easy bus access.</p>	Less than significant	Riverside County Planning Department	Prior to occupancy
<p>MM GHG 3 To encourage carpooling and vanpools the Kohl Ranch Specific Plan will designate parking spaces for high-occupancy vehicles and provide larger parking spaces to accommodate vans used for ride sharing in all commercial areas.</p>	Less than significant	Riverside County Planning Department	Prior to occupancy
<p>MM GHG 4 Public information shall be provided to residents about opportunities to utilize public transportation and bicycles. This will be implemented through signage and information posted. Proof of compliance will be required prior to issuance of the building permit for each of the above facilities.</p>	Less than significant	Riverside County Planning Department	Prior to occupancy
<p>MM GHG 5 Separate recycling and waste receptacles will be provided at each house and at commercial sites. Proof of compliance (e.g. contract with waste hauler) will be required prior to final inspection of each residence. Signage and information regarding the recycling bins and acceptable recyclable materials shall be posted at commercial sites. Proof of compliance will be required by the Department of Building and Safety prior to the Plot Plan. Final inspection of all commercial facilities.</p>	Less than significant	Riverside County Planning Department	Prior to occupancy
<p>MM GHG 6 Install light colored "cool" roofs and cool pavements whenever possible.</p>	Less than significant	Riverside County Planning Department	During Construction
<p>MM GHG 7 Preserve existing trees on-site through the use in place or relocation of palms currently growing on-site.</p>	Less than significant	Riverside County Planning Department	During Construction
Open Space & Conservation			
<i>Loss of undeveloped open space</i>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C10-1 All open space areas within the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Zoning, Community Structure Development Standards, Neighborhood and Planning Area Land Use and Development Standards, and Design Guidelines of the Kohl Ranch Specific Plan.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department</p>	<p>Review and approval of tentative tract map/plot plan/use permit.</p>
<p>Toxic Substances</p>			
<p><i>Generation of hazardous wastes.</i></p>			
<p>C11-1 Users of hazardous materials shall comply with applicable federal, state and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, segregation of hazardous waste, and other means. Industrial operations shall utilize methods such as recovery, reuse and recycling of wastes to minimize the amount of hazardous substances disposed of.</p>	<p>Less than significant.</p>	<p>Riverside County Health Department and CVWD.</p>	<p>Ongoing.</p>
<p>C11-2 Future industrial uses shall be reviewed to identify the specific wastes which may be generated for storage and disposal of potentially hazardous substances.</p>	<p>Less than significant.</p>	<p>Riverside County Health Department and Planning Department.</p>	<p>Review and approval of plot plan and/or use permit.</p>
<p>C11-3 Hazardous materials that may be produced on-site shall require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, shall be licensed by the U. S. Environmental Protection Agency.</p>	<p>Less than significant.</p>	<p>Riverside County Health Department.</p>	<p>Ongoing.</p>
<p>C11-5 Interim agricultural operations shall adhere to all appropriate permit requirements related to the handling, storage and transport of hazardous materials.</p>	<p>Less than significant.</p>	<p>Riverside County Health Department.</p>	<p>Ongoing.</p>
<p>Cultural Resources</p>			
<p><i>Disturbance of important archaeological resources.</i></p>			
<p>C12-1 Avoidance of CA-RIV-5510/H is preferred. This site is located in Planning Area M-4. If it is determined at the development stage avoidance of CA-RIV-5510/H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth-moving.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department.</p>	<p>Review and approval of tentative tract map/plot plan/use permit.</p>

Mitigation Measures on the site.	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C12-2 (Revised) Avoidance of CA-RIV-5511H is preferred. This site is located in the vicinity of Planning Area C-4, C-5 and C-8. If it is determined at the development stage that avoidance of CA-RIV-5511H is not feasible, this archaeological site shall be subjected to a program of additional historic research and test excavation to determine its importance, prior to earth-moving on the site.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
C12-3 The approximately 160 acres of the Kohl Ranch site that were not examined during field reconnaissance (Blocks 25, 33, 34 and 35) shall be examined by a qualified archaeologist after plowing but before commencement of grading (see EIR 396 – Figure V-30).	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
C12-8 Should any cultural and/or archaeological resources be accidentally discovered during Project construction, construction activities in the vicinity of the resource shall immediately halt and be moved to other parts of the Project site. A Riverside County qualified archaeologist shall be retained by the County or their designee to determine the significance of the resource. If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations. (<i>State CEQA Guidelines</i>), avoidance or other appropriate measures, as recommended by the archaeologist, shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Disturbance of important historic resources</i>			
None required.	Less than significant.	None required.	Not applicable.
<i>Disturbance of paleontological resources</i>			
C12-4 Within Sections 4 and 9 (T.7S, R.8E), a qualified paleontologist shall be retained to attend the pre-grade meeting, and supervise the paleontological monitoring during earth moving activities in these areas of the proposed project.	Less than significant.	Riverside County Planning Department.	Prior to and during grading activities.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>C12-5 Initially, full-time monitoring shall be conducted during all earth moving activities that extend below 5 feet in Sections 4 and 9 (T.7S, R.8E). Wet screening for small vertebrates will be conducted in the appropriate sediments and a representative sample of fossils shall be collected. Recent (Holocene) alluvial materials or sands have a low paleontologic sensitivity and will not require monitoring. If fossils are found, monitoring requirements will be increased accordingly; if no fossils are encountered, monitoring efforts will be reduced in these sediments. If an adequate sample is collected from the sensitive sediments, the paleontologist may reduce or eliminate monitoring requirements.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department.</p>	<p>During grading activities.</p>
<p>C12-6 Specimens collected shall be prepared (to a point of identification), identified and curated into a suitable repository that has a retrievable storage system, such as the San Bernardino County Museum.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department.</p>	<p>During and/or following grading activities.</p>
<p>C12-7- A final report summarizing findings shall be prepared at the end of earth moving activities, and shall include an itemized inventory of recovered fossils and appropriate stratigraphic and locality data. This report shall be sent to the Lead Agency, signifying the end of mitigation. Another copy shall accompany the fossils, along with field logs and photographs, to the designated repository.</p>	<p>Less than significant</p>	<p>Riverside County Planning Department</p>	<p>After completion of field monitoring.</p>
<p>Aesthetics, Visual Analysis, Light & Glare</p>			
<p><i>Change to visual character of the site.</i></p>			
<p>C13-1 All future development projects in the Kohl Ranch Specific Plan project area shall be designed in accordance with all applicable criteria in the Planning Standards and Design Guidelines in the Kohl Ranch Specific Plan.</p>	<p>Less than significant.</p>	<p>Riverside County Planning Department.</p>	<p>Review and approval of tentative tract map/plot plan/use permit.</p>
<p><i>Creation of new source of light and glare.</i></p>			
<p>C13-2 Lighting shall conform to the Lighting Guidelines Section of the Kohl Ranch Specific Plan.</p>	<p>Less than significant.</p>	<p>Riverside County Building & Safety Department.</p>	<p>Prior to issuance of building permit.</p>
<p><i>The following mitigation measures are general lighting guidelines contained in the Kohl Ranch Specific Plan.</i></p>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
General Lighting Guidelines			
C13-3 Warm white lighting shall be encouraged. Bright colored or blinking lights shall not be encouraged except in theme restaurants and shops of commercial development areas.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-4 Building or roof outline tube lighting shall be subject to Riverside County approval.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-5 Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-6 Careful consideration and coordination shall be given to avoid any potential conflicts with Jacqueline Cochran Regional Airport operations.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-7 Lighting shall be designed to minimize sky glow and effects on the Mt. Palomar Observatory and the nighttime desert sky.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-8 Fixtures and standards shall conform to state and local safety and illumination requirements. In particular, lighting shall conform to Riverside County Ordinance No. 655, which includes requirements related to the Mt. Palomar Observatory.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
C13-9 Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>In addition to the lighting guidelines contained in the Specific Plan, the following mitigation measures are recommended</i>			
C13-10 The buildings shall use non-metallic, low reflective glass (30 percent or lower reflective factor) and building materials to keep daytime glare to a minimum.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>Compliance with General Plan Policies.</i>			
C13-11 Future development projects shall be subject to the requirements of Section 7 of Ordinance No. 655, which includes the preparation of lighting plans and evidence of compliance.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C13-12 All new light fixtures installed shall be consistent with the guidelines in Section 5 (General Requirements), Section 6 (Requirements for Lamp Source and Shielding) and Section 8 (Prohibitions) of Ordinance No. 655.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
Circulation & Traffic			
MM Trans 1 All roadways shall be constructed per the Riverside County Transportation Department standards and conditions of approval.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
MM Trans 2 The intersection of Polk Street at Airport Boulevard shall convert the shared northbound turning lane into one northbound left-turn lane and one northbound right-turn lane.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
<i>Traffic generated</i>			
D1-1 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-2 Avenue 60 adjacent to the site shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map. Road segments to be improved concurrently with adjacent development area.
D1-3 to D1-10 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
<i>Level of Service at General Plan Buildout without Project</i>			
None required.	Less than significant.	None required.	Not applicable.
<i>Year 2010 Level of Service with Project and typical General Plan improvements</i>			
D1-11 To ensure that off-site roadway improvements (see EIR 396 – Table V-43) are provided in conjunction with each development phase, the following development monitoring requirements shall be followed throughout the study area: a. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by Riverside County. b. The required format for each traffic impact study report shall be determined by Riverside County. The required format shall include	Less than significant.	Riverside County Planning Department and Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>evaluation of peak hour conditions at intersections significantly impacted by each phase of development.</p> <p>c. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.</p> <p>d. The improvements needed to maintain the County service level standards shall be required to be in place or funding assured prior to occupancy of the relevant development phase. Because off-site improvements are generally needed to serve area wide growth, the developer shall initiate efforts to establish an area wide fee program or funding district to implement General Plan roadway improvements prior to the issuance of building permits. Without a district or fee program in place, the proposed project would be responsible for providing the off-site improvements necessary for adequate circulation at each project phase.</p>	n/a	n/a	n/a
<i>Compliance with General Plan Circulation policies.</i>			
<p>D1-18 The project shall contribute to the installation of traffic signals when warranted through the payment of traffic signal mitigation fees. The traffic signals shall be installed as warranted through the tract map or plot plan level traffic studies.</p>	Less than significant.	Riverside County Transportation Department.	Payment of traffic mitigation fees at final tract map approval.
<p>D1-19 The developer shall comply with the trip reduction ordinance of the Riverside County.</p>	Less than significant.	Riverside County Transportation Department.	Ongoing.
<i>Impact on alternative forms of transportation</i>			
<p>D1-20 As development in the area occurs, the SunLine Transit Agency shall be requested to consider expanding service within the area.</p>	Less than significant.	Riverside County Transportation Department.	Ongoing.
<p>D1-21 To accommodate future bus service on key roadways, transit stops shall be anticipated at the far side of major intersections (see Initial Study EA42375, Figure 15 -- Bus Turnout and Stop Locations). Sunline Transit Agency should review transit recommendations in the study area. EIR 396 -- Figure V-54 shows the recommended bus</p>	Less than significant.	Planning Department and Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
turnout design features. Pedestrian access to the bus stops shall be provided.			
D1-22 The commercial portion of the project shall provide on-site bike racks to encourage the use of bicycles as an alternative means of transportation.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
D1-23 To encourage ridesharing/transit ridership and reduce commute trip impacts on access routes to SR-86S, a portion of the commercial parking areas shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m.	Less than significant.	Planning Department and Transportation Department.	Review and approval of plot plan and/or use permit approval.
<i>Provision of adequate access to and from the project area</i>			
D1-24, <u>[Revised]</u> Access to roadways shall be oriented to the appropriate locations shown on Initial Study EA42726, Figure 7 – Access Points. Precise access locations and the phasing of roadway improvements shall be determined at the plot plan, use permit or tentative tract map level, subject to approval by the Riverside County Transportation Department.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-25 was eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
<i>Traffic Generated</i>			
D1-26 Avenue 60 adjacent to the Planning Areas A-2, A-4, E-1 and E-2 shall be downsized and constructed at its ultimate part-width standard as an Industrial Collector (78 foot right-of-way) in conjunction with development. The southerly side of Avenue 60 adjacent to Planning Area B-1 shall be constructed at its ultimate part-width standard as an Arterial highway (128 foot right-of-way) in conjunction with development.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-27 Polk Street adjacent to the project site shall be constructed from the north project boundary to Avenue 66 at its ultimate half-section width as an Arterial highway (128 foot right-of-way) in conjunction with development. A Modified Arterial highway (113 foot right-of-way) shall be constructed at the Not-A-Part parcel located in Planning Area J-4 due to the existing sewage pump station.	Less than significant.	Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D1-28 to D1-37 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D1-38 Designate "E" Street between Avenue 64 and Avenue 66 as a Major highway (118 foot right-of-way) classification and realign to circulate north and south.	Less than significant	Riverside County Transportation Department	Review and approval of tentative tract map/plot plan/use permit for applicable development area.
	Less than significant	Riverside County	Review and approval of tentative

Mitigation Measures	Level of Significance-After Mitigation	Reviewing Entity	Review Stage
D1-39 Downgrade Avenue 60 between the northwest corner of Planning Area B-1 and Polk Street to an Industrial Collector and delete as an Arterial highway classification on the Riverside County General Plan Circulation Element to accommodate the planned extension of the runway at Jacqueline Cochran Regional Airport.		Transportation Department	tract map/plot plan/use permit for applicable development area.
Water & Sewer			
<i>Increased demand on water supplies</i>			
D2-1 A detailed hydraulic analysis shall be performed by the developer in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD	Review and approval of tentative tract map/plot plan/use permit.
D2-2 to D2-3 were eliminated as part of EIR396, Addendum No. 2	n/a	n/a	n/a
D2-4 Reservoirs shall be provided in accordance with CVWD and ALUC standards, including the installation of aviary screening, where applicable.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-5 Transmission lines to the reservoirs shall be sized in accordance with CVWD requirements.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-6 Where possible, the existing tile drains shall be maintained to prevent high salt water from migrating to the underground basin.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-7 All water lines shall be designed and installed as required by CVWD.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-8 A dual water system shall be installed to service the larger landscaped areas. Where practical, smaller landscape areas requiring irrigation shall be provided with service from a separate irrigation line.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-9 The irrigation line shall utilize canal water or treated effluent to irrigate the larger landscape areas initially. Treated effluent shall be utilized when facilities are available, treatment is acceptable and the cost is practical.	Less than significant.	CVWD.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-10 All project development shall comply with State and County regulations regarding water conservation and reclamation. All applicable sections of Title 20 and Title 24 of the California Code of Regulations shall be adhered to regarding water consumption and conservation.	Less than significant.	CVWD and RWQCB.	Review and approval of water plans prior to tentative tract map/plot plan/use permit approval.
D2-11 Water conserving plumbing fixtures shall be used in all construction, including low or ultra-low flow toilets and reducing valves for showers and faucets.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of improvement plans prior to issuance of building permit.
D2-12 Consistent with the requirements of County Ordinance No. 348, irrigation systems shall be used for common landscaped areas that minimize runoff and evaporation and maximize water availability to plant roots. Project landscaping plans that identify irrigation systems shall be submitted for review prior to the issuance of individual project building permits.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.
D2-13 Consistent with the requirements of County Ordinance No. 348, native, drought-tolerant plants approved by the County shall be used in common landscaped areas. Additionally, mulch shall be utilized in common landscaped areas where soil conditions warrant to improve the soil's water storage capacity.	Less than significant.	Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit and improvement plans.
D2-14 Subsequent tentative tract maps, conditional use permits and plot plans shall be approved by Riverside County based on adequate wells, reservoirs and transmission systems.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D2-15 The developer shall work with CVWD and participate in area-wide programs developed under the leadership of CVWD to address impacts to groundwater supplies.	Less than significant.	CVWD.	Ongoing.
D2-16 Development shall be consistent with the project Water Conservation Plan.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/use permit.
<i>Increased demand on wastewater treatment capacity and conveyance facilities.</i>			
D2-17 A detailed analysis shall be performed for pipe sizing, in conjunction with the preparation of improvement plans for each phase of development.	Less than significant.	CVWD and Riverside County Planning Department.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-18 Infrastructure facilities shall be constructed in accordance with the requirements identified in the Specific Plan.	Less than significant.	Riverside County Planning Department and CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-19 CVWD shall expand the existing treatment facility capacity to accommodate project wastewater, if necessary.	Less than significant.	CVWD.	Ongoing.
D2-20 Interim septic tank systems shall be subject to approval by the Riverside County Department of Environmental Health.	Less than significant.	Riverside County Department of Environmental Health.	Prior to issuance of occupancy permit.
D2-21 CVWD shall review and approve any interim connection to existing CVWD systems. CVWD shall review and approve sewage collection and transportation system designs where expanded facilities are proposed.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-22 Developer(s) shall pay all fees required by CVWD for sewage treatment services and facilities.	Less than significant.	CVWD.	At issuance of building permits.
D2-23 All sewage lines, pump stations and other required transmission facilities shall be installed as directed by CVWD.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.
D2-23 All sewage lines, pump stations and other required transmission facilities for Thermal Club Motorsports Facilities shall be installed as directed by County of Riverside.	Less than significant.	CVWD.	Review and approval of wastewater improvement plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Water conservation methods shall be implemented, as outlined above, to reduce wastewater generation and impacts to sewage transmission and treatment facilities (See mitigation measures D2-8 through D2-16).			
Fire Services			
<i>Increased demand for fire services.</i>			
D3-1 The project shall conform with the requirements of the Public Facilities and Services Element of the RCCGP and the Riverside County Fire Protection Ordinance No. 546.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-2 The County Department of Building and Safety and the County Fire Department shall enforce fire standards in the review of building plans and during building inspection.	Less than significant.	Riverside County Fire Department and Riverside County Building & Safety Department.	Prior to building permit issuance and during construction.
D3-3 All project street widths, grades and turning/curve radii shall be designed to allow access by fire suppression vehicles.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
D3-4 Residences and interior streets shall be clearly marked to facilitate easy identification by emergency personnel.	Less than significant.	Riverside County Fire Department and Riverside County Transportation Department.	Prior to issuance of occupancy permit.
D3-5 The developer shall demonstrate that sufficient on-site fire flow pressure exists, as determined by the Riverside County Fire Department.	Less than significant.	Riverside County Fire Department.	Prior to issuance of occupancy permit.
D3-6 Fire flow requirements shall be incorporated into the overall project design. A fire flow of 1,000 gpm at 20 psi for a two-hour duration shall be required for single family residential uses; 2,500 gpm for multi-family residential, light manufacturing and certain commercial uses; and 5,000 gpm for medium and heavy industrial	Less than significant.	Riverside County Fire Department and Riverside County Planning Department.	Review and approval of water improvement plans prior to tentative tract map/plot plan/use permit approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
uses, as well as larger commercial development.			
D3-7 The Project applicant shall contribute appropriate fees in accordance with the fire unit impact fee, as well as plan check fees and all other impact fees in accordance with current County of Riverside regulations.	Less than significant.	Riverside County Fire Department and Riverside County Planning Department.	Prior to building permit issuance and during construction..
Sheriff Services			
<i>Increased demand for police protection services.</i>			
D4-1. The applicant shall cooperate with the Sheriff's Department to ensure that adequate protection, facilities and personnel are available.	Less than significant.	Riverside County Sheriff's Department.	Prior to issuance of building permits.
D4-2. The applicant shall contract with the SCVCSD to provide supplemental sheriff services in exchange for an additional parcel charge collected via the property tax system.	Less than significant.	SCVCSD and Building & Safety Department.	Prior to issuance of occupancy permit.
D4-3 Construction yard fencing and/or security personnel shall be provided during the construction phases to reduce the potential of theft and vandalism at the site.	Less than significant.	Riverside County Building & Safety Department.	During construction.
D4-4 Ample lighting shall be provided in all parking area entrances/exits and walkways, consistent with Riverside County Ordinance No. 655. Additionally, the applicant shall ensure that street addresses are highly visible to any/responding emergency vehicles.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of occupancy permit.
D4-5 For the safety and security of future residents, the applicant or developer shall address the following design concepts within each planning area to assure the maximum measure of crime prevention: <ul style="list-style-type: none"> ▪ Circulation for pedestrian, vehicular and police patrol circulation ▪ Lighting ▪ Landscaping ▪ Visibility of doors and windows from the street and between buildings ▪ Fencing heights and materials ▪ Public and private spaces 	Less than significant.	Riverside County Building & Safety Department and Riverside County Sheriff's Department.	Review and approval of building plans prior to issuance of building permit.
Schools			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<i>Increased demand for school facilities</i>			
D5-1 The applicant shall be responsible for the payment of fees at the state statutory limit in effect at the time; or otherwise reach agreement with the school district for provision of school sites and/or payment of fees to effectively mitigate school impacts.	Less than significant.	Coachella Valley Unified School District.	Fees paid at issuance of building permits.
Parks & Recreation			
<i>Increased demand for parks and recreational facilities.</i>			
D6-1 The project shall dedicate appropriate acreage for developed local parkland, or shall provide fees in lieu of dedication, based on the requirements of the Desert Recreation District. Parkland or equivalent fees provided by the applicant shall be phased in conjunction with residential development so that appropriate acreage of local parkland is provided for each 1,000 persons within the new development.	Less than significant.	Desert Recreation District (DRD) and Riverside County Planning Department.	Prior to tentative tract map approval.
D6-2 The developer(s) shall work with the CVRPD and the Coachella Valley Unified School District to determine the types of facilities to be installed in parks and schools, if a joint-use program is undertaken.	Less than significant.	CVRPD and Unified School District.	Review and approval of improvement plans prior to issuance of first building permit for applicable tract.
D6-3 Recreation trails shall be improved and dedicated, as described in the Kohl Ranch Specific Plan.	Less than significant.	CVRPD and Riverside County Transportation Department.	Review and approval of tentative tract map/plot plan/use permit prior to issuance of first building permit for applicable tract.
D6-4 The applicant shall pay mitigation fees for regional and natural parkland at the occupancy permit stage to the Building and Safety Department, in accordance with the provisions of Riverside County Ordinance No. 659.	Less than significant.	CVRPD and Riverside County Building & Safety Department.	Prior to issuance of occupancy permit.
D6-5 Future development projects shall comply with the Land Use Standards for parks and recreation facilities in the RCCGP.	Less than significant.	Riverside County Planning Department and CVRPD.	Ongoing.
Utilities			
<i>Increased demand on natural gas supplies</i>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D7-1 The developer shall finance the installation of gas lines in accordance with the requirements set forth by the Southern California Gas Company or other authorized service provider. This cost may be offset by credits for free footage allowances.	Less than significant.	Southern California Gas Company or other authorized service provider.	Review and approval of improvement plans.
D7-2 All gas services and facilities shall be constructed in accordance with Southern California Gas Company or other authorized service provider policies and extension rules on file with the California Public Utilities Commission (CPUC).	Less than significant.	Southern California Gas Company or other authorized service provider.	Review and approval of improvement plans.
D7-3 The developer shall ensure that existing facilities are adequate to accommodate the proposed new development.	Less than significant.	Southern California Gas Company or other authorized service provider.	Review and approval of improvement plans.
D7-4 Development plans shall be provided to the Southern California Gas Company or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to provide services to the project site.	Less than significant.	Southern California Gas Company or other authorized service provider.	Review and approval of improvement plans.
<i>Increased demand on electricity</i>			
D7-5 The developer shall provide the electric power improvements required by IID or other authorized service provider.	Less than significant.	IID or other authorized service provider and Riverside County Planning Department.	Review and approval of improvement plans.
D7-6 All buildings shall be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC).	Less than significant.	Riverside County Building & Safety Department.	Review and approval of building plans prior to issuance of building permits.
D7-7 All electrical facilities shall be constructed in accordance with IID or other authorized service provider policies and extension rules on file with the California Public Utilities Commission (CPUC).	Less than significant.	IID or other authorized service provider and Riverside County Building & Safety Department.	Review and approval of building plans prior to issuance of building permits.
D7-8 Underground facilities shall be installed in accordance with District requirements, as outlined in "A Developer's Information Letter" (effective September 15, 1994). Easements, ten feet in width and adjacent to all streets, shall be required for the	Less than significant.	IID or other authorized service provider and Riverside County	Tentative tract map/plot plan approval.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
installation of underground power facilities.		Planning Department.	
D7-9 was replaced by Mitigation Measure GHG 1 located in the Energy Resources section of this mitigation table under EIR396, Addendum No. 2.	n/a	n/a	n/a
D7-10 The developer shall provide development plans to IID or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the project site.	Less than significant.	IID or other authorized service provider and Riverside County Planning Department.	Prior to approval of improvement plans.
<i>Increased demand in telephone service.</i>			
D7-11 All new telephone lines within the site shall be installed underground, as required by County Ordinance No. 460.	Less than significant.	GTE or other authorized service provider and Riverside County Planning Department.	Prior to issuance of occupancy permits.
D7-12 The developer shall provide development plans to GTE or other authorized service provider as they become available in order to facilitate engineering, design and construction improvements necessary to service the project site.	Less than significant.	GTE or other authorized service provider and Riverside County Planning Department.	Prior to review and approval of improvement plans.
<i>Increased demand on cable television service.</i>			
D7-13 All cable television service lines shall be located underground, in accordance with the Riverside County Comprehensive General Plan.	Less than significant.	Cable TV franchisee.	Prior to issuance of occupancy permits.
D7-14 The developer shall coordinate the installation of cable television service lines with a cable television franchisee for the area prior to development.		Cable TV Franchisee.	Prior to issuance of occupancy permits.
<i>Exposure to electric and magnetic fields (EMF)</i>			
D7-15 The developer shall submit to the County supporting data on the generally accepted standards and guidelines for EMFs in effect at the time of project development and shall recommend appropriate distances from the 161 KV power line easement for development of residential and educational land uses. The County shall make a final determination regarding safe distances for siting these land uses.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Solid Waste			
<i>Increased demand on solid waste facilities.</i>			
D8-1 As development within the Kohl Ranch project site proceeds, the developer shall coordinate project solid waste disposal requirements with County agencies and area waste haulers, to ensure that adequate landfill capacity is available within reasonable distance of the project site.	Less than significant.	Riverside County Waste Resources Management District and local area waste haulers.	Prior to issuance of building permit.
D8-2 The project applicant shall coordinate with a certified waste hauler(s) to develop curbside collection of recyclable materials within the proposed project on a common schedule set forth in County Resolutions. The applicant shall coordinate with the permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.	Less than significant.	Local area waste haulers.	Prior to issuance of occupancy permit.
D8-3 All future commercial, industrial and multi-family residential developments within the project site shall comply with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. This law requires the provision of adequate areas for collecting and loading recyclable materials. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to the Riverside County Waste Resources Management District for review and approval. The storage area for recyclable materials shall comply with County standards.	Less than significant.	Riverside County Waste Resources Management District.	Prior to building permit issuance.
D8-4 Golf courses developed on the site shall minimize the generation of "green waste" and the amount of green waste sent to area landfills, through such measures as composting on-site.	Less than significant.	Riverside County Waste Resources Management District.	Ongoing.
D8-5 To minimize the generation of construction debris, grading operations shall incorporate existing rock and earth into fill areas to the extent possible under accepted geotechnical practices. In addition, construction wastes shall be diverted through recycling, composting, or using environmentally safe methods of land disposal, to the extent possible.	Less than significant.	Riverside County Building & Safety Department.	During grading operations.
Refer to mitigation measures C11-1 through C11-3 in Section V.C.11, Toxic Substances, regarding the storage, use and disposal of	Less than significant.	Refer to Measures C11-	Refer to Measures C11-1 and

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
hazardous wastes.		1 and C11-3.	C11-3.
Health Services			
<i>Increased demand for health services</i>			
None required.	Less than significant.	None required.	Not applicable.
Disaster Preparedness			
<i>Diminished disaster preparedness</i>			
Mitigation measures related to seismic safety, slopes and erosion, and flooding are addressed in EIR 396-- Sections V.C.4., V.C.1., and V.C.5., respectively.	Less than significant.	Refer to other sections.	Refer to other sections.
Libraries			
<i>Increased demand for library services</i>			
D11-1 The applicant shall coordinate with the County regarding whether a portion of the recurring fiscal surplus to the County could be used for library costs.	Significant.	Riverside County Library Department.	Prior to issuance of building permits.
Airports			
<i>Compatibility with Jacqueline Cochran Regional Airport Master Plan</i>			
D12-1 Elements of the Specific Plan that relate to proposed airport uses shall be incorporated into individual development projects.	Less than significant.	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
<i>Compatibility with Jacqueline Regional Airport Safety Zones</i>			
D12-2 Individual development projects shall adhere to land uses proposed in the Specific Plan to ensure consistency with the safety zone guidelines and requirements in the Thermal (Jacqueline Cochran Regional) Airport Comprehensive Land Use Plan (CLUP) (2005).	Less than significant.	Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/ use permit.
<i>Compatibility with Jacqueline Cochran Regional Airport Noise Guidelines</i>			
D12-3 Specific mitigation measures (C8-4 and C8-5) are addressed in the noise analysis in EIR 396 -- Section V.C.8.	Less than significant.	Refer to Measures C8-4 and C8-5.	Refer to Measures C8-4 and C8-5.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D12-4 Development projects shall comply with the noise guidelines contained in the Comprehensive Land Use Plan (CLUP) for Jacqueline Cochran Regional Airport (2005).	Less than significant.	Riverside County Health Department, Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/use permit.
<i>Compatibility with Jacqueline Cochran Regional Airport Height Guidelines.</i>			
D12-5 Proposed development shall comply with the Jacqueline Cochran Regional Airport Height Guidelines identified in the Comprehensive Land Use Plan (CLUP) for Thermal Airport (2005).	Less than significant.	Riverside County Building & Safety Department, Riverside County Planning Department and the Airport Land Use Commission.	Review and approval of tentative tract map/plot plan/use permit.
Land Use			
MM LU 1 Development of a racetrack and racetrack related facilities within Planning Area E-2 and A-6 shall not permit overnight occupancy. This restriction shall be included in the Covenants, Conditions and Restrictions (CC&R's).	Less than Significant	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
MM LU 2 – Development of Mixed Use Planning Areas shall not exceed maximum unit count of 15 units in Planning Area E-4, 24 units in Planning Area E-5, 110 units in Planning Area E-6, 7 units in Planning Area E-7, and 17 units in Planning Area E-8.	Less than Significant	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
MM LU 3 – Security gates shall be required between planning areas E-2 and E-8 and between planning areas E-3 and E-2 to separate residential and non-residential.	Less than Significant	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.
MM LU 4 – Signs shall be posted at all access point into Planning Areas E-2 that shall identify no overnight occupancy is permitted.	Less than Significant	Riverside County Planning Department.	Review and approval of tentative tract map/plot plan/ use permit.

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PLOT PLAN:TRANSMITTED Case #: PP26120

Parcel: 759-180-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for eight (8) buildings for commercial uses with a total building area of 135,549 square feet, with 1.01 acres of landscaping on approximately 3.9 acres.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26120

Parcel: 759-180-004

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26120 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26120, Exhibit A, Sheets 1-2, dated 2/9/17.

APPROVED EXHIBIT D = Plot Plan No. 26120, Exhibit D, Design Manual, dated 2/9/17.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Plot Plan No. 26120 did not include a conceptual grading and drainage plan. Prior to issuance of grading and/or building permits, the applicant shall submit a grading plan for review, approval and issuance. All grading shall comply to the most current California Building Code and Ordinance 457 in effect at time of permit application.

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

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

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

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

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PLOT PLAN:TRANSMITTED Case #: PP26120

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUEST RECOMMND

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 applications, each separate structure will

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUEST (cont.)

RECOMMND

require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
 2. Determines if materials will be sorted on site or mixed.
 3. Identifies diversion facilities where material collected will be taken.
 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY:

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC and NFPA 13 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction) shall be required.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1,875 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the CBC and buildings having a fire sprinkler system.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of all buildings as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code.

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 7 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED RECOMMND

County Geologic Report (GEO) No. 2230 submitted for this project (PP26120, PP26121, and PM36844) was prepared by Sladden Engineering and is entitled "Geotechnical Update, Tentative parcel Map 36844, The Thermal Club, Thermal Area, Riverside County, California", dated April 7, 2015. In addition, following documents have been submitted for the project:

"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.,

07/13/17
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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED (cont.)

RECOMMND

dated November 17, 2010.

These documents are herein incorporated as a part of GEO02230.

GEO02230 concluded:

1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.

2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.

3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.

4.The risk associated with permanent slope in-stability and landsliding is minimal.

5.The rockfall hazard is minimal.

6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED (cont.) (cont.RECOMMND

Department upon application for grading and/or building permits.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

significance due to it sacred or cultural importance.

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

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

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

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT D.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Commercial/Retail Uses - General Retail and Professional Business Office and Industrial Uses - Industrial Uses; office, fabrication, and storage. Parking shall be provided pursuant to APPROVED EXHIBIT A or as otherwise approved by the Planning Department based on the final design of each building constructed and the use(s) occupying each building.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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 the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation
for a period of one (1) year or more, this approval shall
become null and void.

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in
Ordinance No. 655, low pressure sodium vapor lighting or
overhead high pressure sodium vapor lighting with shields
or cutoff luminaires, shall be utilized.

10.PLANNING. 31 USE - ORD 875 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to
assist in providing revenue to acquire and preserve open
space and habitat, an Open Space Mitigation Fee shall be
paid for each development project or portion of an expanded
development project to be constructed within the
Coachella Valley MSHCP. The amount of the fee for
commercial or industrial development shall be calculated on
the basis of "Project Area," which shall mean the net area,
measured in acres, from the adjacent road right-of-way to
the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED
EXHIBIT shall not be included in the Project Area.

10.PLANNING. 32 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval.
Prior to the installation of any on-site advertising or
directional signs, a signing plan shall be submitted to
and approved by the Planning Department pursuant to the
requirements of Section 18.30 (Planning Department review
only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 36 USE - ALUC REQUIREMENTS

RECOMMND

1.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. (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, 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ALUC REQUIREMENTS (cont.)

RECOMMND

disposal, and incinerators.)

(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, and hazards to flight.

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

4.Any new detention basin(s) shall be designed so as to provide 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.A finding of consistency for this project is based on the proposed office and warehouse use. Any other subsequent use will be subject to ALUC review. Each building/parcel shall comply with the following maximum occupancies to be verified with initial building permit and any subsequent tenant improvement building permits that may be required for the project. If a building permit exceeds the below amounts, ALUC shall be consulted to determine whether further ALUC review of the building permit may be necessary.

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- 4 - 41
- 5 - 41
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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 11 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 12 USE - SIDEWALK RECOMMND

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 each lot or other member facilities, as applicable, in compliance with ADA requirements and as approved by the Director of Building & Safety.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 2 USE - AB 341 RECOMMND

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 waste hauler.

-Provide recycling service to 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.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.)

RECOMMND

threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses 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.

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE (cont.) RECOMMND

or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

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.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 2 USE - TRIBAL MONITORING RECOMMND

Prior to issuance of any grading permits for any implementing project, the developer/permit holder shall enter into an agreement with the Torres-Martinez Band of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

USE - TRIBAL MONITORING (cont.)

RECOMMND

Desert Cahuilla to retain a monitor designated by the Tribe for the purposes of facilitating tribal consultation. Tribal monitoring agreements shall include provisions for, but not be limited to, protocols for the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be allowed access on-site during all initial mass or rough grading activities, and excavation of each portion of the project site including clearing, grubbing, tree removals, mass and rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and similar earth-disturbing activities. For those parcels with existing subsurface agricultural irrigation water tile lines, archaeological and tribal monitoring shall not commence until grading activity reaches five feet below current ground surface. The Tribe shall have limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow for tribal consultation while the Project Archaeologist conducts activities for identification, evaluation, and potential recovery of cultural resources to be coordinated.

The developer/permit holder shall submit a fully executed copy of the agreement with the Tribe to the County Archeologist to ensure compliance with this condition of approval for each implementing project. Upon verification of the agreement, the County Archaeologist shall clear this condition.

NOTES: 1) The Project Archeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources and reporting implementation compliance to the County. The Project Archeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

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

3) This agreement shall not modify any County-approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - TRIBAL MONITORING (cont.) (cont.)

RECOMMND

conditions of approval or mitigation measures.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the Tribe has not been established. The developer/permit holder must demonstrate a good-faith effort to secure the agreement with the Tribe.

5)Should tribal repatriation be preferred, it shall not occur until after the Phase IV archaeological monitoring report has been submitted to the County Archaeologist for review and acceptance for mitigation compliance purposes. Should curation be determined, the developer/permit holder shall be responsible for all costs.

60.PLANNING. 3 USE - ARCHAEO M/M

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a County-certified archaeologist for each implementing project. This agreement shall include the mitigation and monitoring procedures to be implemented during the process of grading, procedures for tribal consultation coordination, final reporting of archaeological finds, and other related mitigation tasks as governed by current industry standards for conducting archaeological work at the mitigation level, as found in the EIR and in consideration of any new archeological information from subsequent archaeological investigations within the specific plan. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR, and any subsequent archaeological investigation providing new information are substantially complied with.

60.PLANNING. 13 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 26120, the Planning Department shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - FEE STATUS (cont.) RECOMMND

status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 7 USE - WQMP & DRAINAGE REPORT RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) and Drainage report to Riverside County Transportation Department for review and approval.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit of every phase for every implementing project under this specific plan, the Project Archaeologist shall submit, according to current County requirements, a Phase IV Archaeological Monitoring Report of the result of archaeological monitoring and mitigation implementation compliance. The reports shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meetings. The County Archaeologist shall review the reports to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA SURVEY RESULTS

RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION

RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1,875 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS

RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 26120, 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.

80.PLANNING. 20 USE - SHARED PARKING AGREEMENT RECOMMND

Prior to issuance of building permits, a shared parking agreement between the subject parcel for the building permit and the owner of Parcel 15 of Parcel Map No. 36844 shall be entered into to provide for potential overflow offsite parking as may be necessary based on the specific uses proposed at time of building permit or subsequent tenant improvement permit.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along Tyler Street to establish a 64-foot half-width right-of-way including standard corner cutback.

80.TRANS. 6 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 and Thermal Design Guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 17 USE - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Tyler Street and so noted on the final map, with the exception of projects entry streets as shown on the map for Tentative Parcel Map No. 36735, as approved by the Transportation Department.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT REVIEW RECOMMND

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

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE*-#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,875 GPM shall be installed within 400 feet of all buildings and spaced in accordance with the California Fire Code.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be

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90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

Parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department based on the specific building design and uses proposed. Parking shall also be consistent with the design standards for parking lots pursuant to Ordinance No. 348, Section 18.12, in particular requirements for parking space setback from the right-of-way pursuant to Section 18.12.A.2.h.1).a). The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A for each building. 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

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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.

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

Loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, based on the size of each building. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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 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.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

one (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located on the site for each building, and shall be constructed prior to the issuance of occupancy permits unless otherwise approved by the Planning Department. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and be screened with landscaping and have 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.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE

RECOMMND

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.

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90.PLANNING. 27 USE - ORD 875 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26120 is calculated to be 3.9 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26120 has been calculated to be 3.9 net acres.

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

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90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.) RECOMMND
ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND
The street design and improvement concept of this project shall be coordinated with Specific Plan No. 303, Amended No. 3.

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:
1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461 and Thermal Design Guidelines.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - IMPROVEMENTS RECOMMND
Tyler Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance

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90.TRANS. 9 USE - IMPROVEMENTS (cont.) RECOMMND

with County Standard No. 92, pages 1 & 2. (86' / 128')
(Modified) as shown on Kohl Ranch Specific Plan No. 303,
Amended No. 3.

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

Above mentioned improvements shall include 10-foot wide
trail and Class II Bike Path, and drainage structures
crossing Tyler Street.

90.TRANS. 10 USE - INTERNAL STREET RECOMMND

The internal street designated as Lot "A" (Jasper Lane) is
a private street and shall not be offered for dedication.

Lot "A" (Jasper Lane) shall be improved with 53-foot AC
pavement and 8-inch concrete curb and gutter within the
78-foot right-of-way in accordance with County Standard No.
111. (Modified)

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

Any diviation from Standard County street design or
approved street design within Specific Plan No. 303, as
amended, shall be as approved by the Transportation
Department.

90.TRANS. 11 USE - PRIVATE STREET MAINTENAN RECOMMND

Prior to map recordation the developer shall provide
evidence of continuous maintenance as approved by the
Transportation Department, Planning Department and County
Counsel.

90.TRANS. 12 USE - UTILITY INSTALL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - UTILITY INSTALL (cont.) RECOMMND

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

90.TRANS. 13 USE - INTERSECTION/50' TANGENT RECOMMND

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

90.TRANS. 14 USE - OFF-SITE IMPROVEMENTS RECOMMND

Off-site portion of Jasper Lane (Lot "A") shall be improved with 53-foot AC pavement and 8-inch concrete curb and gutter within the 78-foot right-of-way in accordance with County Standard No. 111. (Modified)

Prior to occupancy, provide secondary access consistent with County Transportation standards.

90.TRANS. 18 USE - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 21 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along Tyler Street to establish a 64-foot half-width right-of-way including standard corner cutback.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 24 USE - STREET NAME SIGN RECOMMND

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

90.TRANS. 25 USE - DRAINAGE IMPROVEMENTS RECOMMND

As per letter dated February 8, 2017, from Tim Rogers to Majeed Farshad; Drainage improvements shall be in place prior to approval for occupancy from the County of Riverside.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for fourteen (14) buildings for commercial uses with a total building area of 361,800 square feet, with 3.34 acres of landscaping on approximately 12.60 acres.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; 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 PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26121 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26121, Exhibit A, Sheets 1-3, dated 2/9/17.

APPROVED EXHIBIT D = Plot Plan No. 26121, Exhibit D, Design Manual, dated 2/9/17.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 26121 did not include a conceptual grading and drainage plan. Prior to issuance of grading and/or building permits, the applicant shall submit a grading plan for review, approval and issuance. All grading shall comply to the most current California Building Code and Ordinance 457 in effect at time of permit application

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

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

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

structure will require a separate building permit.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly occupancy

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.) RECOMMND

classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit is required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC and NFPA 13 guidelines shall be submitted by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3,375 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the CBC and buildings having a fire sprinkler system.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of any portion of the buildings as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code.

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10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 7 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED RECOMMND

County Geologic Report (GEO) No. 2230 submitted for this project (PP26120, PP26121, and PM36844) was prepared by Sladden Engineering and is entitled "Geotechnical Update, Tentative parcel Map 36844, The Thermal Club, Thermal Area, Riverside County, California", dated April 7, 2015. In addition, following documents have been submitted for the project:

"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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED (cont.) RECOMMND

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 concluded:

1.No active faults are mapped in the vicinity of the site. The potential for surface fault rupture or fissure is minimal.

2.The photo lineament observed on several aerial photographs of the site is related to agricultural activities (roads, furrow patterns) that are superimposed on the southeast drainage pattern of the area.

3.The anticipated maximum liquefaction-induced settlement is 0.85 inches and maximum localized differential settlement due to liquefaction may be assumed to equal to approximately 0.43 inches. The site is not subject to liquefaction-induced lateral spreading.

4.The risk associated with permanent slope in-stability and landsliding is minimal.

5.The rockfall hazard is minimal.

6.Differential settlement due to site subsidence is expected to be minimal.

GEO02230 recommended:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02230 UPDATE ACCEPTED (cont.) (cont.RECOMMND

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

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

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

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

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

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT D.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Commercial/Retail Uses - General Retail and Professional Business Office and Industrial Uses - Industrial Uses; office, fabrication, and storage. Parking shall be provided pursuant to APPROVED EXHIBIT A or as otherwise approved by the Planning Department based on the final design of each building constructed and the use(s) occupying each building.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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 the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 31 USE - ORD 875 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed within the Coachella Valley MSHCP. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 35 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 36 USE - ALUC REQUIREMENTS

RECOMMND

1.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. (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, 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

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10.PLANNING. 36

USE - ALUC REQUIREMENTS (cont.)

RECOMMND

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, and incinerators.)

(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, and hazards to flight.

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

4.Any new detention basin(s) shall be designed so as to provide 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5.A finding of consistency for this project is based on the proposed office and warehouse use. Any other subsequent use will be subject to ALUC review. Each building/parcel shall comply with the following maximum occupancies to be verified with initial building permit and any subsequent tenant improvement building permits that may be required for the project. If a building permit exceeds the below amounts, ALUC shall be consulted to determine whether further ALUC review of the building permit may be necessary.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 11 USE - ENCROACHMENT PERMIT RECOMMND

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

10.TRANS. 12 USE - SIDEWALK RECOMMND

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 each lot or other member facilities, as applicable, in compliance with ADA requirements and as approved by the Director of Building & Safety.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 2 USE- AB 341 RECOMMND

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 waste hauler.

-Provide recycling service to 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.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.)

RECOMMND

threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses 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.

10.WASTE. 4 USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE (cont.) RECOMMND

or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

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.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 2 USE - TRIBAL MONITORING RECOMMND

Prior to issuance of any grading permits for any implementing project, the developer/permit holder shall enter into an agreement with the Torres-martinez Band of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - TRIBAL MONITORING (cont.)

RECOMMND

Desert Cahuilla to retain a monitor designated by the Tribe for the purposes of facilitating tribal consultation. Tribal monitoring agreements shall include provisions for, but not be limited to, protocols for the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor shall be allowed access on-site during all initial mass or rough grading activities, and excavation of each portion of the project site including clearing, grubbing, tree removals, mass and rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and similar earth-disturbing activities. For those parcels with existing subsurface agricultural irrigation water tile lines, archaeological and tribal monitoring shall not commence until grading activity reaches five feet below current ground surface. The Tribe shall have limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow for tribal consultation while the Project Archaeologist conducts activities for identification, evaluation, and potential recovery of cultural resources to be coordinated.

The developer/permit holder shall submit a fully executed copy of the agreement with the Tribe to the County Archeologist to ensure compliance with this condition of approval for each implementing project. Upon verification of the agreement, the County Archeologist shall clear this condition.

NOTES: 1)The Project Archeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources and reporting implementation compliance to the County. The Project Archeologist shall consult with the County, developer/permit holder and tribal monitor throughout the process.

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

3)This agreement shall not modify any County-approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - TRIBAL MONITORING (cont.) (cont.) RECOMMND

conditions of approval or mitigation measures.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the Tribe has not been established. The developer/permit holder must demonstrate a good-faith effort to secure the agreement with the Tribe.

5)Should tribal repatriation be preferred, it shall not occur until after the Phase IV archaeological monitoring report has been submitted to the County Archaeologist for review and acceptance for mitigation compliance purposes. Should curation be determined, the developer/permit holder shall be responsible for all costs.

60.PLANNING. 3 USE - ARCHAEO M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a County-certified archaeologist for each implementing project. This agreement shall include the mitigation and monitoring procedures to be implemented during the process of grading, procedures for tribal consultation coordination, final reporting of archaeological finds, and other related mitigation tasks as governed by current industry standards for conducting archaeological work at the mitigation level, as found in the EIR and in consideration of any new archeological information from subsequent archaeological investigations within the specific plan. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR, and any subsequent archaeological investigation providing new information are substantially complied with.

60.PLANNING. 13 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 26121, the Planning Department shall determine the status

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - FEE STATUS (cont.) RECOMMND

of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 3 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 7 USE - WQMP & DRAINAGE REPORT RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) and Drainage Report to Riverside County Transportation Department for review and approval.

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70. PRIOR TO GRADING FINAL INSPECT

PLANNIN DEPARTMENT

70.PLANNIN. 1 USE - CULTURAL RESOURCE RPT

RECOMMND

Prior to final inspection of the first building permit of every phase for every implementing project under this specific plan, the Project Archaeologist shall submit, according to current County requirements, a Phase IV Archaeological Monitoring Report of the result of archaeological monitoring and mitigation implementation compliance. The reports shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meetings. The County Archaeologist shall review the reports to determine adequate mitigation compliance documentation. Provided the reports are adequate, the County Archaeologist shall clear this condition for each phase of each implementing project under this specific plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 EPD - MBTA RESULTS RECOMMND

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 3,375 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 26121, 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.

80.PLANNING. 20 USE - SHARED PARKING AGREEMENT RECOMMND

Prior to issuance of building permits, a shared parking agreement between the subject parcel for the building permit and the owner of Parcel 15 of Parcel Map No. 36844 shall be entered into to provide for potential overflow offsite parking as may be necessary based on the specific uses proposed at time of building permit or subsequent tenant improvement permit.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

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.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along Tyler Street to establish a 64-foot half-width right-of-way including standard corner cutback.

80.TRANS. 6 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 12 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461 and Thermal Design Guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16 USE - UTILITY PLAN RECOMMND

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

80.TRANS. 17 USE - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Tyler Street and so noted on the final map, with the exception of projects entry streets as shown on the map for Tentative Parcel Map No. 36735, as approved by the Transportation Department.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the 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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT REVIEW RECOMMND

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

FIRE DEPARTMENT

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

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

90.FIRE. 2 USE*-#77-SUPER FH/FLOW RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 3,375 GPM, shall be installed within 400 feet of all buildings and spaced in accordance with the California Fire Code.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be

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90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

Parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department based on the specific building design and uses proposed. Parking shall also be consistent with the design standards for parking lots pursuant to Ordinance No. 348, Section 18.12, in particular requirements for parking space setback from the right-of-way pursuant to Section 18.12.A.2.h.1).a). The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A for each building. 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

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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.

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

Loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, based on the size of each building. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

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90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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 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.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located on the site for each building, and shall be constructed prior to the issuance of occupancy permits unless otherwise approved by the Planning Department. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and be screened with landscaping and have 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.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE

RECOMMND

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 875 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26121 is calculated to be 12.6 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26121 has been calculated to be 12.6 net acres.

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

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90.PLANNING. 28 USE -- ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Specific Plan No. 303, Amended No.3.

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461 and Thermal Design Guidelines.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 9 USE - IMPROVEMENTS RECOMMND

Tyler Street along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with concrete curb and gutter, curbed and landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance

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90.TRANS. 9 USE - IMPROVEMENTS (cont.)

RECOMMND

with County Standard No. 92, pages 1 & 2. (86' / 128')
(Modified) as shown on Kohl Ranch Specific Plan No. 303,
Amended No. 3.

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

Above mentioned improvements shall include 10-foot wide
trail and Class II Bike Path, and drainage structures
crossing Tyler Street.

90.TRANS. 10 USE - INTERNAL STREETS

RECOMMND

The internal street designated as Lot "A" (Jasper Lane) is
a private street and shall not be offered for dedication.

Lot "A" (Jasper Lane) shall be improved with 53-foot AC
pavement and 8-inch concrete curb and gutter within the
78-foot right-of-way in accordance with County Standard No.
111. (Modified)

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

Any diviation from Standard County street design or
approved street design within Specific Plan No. 303, as
amended, shall be as approved by the Transportation
Department.

90.TRANS. 11 USE - PRIVATE STREET MAINTENAN

RECOMMND

Prior to map recordation the developer shall provide
evidence of continuous maintenance as approved by the
Transportation Department, Planning Department and County
Counsel.

90.TRANS. 12 USE - UTILITY INSTALL

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26121

Parcel: 759-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - UTILITY INSTALL (cont.) RECOMMND

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

90.TRANS. 13 USE - INTERSECTION/50'TANGENT RECOMMND

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

90.TRANS. 14 USE - OFF-SITE IMPROVEMENTS RECOMMND

Off-site portion of Jasper Lane (Lot "A") shall be improved with 53-foot AC pavement and 8-inch concrete curb and gutter within the 78-foot right-of-way in accordance with County Standard No. 111. (Modified)

Prior to occupancy, provide secondary access consistent with County Transportation standards.

90.TRANS. 18 USE - IMP PLANS RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 21 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along Tyler Street to establish a 64-foot half-width right-of-way including standard corner cutback.

07/13/17
12:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

PLOT PLAN:TRANSMITTED Case #: PP26121

Parcel: 759-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 24 USE - STREET NAME SIGN RECOMMND

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

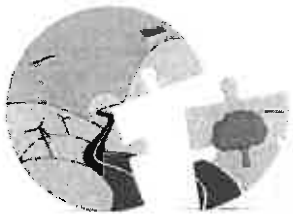
90.TRANS. 25 USE - DRAINAGE IMPROVEMENTS RECOMMND

As per letter dated February 8, 2017, from Tim Rogers to Majeed Farshad; Drainage improvements shall be in place prior to approval of occupancy from the County of Riverside.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting 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

Steve Weiss, AICP
 Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

PP 26120
 EA 42958
 CFG 06329

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Thermal Operating Company, LLC

Contact Person: Tim Rogers E-Mail: timr@towerenergy.com

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

Daytime Phone No: (310) 486-4774 Fax No: (_____) _____

Engineer/Representative Name: RCE Consultants

Contact Person: Ryan Tebben E-Mail: rtebben@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: (310) 538-8000

Property Owner Name: JTM Land Company, LLC

Contact Person: Tim Rogers E-Mail: timr@towerenergy.com

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

Daytime Phone No: (310) 453-0111 Fax No: (310) 538-8000

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): Portion of 759-180-004

Approximate Gross Acreage: 3.92 Acres

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.

Plot Plan to include a portion of assessor parcel number 759-180-004 (lots 1-8 of PM36735) located north of 62nd Ave.

between Tyler Street and Tower Street in the community of Thermal in Riverside County, CA.

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

Number of existing lots: 8

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	16,500	< 35'	2	Office/Warehouse
2	13,600	< 35'	2	Office/Warehouse
3	15,800	< 35'	2	Office/Warehouse
4	15,700	< 35'	2	Office/Warehouse
5	16,500	< 35'	2	Office/Warehouse
6	19,200	< 35'	2	Office/Warehouse
7	17,949	< 35'	2	Office/Warehouse
8	20,300	< 35'	2	Office/Warehouse

APPLICATION FOR LAND USE AND DEVELOPMENT

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). TPM36735

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42793

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 MATERIALS DISCLOSURE STATEMENT

N/A

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.

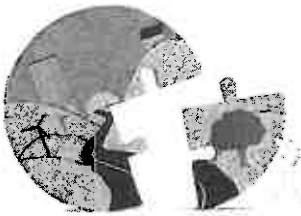
Owner/Authorized Agent (1)  Date 10/15/16

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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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. _____

PP26121
EA42959
CFG0033

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Thermal Operating Company, LLC

Contact Person: Tim Rogers E-Mail: timr@towerenergy.com

Mailing Address: 1983 W. 190th Street, Suite 100

Torrance CA 90504
City State ZIP

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

Engineer/Representative Name: RCE Consultants

Contact Person: Ryan Tebben E-Mail: rtebben@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: (310) 538-8000

Property Owner Name: JTM Land Company, LLC

Contact Person: Tim Rogers E-Mail: timr@towerenergy.com

Mailing Address: 1983 W. 190th Street, Suite 100

Torrance CA 90504
City State ZIP

Daytime Phone No: (310) 453-0111 Fax No: (310) 538-8000

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): 759-180-004, -005, -008, -009, -012

Approximate Gross Acreage: 12.60 Acres

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.

Plot Plan for lots 1-15 of PM 36844, with one building per lot on 14 lots and one lot for off-site parking.

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

Number of existing lots: 15

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>							
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg Permit No.	
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

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	23,400	< 35'	1 & 2	Office/Warehouse	
2	20,000	< 35'	2	Office/Warehouse	
3	19,400	< 35'	2	Office/Warehouse	
4	19,400	< 35'	2	Office/Warehouse	
5	19,400	< 35'	1 & 2	Office/Warehouse	
6	19,400	< 35'	2	Office/Warehouse	
7	19,400	< 35'	1 & 2	Office/Warehouse	
8	19,400	< 35'	2	Office/Warehouse	
9	24,700	< 35'	2	Office/Warehouse	
10	30,300	< 35'	2	Office/Warehouse	

APPLICATION FOR LAND USE AND DEVELOPMENT

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
11	27,600	< 35'	1 & 2	Office/Warehouse
12	27,600	< 35'	1 & 2	Office/Warehouse
13	27,300	< 35'	1 & 2	Office/Warehouse
14	64,500	< 35'	1 & 2	Office/Warehouse
15	0	0	0	Offsite Parking

APPLICATION FOR LAND USE AND DEVELOPMENT

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). PM36844
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA0361 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)  Date 10/15/16

Owner/Authorized Agent (2) _____ Date _____

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

DATE: November 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: John Benoit

Planning Commissioner: Guillermo Sanchez
Coachella Valley Unified School District
Telephone: The Gas Company
Cable T.V: Imperial Irrigation District, Verizon.
Time Warner Cable
Mojave Desert Air Quality Management District
Coachella Valley Water District (CVWD)

PLOT PLAN NO. 26120 – EA42958 – Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants – Fourth Supervisorial District – Eastern Coachella Valley Area Plan- Lower Coachella Valley District –Zoning: Specific Plan 303 - Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), Community Development: Medium High Density Residential (CD-MHDR), Community Development: Very High Density Residential (CD-VHDR), Open Space: Conservation (OS-C) - Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street – 3.92 acres: **REQUEST:** A Plot Plan to construct eight (8) buildings (Office/Warehouse) with a total building area of 135,549 square feet. APN: 759-180-004 – Concurrent Case: PM37227 **BBID: 559-968-824 UPROJ: PP26120**

LDC 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 Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Russell Brady, Project Planner, at (951) 955-3025 or e-mail at rbrady@rctlma.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.

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

DATE: November 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: John Benoit

Planning Commissioner: Guillermo Sanchez
Coachella Valley Unified School District
Telephone: The Gas Company
Cable T.V: Imperial Irrigation District, Verizon.
Time Warner Cable
Mojave Desert Air Quality Management District
Coachella Valley Water District (CWWD)

PLOT PLAN NO. 26121 – EA42959- Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants - Eastern Coachella Valley Area Plan- Lower Coachella Valley Zoning Region –Community Development: Commercial Office (CD-CO), Community Development: Very High Density Residential (CD-VHDR), Open Space: Conservation (OS-C) - Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street-3.92 acres: **REQUEST:** A Plot Plan to construct nine (9) buildings (Office/Warehouse) with a total building area of 184,500 square feet. APN: 759-180-004 – Related Case: SP 303, PP26120 **BBID: 936-924-306**
UPROJ: PP26121

LDC 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 Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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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.

Go Paperless!

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Any questions regarding this project should be directed to Russell Brady, Project Planner, at (951) 955-3025 or e-mail at rbrady@rcllma.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.

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

DATE: November 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: John Benoit

Planning Commissioner: Guillermo Sanchez
Coachella Valley Unified School District
Telephone: The Gas Company
Cable T.V: Imperial Irrigation District, Verizon,
Time Warner Cable
Mojave Desert Air Quality Management District
Coachella Valley Water District (CVWD)

PLOT PLAN NO. 26120 – EA42958 – Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants – Fourth Supervisorial District – Eastern Coachella Valley Area Plan- Lower Coachella Valley District --Zoning: Specific Plan 303 - Community Development: Commercial Office (CD-CO), Community Development: Light Industrial (CD-LI), Community Development: Medium High Density Residential (CD-MHDR), Community Development: Very High Density Residential (CD-VHDR), Open Space: Conservation (OS-C) - Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street – 3.92 acres: **REQUEST: A Plot Plan to construct eight (8) buildings (Office/Warehouse) with a total building area of 135,549 square feet. APN: 759-180-004 – Concurrent Case: PM37227 BBID: 559-968-824 UPROJ: PP26120**

LDC 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 Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rcfma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: 11/07/2016

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director of Facilities Department

TELEPHONE: 760-848-1880

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.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rcflma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Russell Brady, Project Planner, at (951) 955-3025 or e-mail at rbrady@rcflma.org / MAILSTOP #: 1070

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

COMMENTS:

The Coachella Valley Unified School District is authorized by State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$0.56 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District.

The fee will be required to be paid prior to the issuance of the building permit.

DATE: 11/07/2016

SIGNATURE: 

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

TELEPHONE: 760-848-1880

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.

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

DATE: November 2, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
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Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: John Benolt

Planning Commissioner: Guillermo Sanchez
Coachella Valley Unified School District
Telephone: The Gas Company
Cable T.V: Imperial Irrigation District, Verizon.
Time Warner Cable
Mojave Desert Air Quality Management District
Coachella Valley Water District (CVWD)

PLOT PLAN NO. 26121 – EA42959- Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants - Eastern Coachella Valley Area Plan- Lower Coachella Valley Zoning Region –Community Development: Commercial Office (CD-CO), Community Development: Very High Density Residential (CD-VHDR), Open Space: Conservation (OS-C) - Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street-3.92 acres: **REQUEST: A Plot Plan to construct nine (9) buildings (Office/Warehouse) with a total building area of 184,500 square feet. APN: 759-180-004 – Related Case: SP 303, PP26120 **BBID: 936-924-306 UPROJ: PP26121****

LDC 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 Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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Any questions regarding this project should be directed to Russell Brady, Project Planner, at (951) 955-3025 or e-mail at rbrady@rcrlma.org / MAILSTOP #: 1070

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

COMMENTS:

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The fee will be required to be paid prior to the issuance of the building permit.

DATE: 11/07/2016

SIGNATURE 

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

TELEPHONE: 760-848-1880

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



December 12, 2016

CHAIR
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Rancho Mirage

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COMMISSIONERS

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Glen Holmes
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Director
Ed Cooper

Paul Rull
John Guerin
Barbara Santos

Mr. Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1036TH16
Related File No.: PP26120 (Plot Plan)
APN: 759-180-004

Dear Mr. Brady:

On December 8, 2016, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP26120 (Plot Plan), a proposal to develop eight industrial (predominately warehouse) 2-story buildings ranging from 13,600 to 20,300 square feet in area with a cumulative total gross floor area of 135,549 square feet on 3.92 net acres (4.69 gross) located easterly of Tyler Street, along the south side of Jasper Lane (a private road), and northerly of 62nd Avenue 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 following conditions:

CONDITIONS:

1. 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. (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, 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.

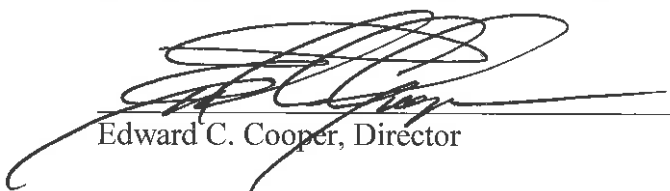
County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

- (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, and incinerators.)
 - (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, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
 4. Any new detention basin(s) shall be designed so as to provide 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. A finding of consistency for this project is based on the proposed office and warehouse use. Any other subsequent use will be subject to ALUC review.

Should you have any questions regarding this action, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Tim Rogers, Thermal Operating Company, LLC/JTM Land Co. (applicant/payee)
Bruce Davis, Albert A. Webb and Associates (representative)
Daryl Shippy, Airport Manager, Riverside County EDA – Aviation Division
ALUC Case File

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)

Legend

Compatibility Zones
 Airport Influence Area Boundary
 Zone A
 Zone B1
 Zone B2
 Zone C
 Zone D
 Zone E



Boundary Lines
 Airport Property Line - Existing
 Airport Property Line - Planned
 City Limits

Note

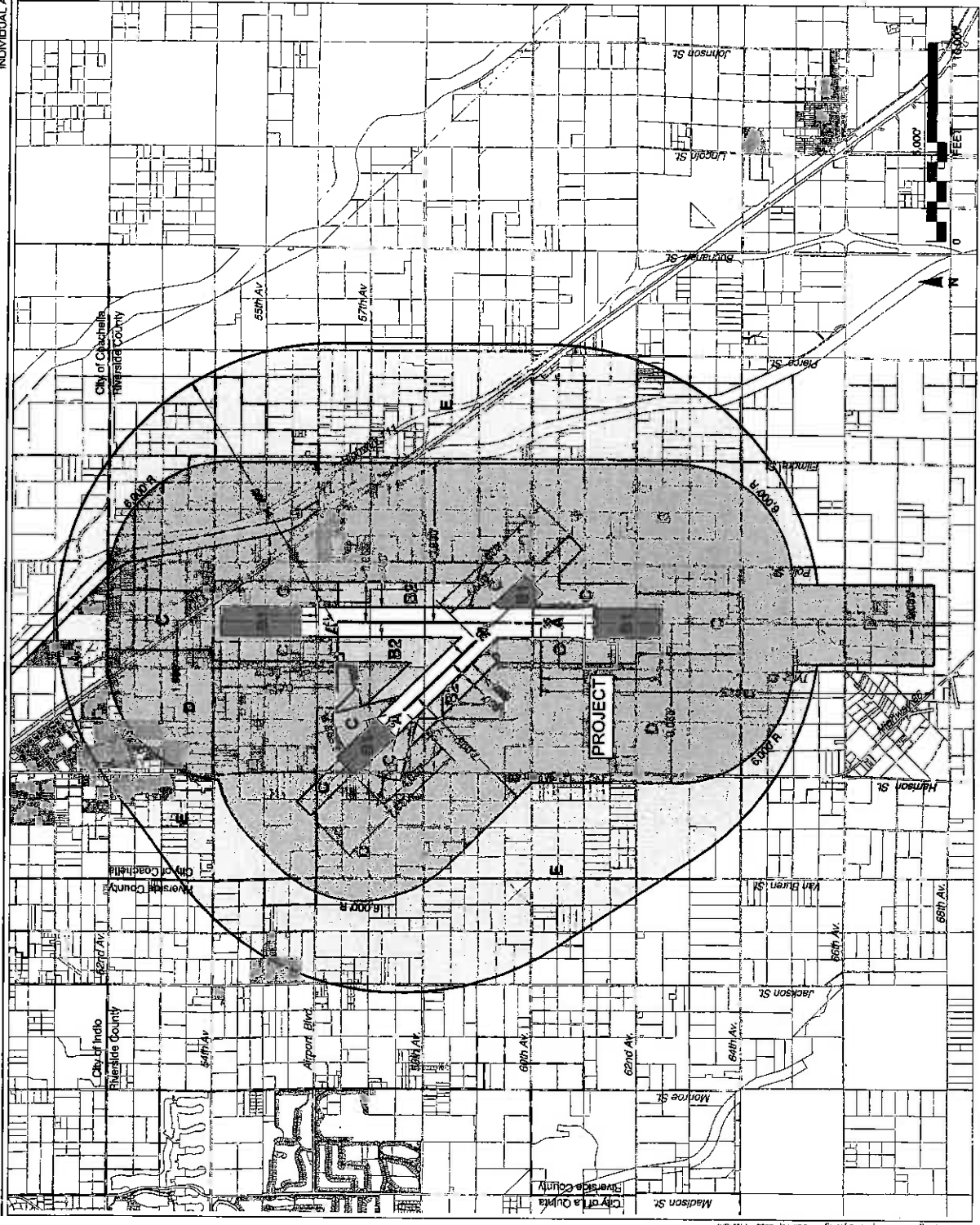
Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

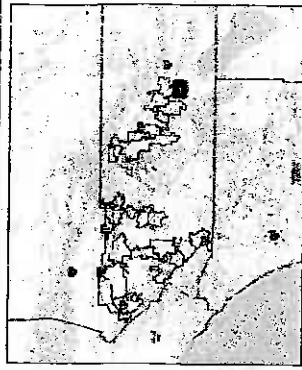
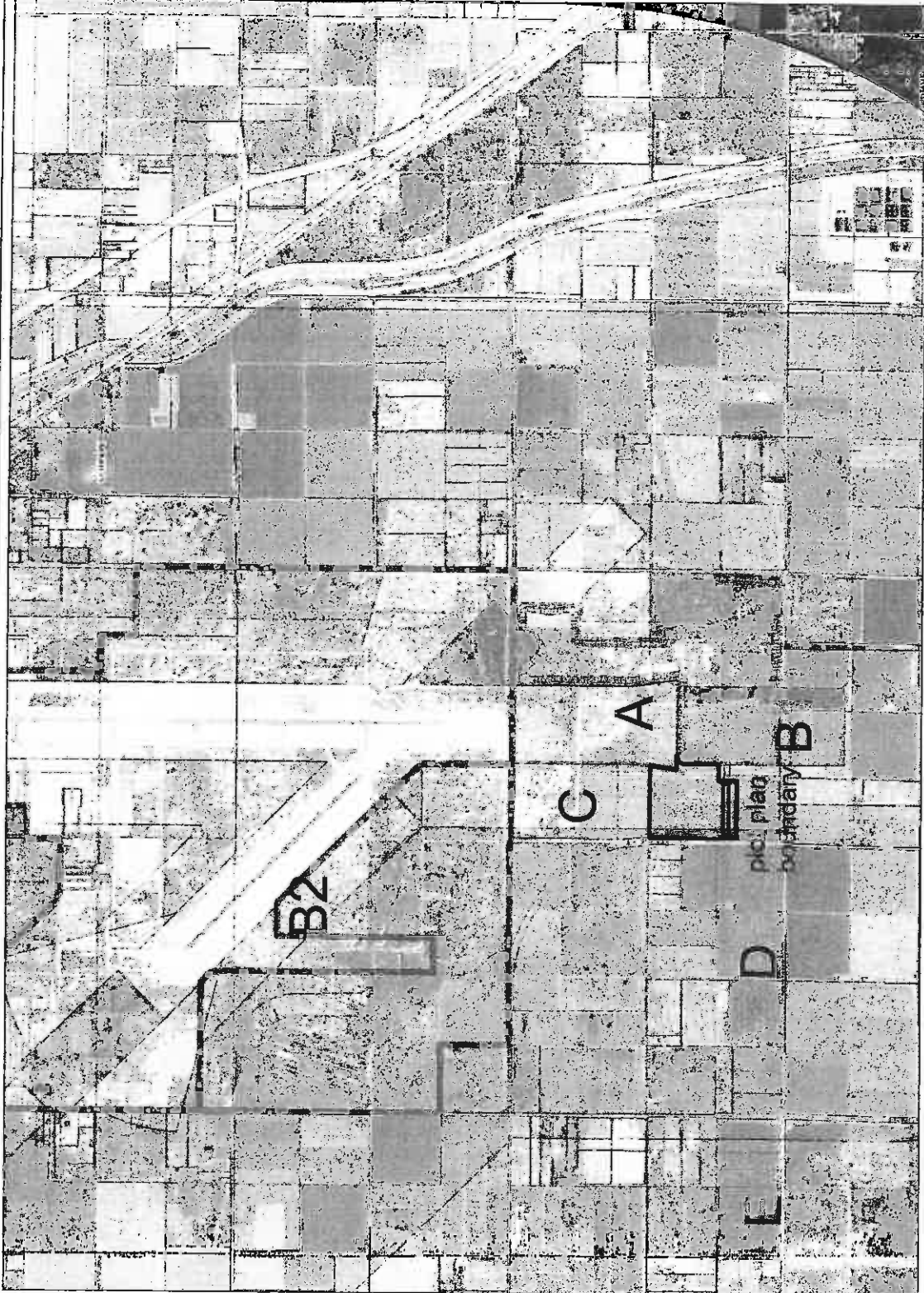
Riverside County
 Airport Land Use Commission
 Riverside County
Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)

Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport



My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

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.



0 3,578

7,155 Feet



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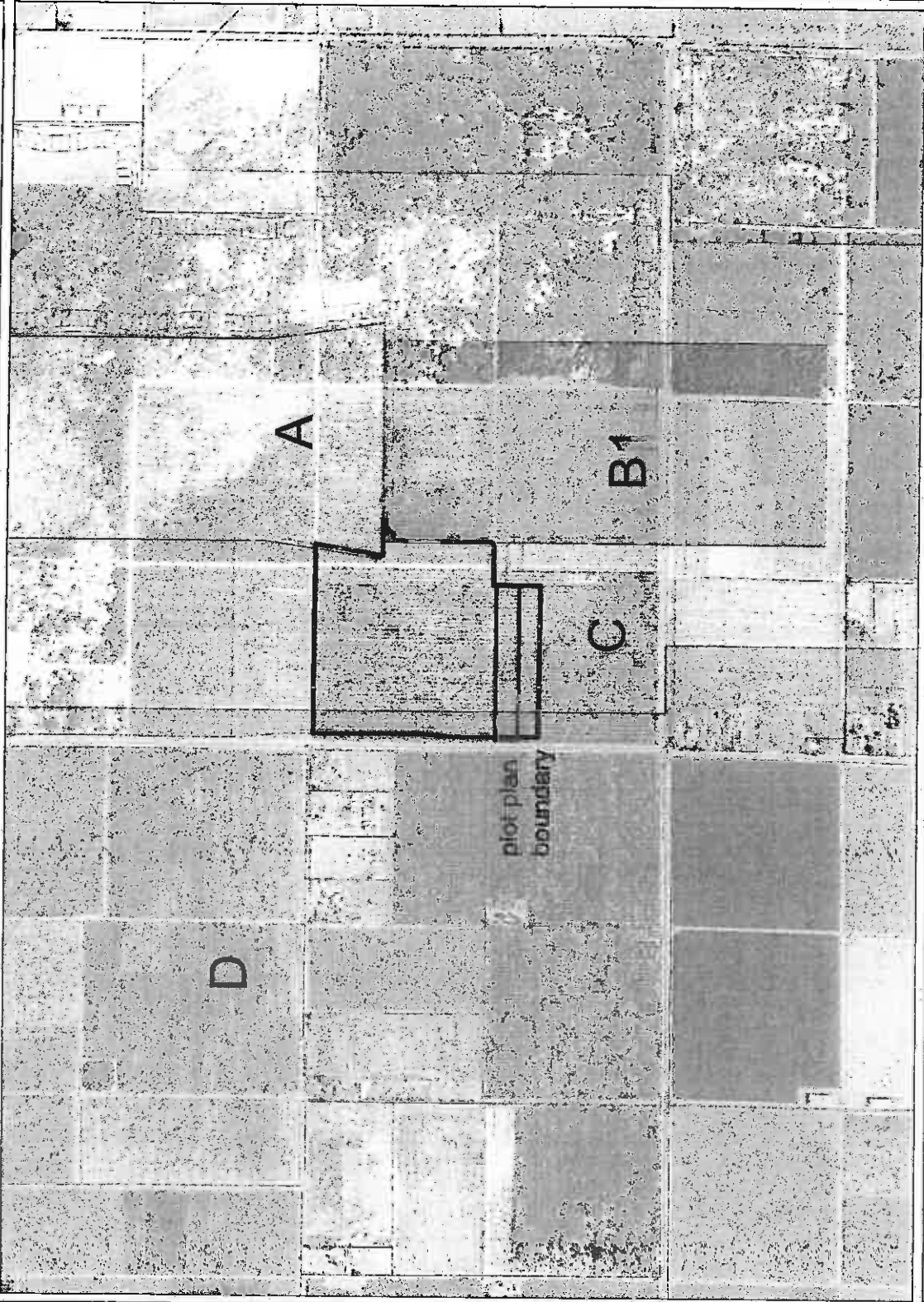
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My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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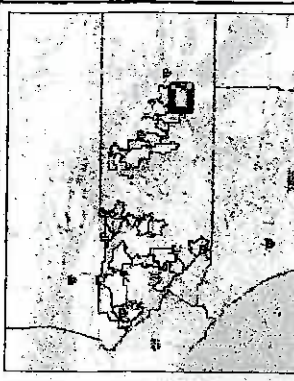
0 1,374 2,747 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
 - majorroads
 - counties
 - cities

Notes

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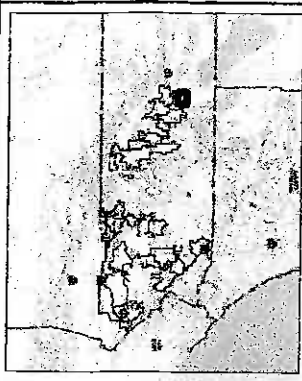
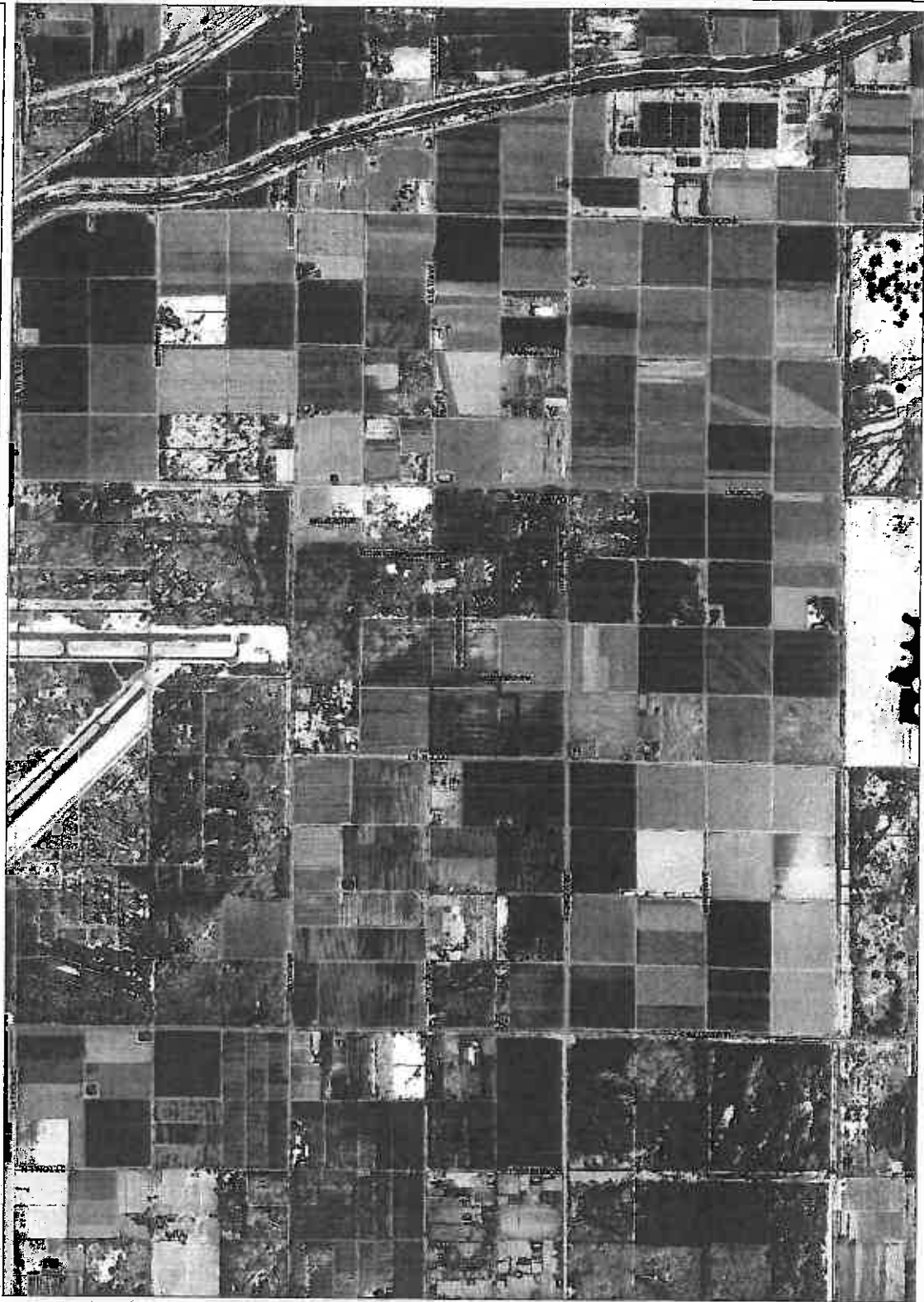
0 7,155 14,310 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography/jlines
 - waterbodies
 - Lakes
 - Rivers

Notes

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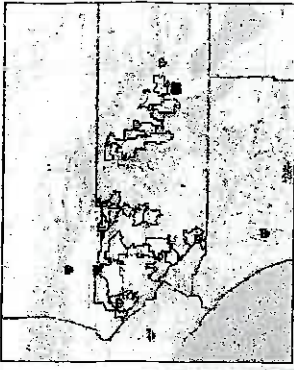
0 3,578 7,155 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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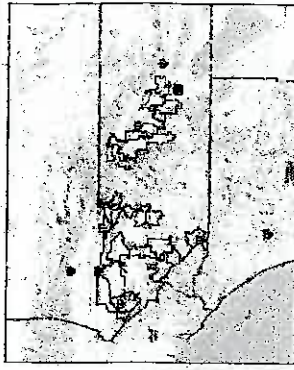
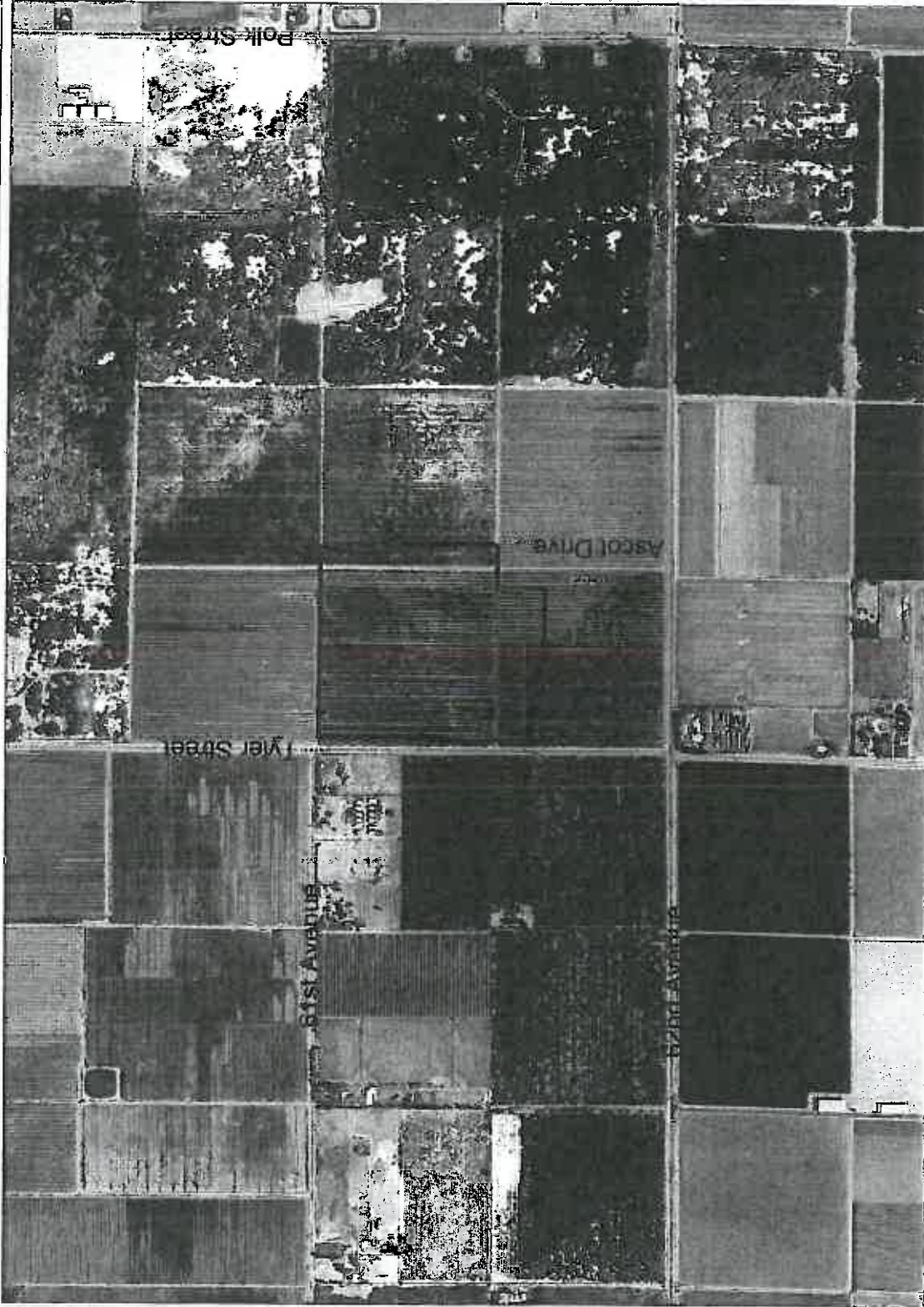
0 1,799 3,578 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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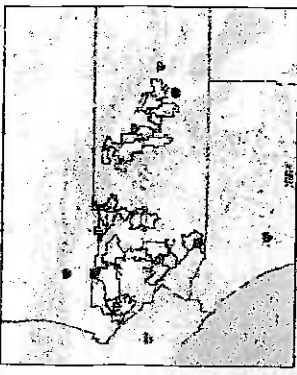
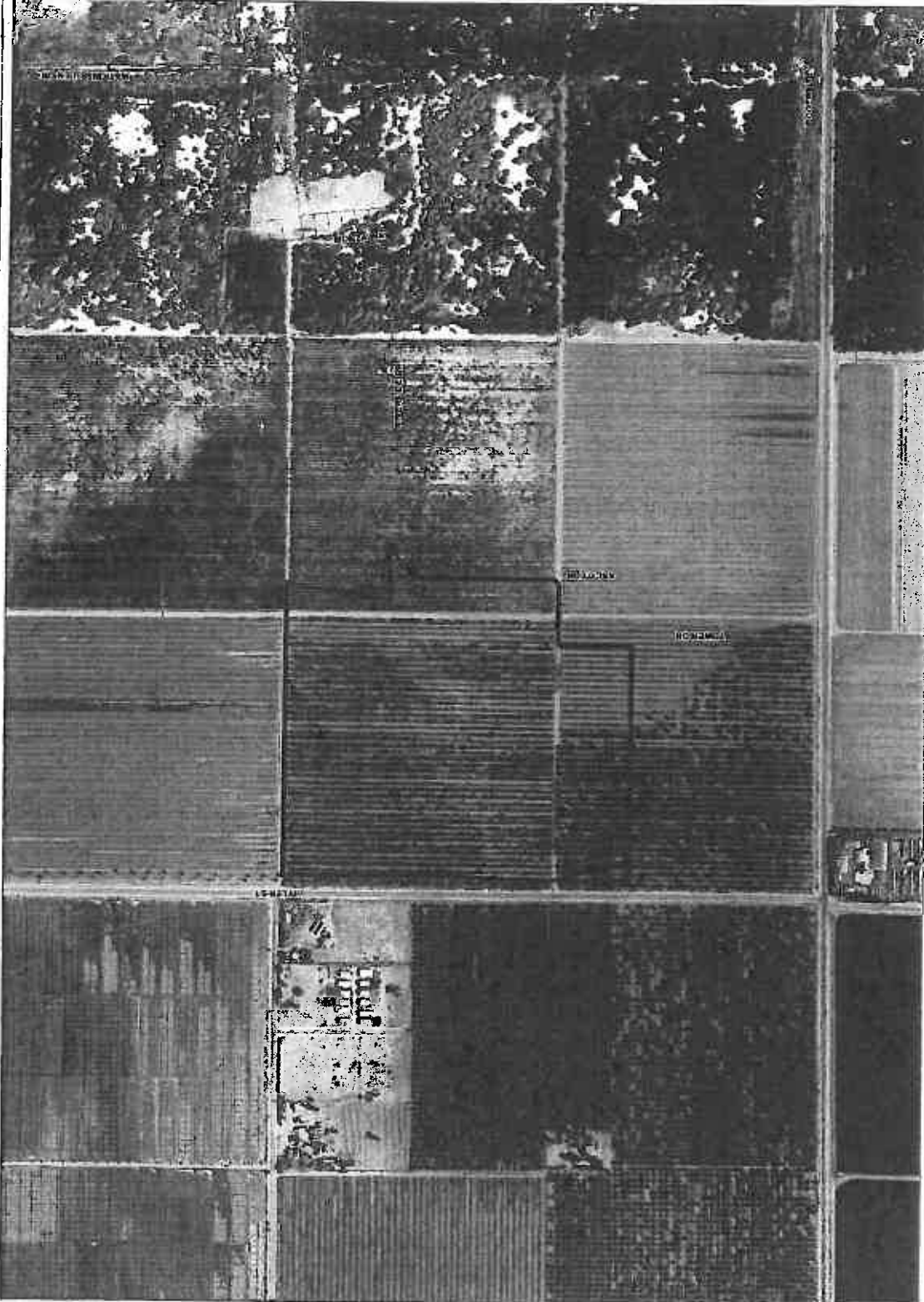
0 1,374 2,747 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
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0 894

1,789 Feet



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Lot	Net Area (Sq Ft)	Gross Area (Sq Ft)	Gross Area (Acres)	Avg Criteria	Max Occupancy
1	20,676	24,323	0.558	100	55.84
2	15,951	20,363	0.467	100	46.75
3	19,595	26,413	0.606	75	45.48
4	19,172	24,358	0.559	75	41.94
5	20,727	24,080	0.553	75	41.46
6	24,065	27,553	0.633	75	47.44
7	24,916	28,533	0.655	75	49.13
8	25,263	28,920	0.664	75	49.79

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

December 12, 2016

Mr. Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1037TH16
Related File No.: PP26121 (Plot Plan)
APNs: 759-180-004, 759-180-005, 759-180-008, 759-180-009, 759-180-012

Dear Mr. Brady:

On December 8, 2016, the Riverside County Airport Land Use Commission (ALUC) found the County of Riverside Case No. PP26121 (Plot Plan), a proposal to develop 14 industrial (predominately warehouse) 2-story buildings ranging from 19,400 to 64,500 square feet in area with a cumulative total gross floor area of 361,800 square feet on 12.8 net acres (14.16 gross) (Lots 1 through 14 of Parcel Map No. 36844) and an overflow 80-space parking lot on Lot 15, located easterly of Tyler Street and northerly of 62nd Avenue, along the west side of Ascot Drive (a private road), and southerly of Jasper Lane, 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 following conditions:

CONDITIONS:

1. 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. (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, 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



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Paul Rull
John Guerin
Barbara Santos

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

www.rcaluc.org

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, and incinerators.)
 - (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, and hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the buildings thereon, and shall be recorded as a deed notice.
 4. Any new detention basin(s) shall be designed so as to provide 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. A finding of consistency for this project is based on the proposed office and warehouse use. Any other subsequent use will be subject to ALUC review.

Should you have any questions regarding this action, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

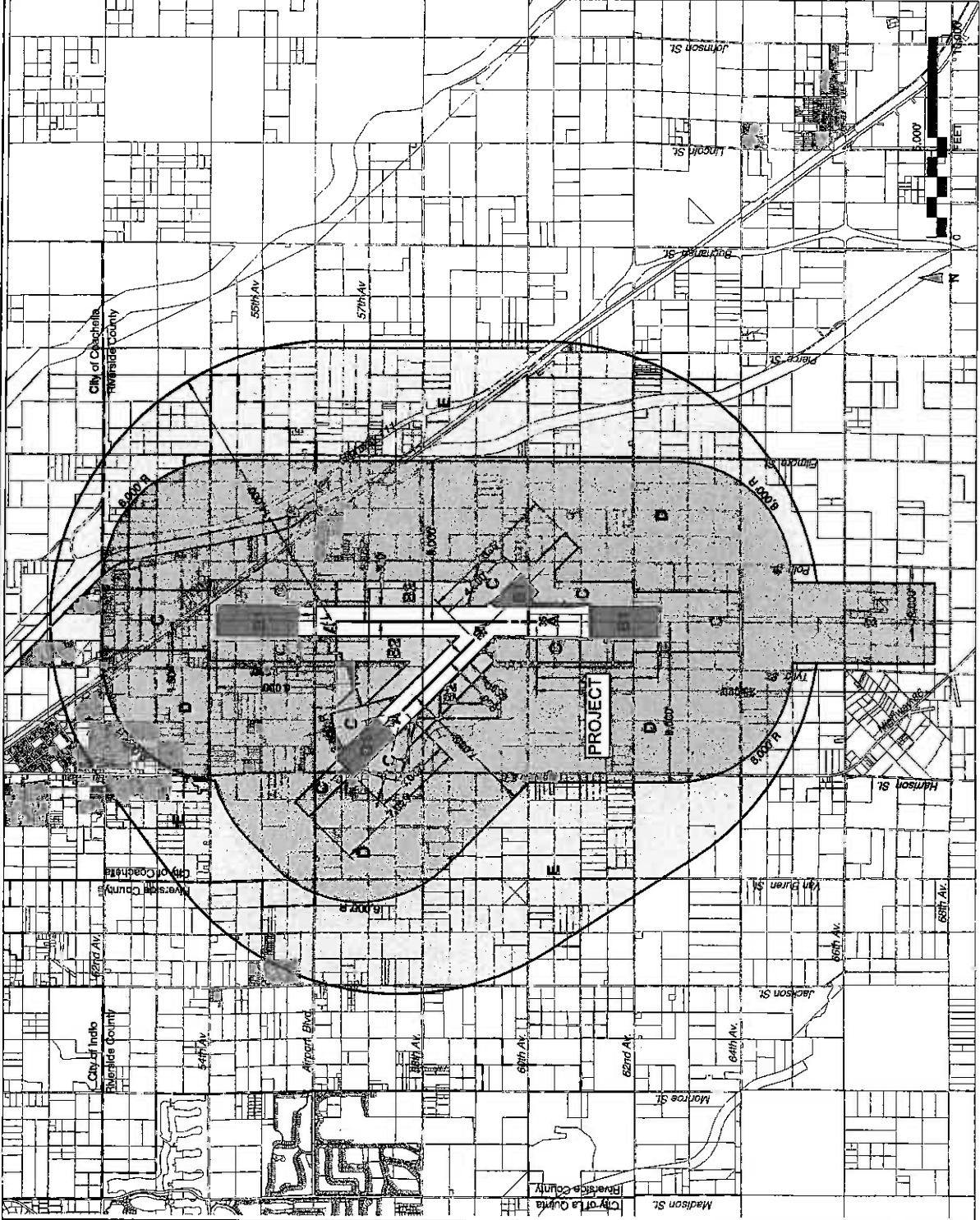
Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Tim Rogers, Thermal Operating Company, LLC/JTM Land Co. (applicant/payee)
Bruce Davis, Albert A. Webb and Associates (representative)
Daryl Shippy, Airport Manager, Riverside County EDA – Aviation Division
ALUC Case File

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)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

Note

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

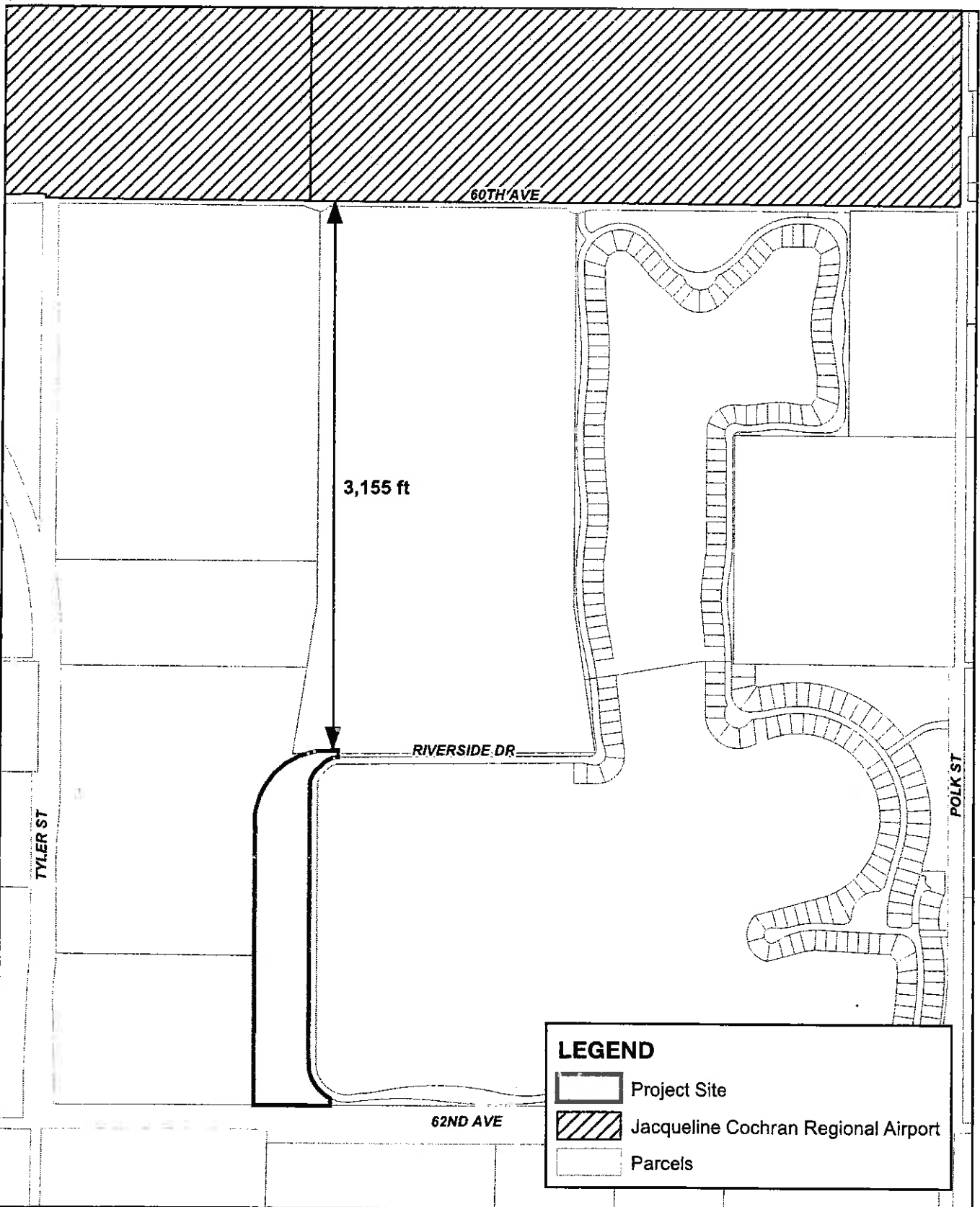
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (Adopted June 2005)




Map JC-1

Compatibility Map
 Jacqueline Cochran Regional Airport

C:\2016\16-0066\GIS\Airport_Ascot.mxd; Map created 17 Oct 2016

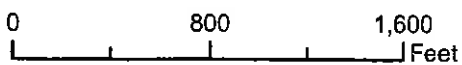


LEGEND

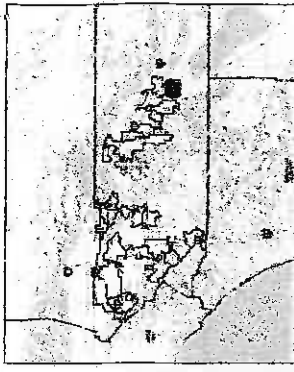
-  Project Site
-  Jacqueline Cochran Regional Airport
-  Parcels

Source: Riverside Co. GIS, Oct. 2016.

Relation to Nearby Airport Ascot



My Map

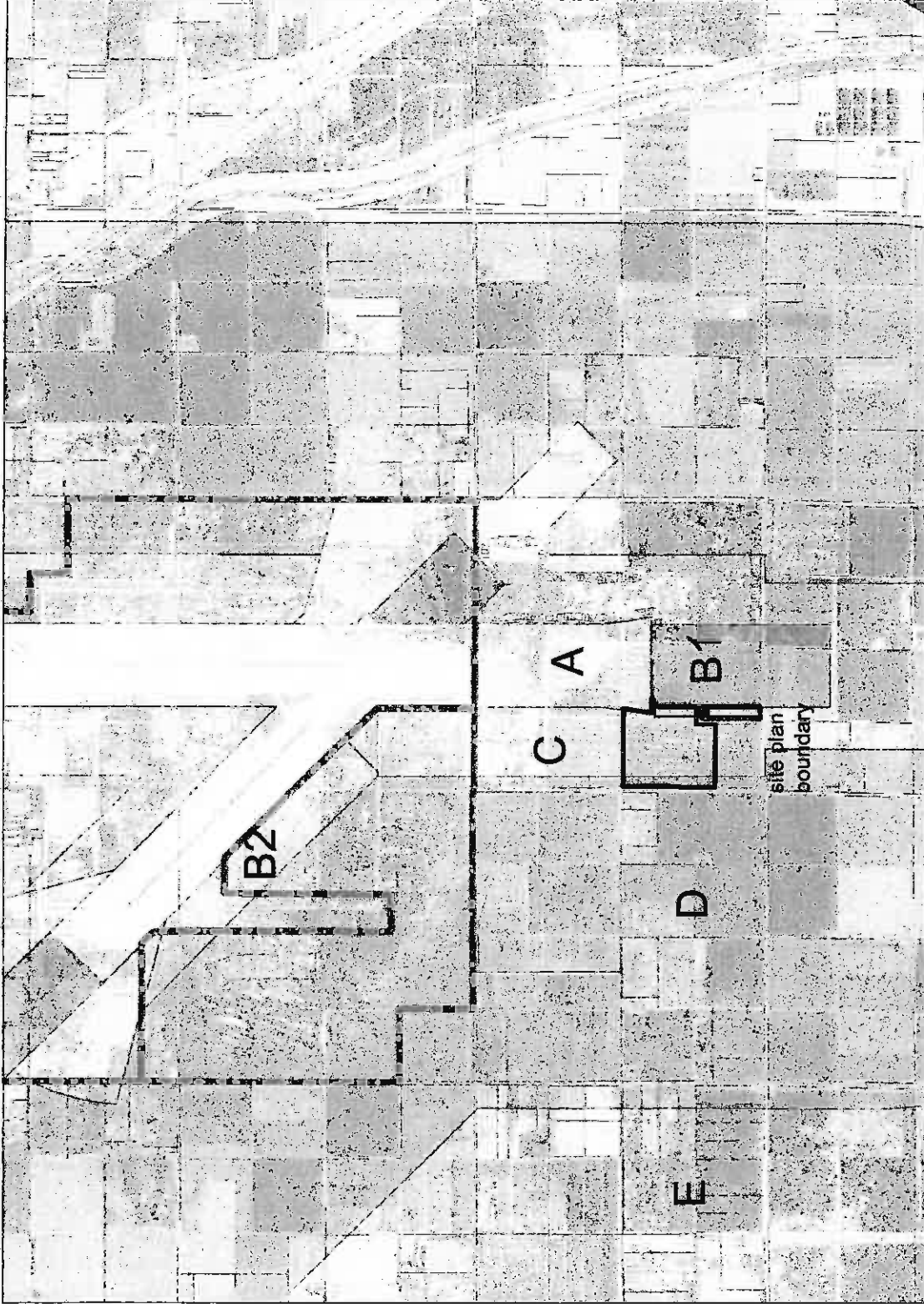


Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



Notes

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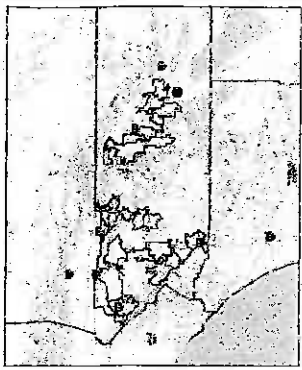
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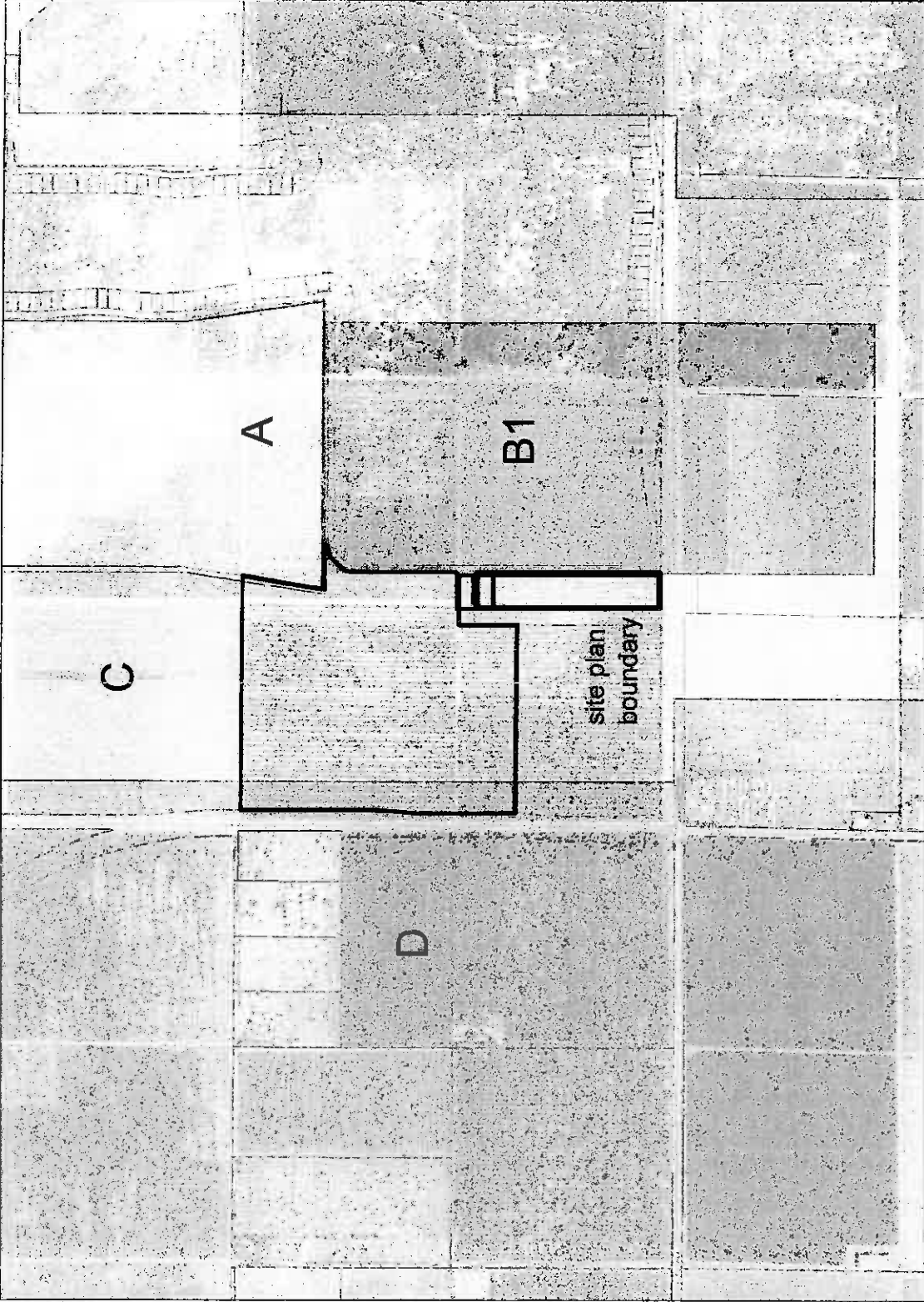
© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility**
 OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
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 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6

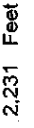


Notes

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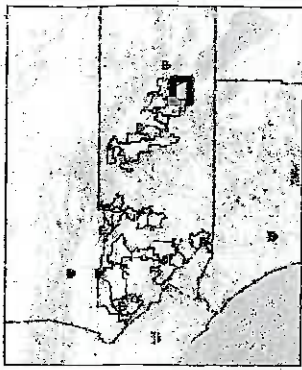
0 1,116 2,231 Feet












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My Map



Legend

-  City Boundaries
-  Cities
-  highways_large
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
-  majorroads
-  courties
-  cities

Notes

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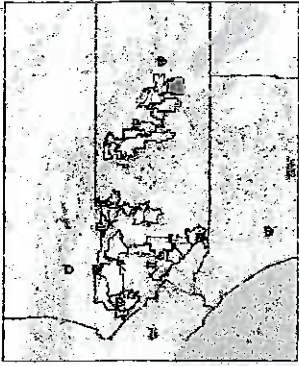
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REPORT PRINTED ON... 11/9/2015 10:33:59 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

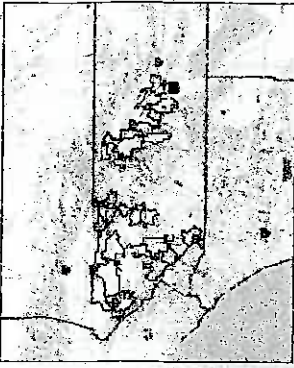
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My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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0 1,687

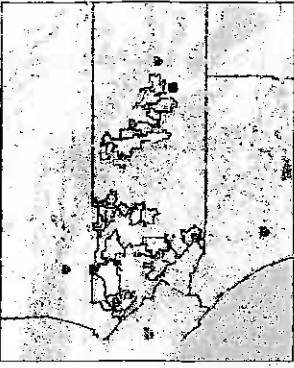
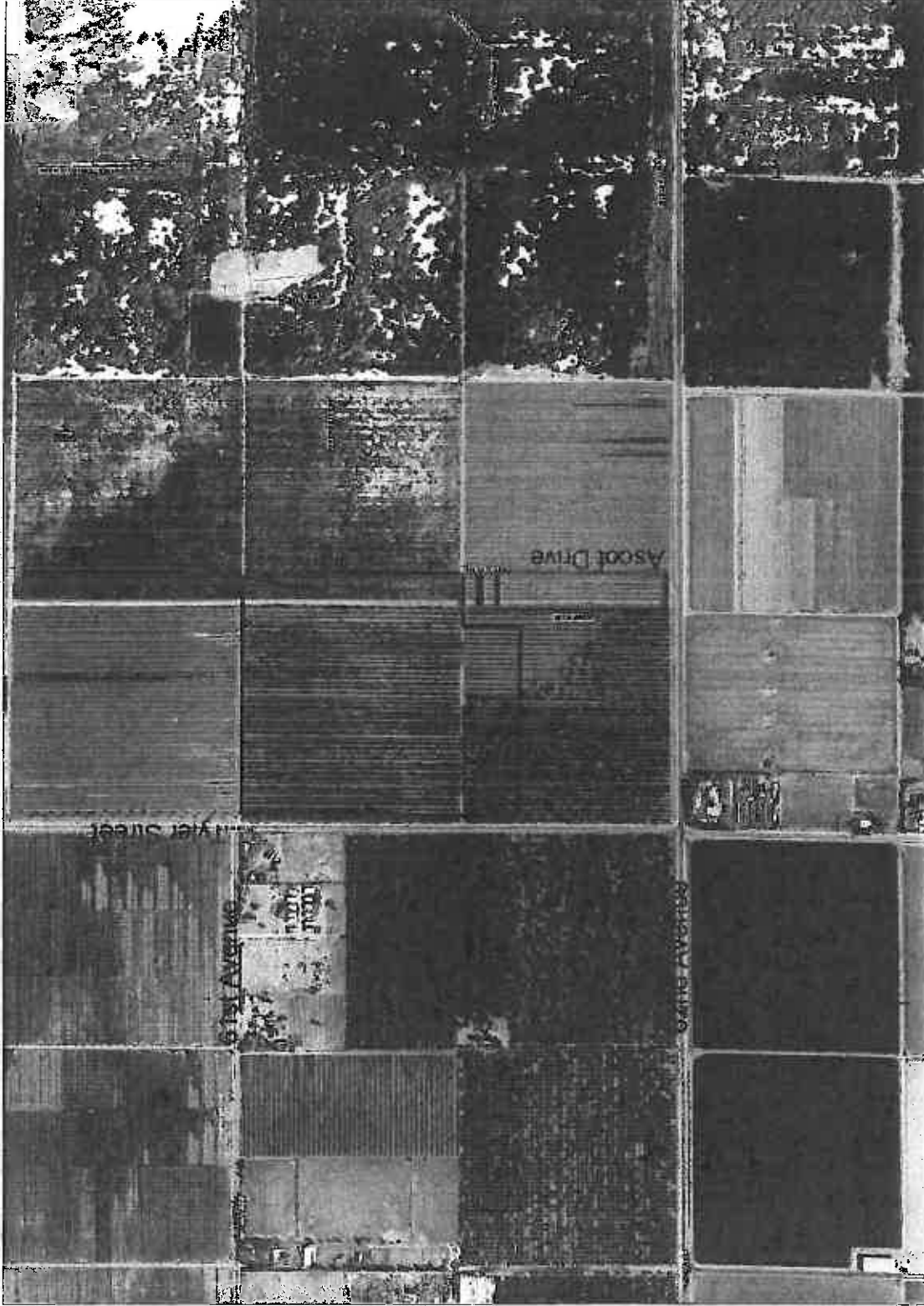
3,373 Feet



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My Map



Legend

- Display Parcels
- City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties**
- cities**
- hydrographyphylines
- waterbodies
- Lakes
- Rivers

Notes

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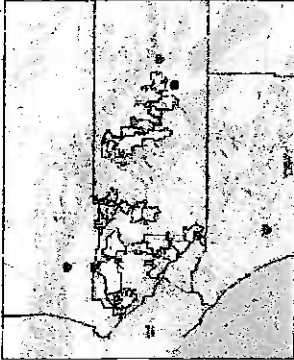
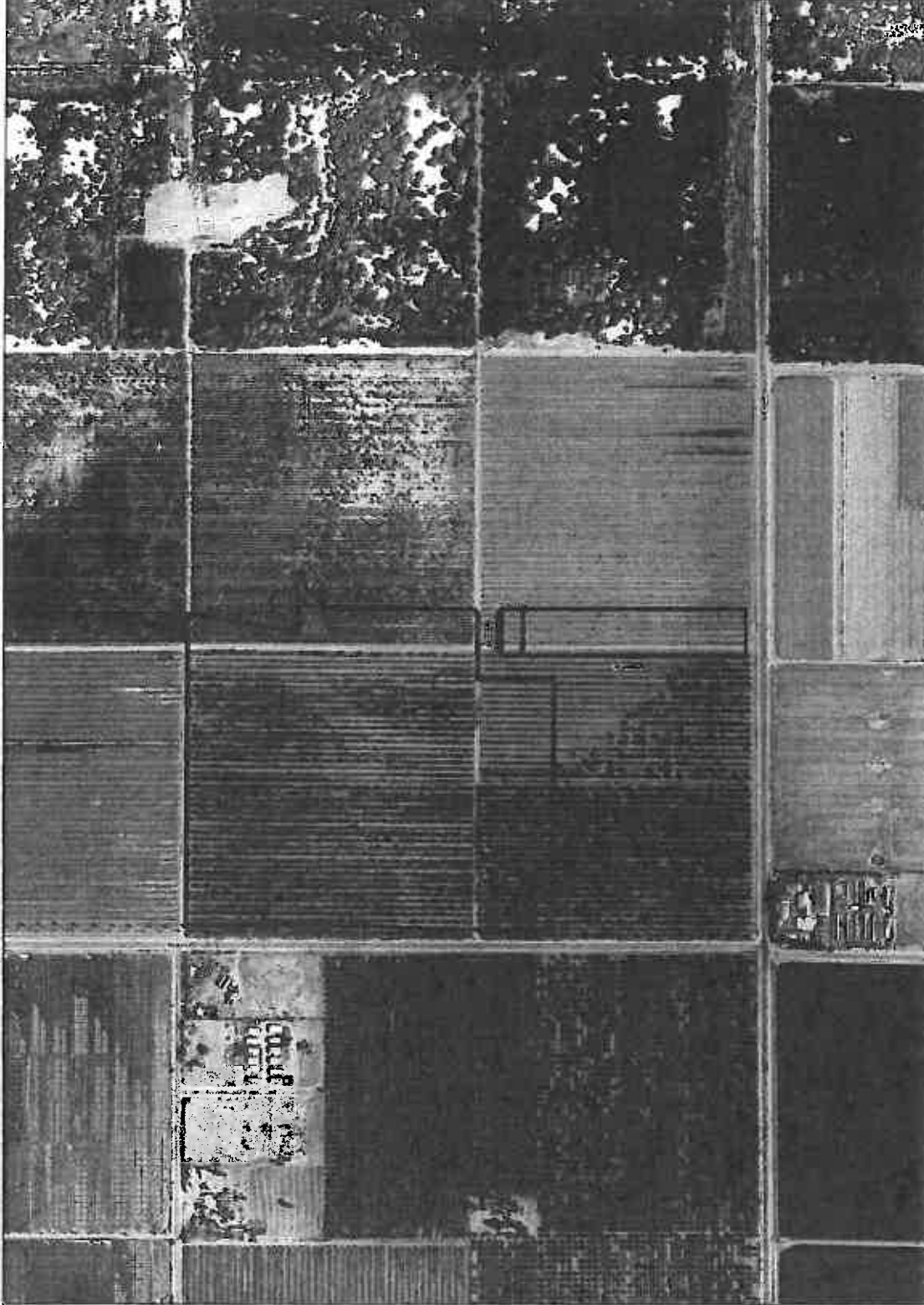
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My Map



Legend

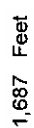
- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
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Notes

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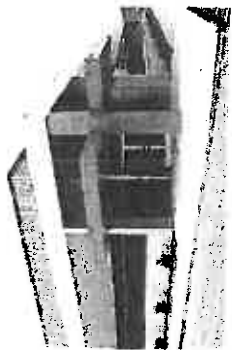


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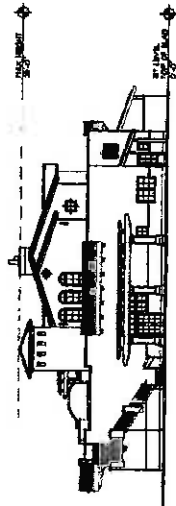
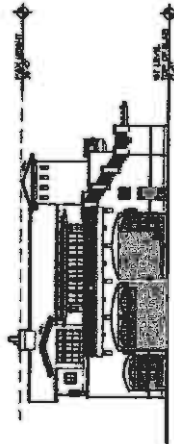
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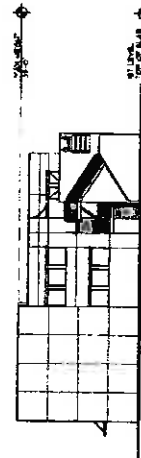
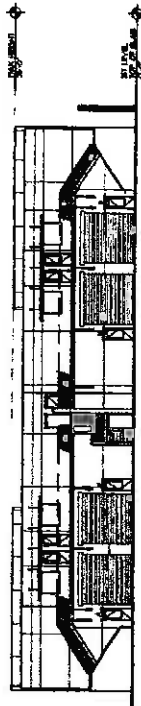
SCHEMATIC ELEVATION IMAGERY - CONTEMPORARY



SCHEMATIC ELEVATION IMAGERY - SPANISH REVIVAL



SCHEMATIC ELEVATION - SPANISH REVIVAL



SCHEMATIC ELEVATIONS - CONTEMPORARY

ifa
Architectural
Firm
1000 North 1st Street
Tampa, FL 33602
Phone: 813.251.1111
Fax: 813.251.1112

THE
THERMAL
CLUB

Table with 2 columns: No., Date, Description. The table is mostly blank.

Project Name: The Thermal Club
ASCOT LANE LOTS
TAMPA, FL

DATE FOR REVIEW: 11/10/05
PROJECT: The Thermal Club
ASCOT LANE LOTS
TAMPA, FL
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 11/10/05
SCALE: AS SHOWN
SHEET TITLE: SITE PLAN

Scale: 1/8" = 1'-0"
A.I.

Rull, Paul

From: Ryan Tebben <rtebben@rceconsult.com>
Sent: Monday, November 14, 2016 9:58 AM
To: Rull, Paul
Cc: Dewayne Shults
Subject: RE: Meeting Request for Thermal Club PP26120 and PP26121
Attachments: Ascot Plot Plan.pdf; Jasper & Ascot ALUC Occupancy Tables.pdf

Paul,

I discussed your need for floorplans with the architect, and as I had thought floorplans were never provided but instead the breakdown of uses per lot/building are shown in the tables provided on the plot plans. For your reference I attached the tables from the plot plans to this email for your review. In addition see below for Jasper Lot 2 breakdown between compatibility zones, approximately 88% of the building is located in Compatibility Zone D and 12% of the building is located in Compatibility Zone C.

Jasper Lot 2 Breakdown:

Compatibility Zone D (~88%)

- 11,954.4 Total building area s.f.
- 10,161.2 Warehouse area s.f.
- 1,793.2 Office area s.f.

Compatibility Zone C (~22%)

- 1,645.6 Total building area s.f.
- 1,398.8 Warehouse area s.f.
- 246.8 Office area s.f.

As for Ascot Lots 13 & 14 the breakdown below shows the buildings by each floor, and the tables attached show the uses by square footage.

- Lot 14:
 - 2-story element has 29,843 s.f. each floor, total of 59,686 s.f.
 - 1-story element has 4,814 s.f.
 - Total building at 64,500 s.f.
- Lot 13:
 - 2-story element has 9,926 s.f. each floor, total of 19,852 s.f.
 - 1-story element has 7,448 s.f.
 - Total building at 27,300 s.f.

If you have any questions regarding the uses and areas provided it may be best to contact the Architect, contact information below, to discuss it directly with them.

Dewayne Shults
dewayne@nfullerton.com
Fullerton Architects, P.C.
PO Box 2770
Bigfork, MT 59911
406-837-1550 – phone
406-837-2476 – fax

Lot	Net Area (Sq Ft)	Gross Area (Sq Ft)	Gross Area (Acres)	Avg Criteria	Max Occupancy
1	32,372	33,392	0.767	75	57.49
2	26,175	28,560	0.656	75	49.17
3	25,339	27,740	0.637	75	47.76
4	25,339	27,740	0.637	75	47.76
5	25,339	27,740	0.637	75	47.76
6	25,339	27,740	0.637	75	47.76
7	25,339	27,740	0.637	75	47.76
8	25,339	27,740	0.637	75	47.76
9	28,244	41,609	0.955	75	71.64
10	36,845	54,620	1.254	75	94.04
11	37,000	39,333	0.903	75	67.72
12	37,000	39,333	0.903	75	67.72
13	36,661	38,973	0.895	75	67.10
14	83,873	91,956	2.111	75	158.33
15	77,910	82,680	1.898	75	142.36

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26120, PLOT PLAN NO. 26121 – Intent to Consider an Addendum to an Environmental Impact Report (EIR) – Applicant: Thermal Operating Company LLC – Engineering/Representative: RCE Consultants – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley District – Zoning: Specific Plan (SP No. 303A3, Planning Areas A-6 and E-4) – Community Development: Mixed Use (CD-MU) – Location: Northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, and westerly of Polk Street – 16.5 gross acres: **REQUEST:** Plot Plan No. 26120 proposes to construct eight (8) buildings for commercial uses with a total building area of 135,549 sq. ft., with 1.01 acres of landscaping on approximately 3.9 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public. Plot Plan No. 26121 proposes to construct 14 buildings for commercial uses with a total building area of 361,800 sq. ft. with 3.34 acres of landscaping on approximately 12.60 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JULY 31, 2017**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Russell Brady at 951-955-3025 or e-mail 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 the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, 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.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 7/13/2017

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

APN (s) or case numbers PP26120 / PP26121 For

Company or Individual's Name Planning Department

Distance buffered 2,400'

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.

NAME: Vinnie Nguyen

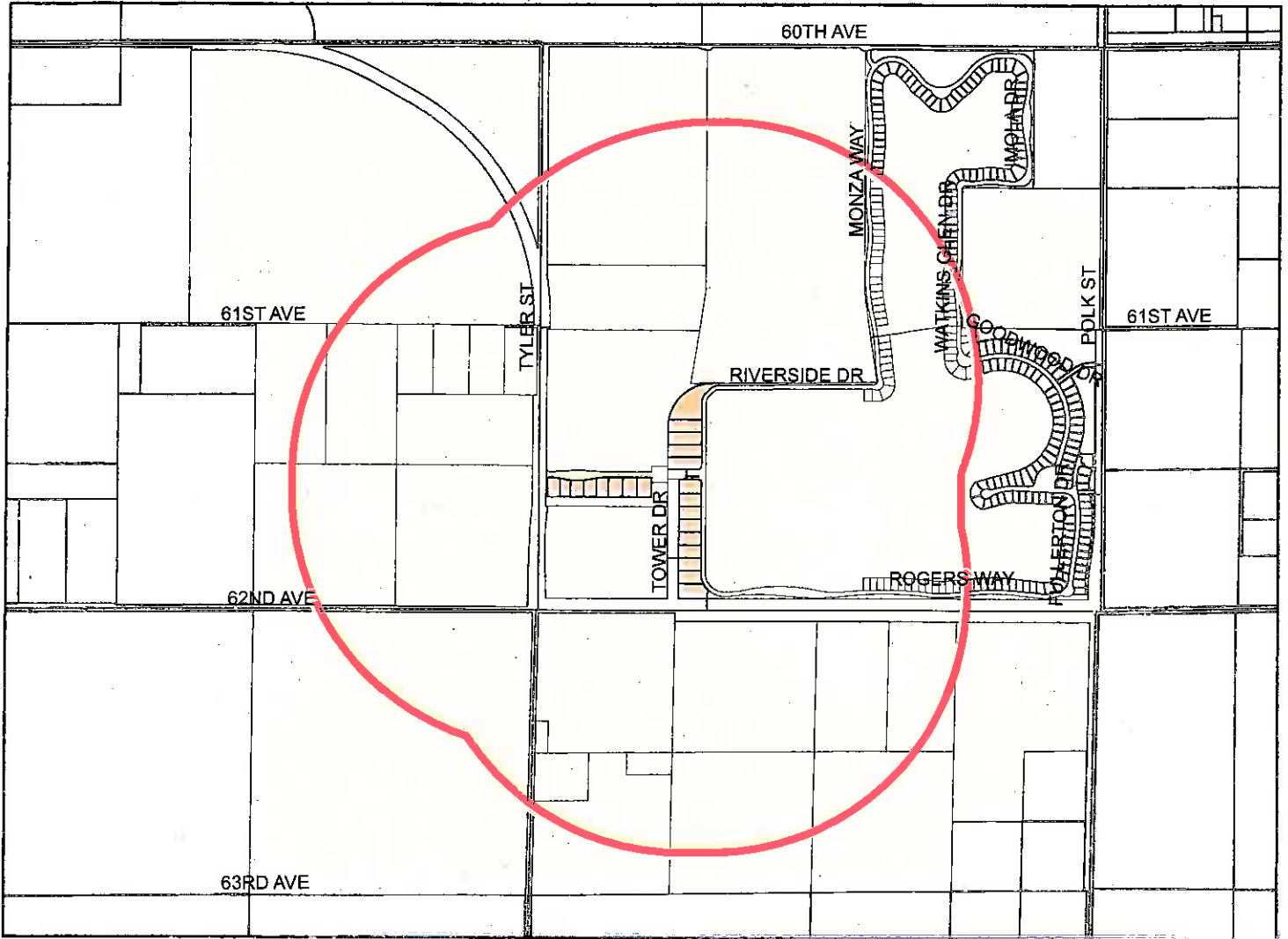
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP26120 / PP26121 (2400 feet buffer)



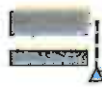
Selected Parcels

759-200-011	759-190-002	751-030-007	751-030-008	759-240-001	759-200-006	759-140-010	751-020-003	759-200-009	751-030-009
751-030-001	759-140-009	759-140-014	759-240-002	759-180-010	759-180-013	759-180-014	759-180-018	759-190-011	759-190-013
759-190-014	759-200-001	759-200-002	759-200-003	759-200-010	759-200-013	759-200-014	759-240-004	759-240-005	759-240-006
759-240-007	759-240-009	759-240-011	759-240-012	759-240-014	759-240-015	759-240-017	759-240-018	759-250-001	759-250-002
759-250-003	759-250-004	759-250-005	759-250-006	759-250-007	759-250-008	759-250-009	759-250-019	759-250-020	759-250-021
759-250-022	759-250-023	759-250-024	759-250-025	759-250-026	759-250-027	759-250-028	759-250-029	759-250-032	759-250-033
759-250-034	759-250-035	759-250-036	759-250-037	759-250-038	759-250-039	759-250-040	759-270-026	759-270-027	759-280-001
759-280-002	759-280-003	759-280-004	759-300-001	759-300-002	759-300-003	759-300-004	759-300-005	759-300-006	759-300-007
759-300-008	759-300-009	759-300-010	759-300-011	759-300-012	759-300-013	759-300-014	759-300-015	759-300-016	759-300-017
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751-030-010	751-030-011	751-030-018	751-030-019	751-030-020	751-030-021	759-130-007	759-130-008	759-140-007	759-140-012
759-140-020	759-140-021	759-190-006	759-190-007	759-190-008	759-300-028	751-030-002	759-200-012	759-240-008	759-200-004

First 120 parcels shown



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ASMT: 751020003, APN: 751020003
GENUS
2006 OLD HIGHWAY 395
FALLBROOK CA 92028

ASMT: 759140014, APN: 759140014
PEGI MCDANIEL, ETAL
41410 MAROON TOWN
INDIO CA 92201

ASMT: 751030001, APN: 751030001
CARLOS GALINDO, ETAL
86027 AVENUE 62
THERMAL, CA. 92274

ASMT: 759140015, APN: 759140015
CONNIE PESCADOR, ETAL
P O BOX 759
THERMAL CA 92274

ASMT: 751030002, APN: 751030002
OTILIA MALDONADO, ETAL
49062 SUMMER ST
COACHELLA CA 92236

ASMT: 759190002, APN: 759190002
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

ASMT: 751030008, APN: 751030008
MARGARET VALENZUELA, ETAL
62800 TYLER ST
THERMAL, CA. 92274

ASMT: 759190014, APN: 759190014
JTM LAND CO
800 SAN LORENZO ST
SANTA MONICA CA 90402

ASMT: 751030009, APN: 751030009
LYDIA MORIN, ETAL
82687 SMOKETREE AVE
INDIO CA 92201

ASMT: 759200004, APN: 759200004
MANJU CHOPRA, ETAL
6926 OROZCO DR
RIVERSIDE CA 92506

ASMT: 759140006, APN: 759140006
MARY GONZALEZ, ETAL
85501 AVENUE 61
THERMAL CA 92274

ASMT: 759200005, APN: 759200005
THERMAL 5
8188 LINCOLN AVE STE 100
RIVERSIDE CA 92504

ASMT: 759140010, APN: 759140010
JOSE ORTIZ, ETAL
85981 AVENUE 61
THERMAL, CA. 92274

ASMT: 759200006, APN: 759200006
JENNIFER JENKINS, ETAL
49385 RCH SAN FRANCISQUITO
LA QUINTA CA 92253



ASMT: 759200007, APN: 759200007
THERMAL GARAGE
C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA CA 92253

ASMT: 759240002, APN: 759240002
JOSEPH CLARK
7299 PERIMETER RD S
SEATTLE WA 98108

ASMT: 759200008, APN: 759200008
TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO CA 92029

ASMT: 759240003, APN: 759240003
THERMAL LOT NO 84
P O BOX 6090
LA QUINTA CA 92248

ASMT: 759200009, APN: 759200009
HYAK THERMAL
C/O GORDON SMITH
P O BOX 164
LIMA MT 59739

ASMT: 759240008, APN: 759240008
PAVEL V PETRIK MEDICAL CORP PENSION PL
41651 MISHA LN
PALMDALE CA 93551

ASMT: 759200011, APN: 759200011
ABRAHÁM ORTEGA LLC
25909 PALA STE 260
MISSION VIEJO CA 92691

ASMT: 759240010, APN: 759240010
THERMAL OPERATING CO
1983 W 190TH ST NO 100
TORRANCE CA 90504

ASMT: 759200012, APN: 759200012
MICHAEL MENTE
2415 CARMAN CREST DR
LOS ANGELES CA 90068

ASMT: 759240013, APN: 759240013
THERMAL OPERATING CO
1983 WEST 190TH ST NO 100
TORRANCE CA 90504

ASMT: 759200015, APN: 759200015
THERMAL CLUB GARAGE
4643 S ULSTER ST NO 1400
DENVER CO 80237

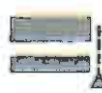
ASMT: 759240016, APN: 759240016
THERMAL MOTORSPORTS
8833 W OLYMPIC BLV
BEVERLY HILLS CA 90211

ASMT: 759240001, APN: 759240001
BEHRENS FAMILY TRUST
801 HWY AVE
MANHATTAN BEACH CA 90266

ASMT: 759300027, APN: 759300027
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

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PP26120/PP26121

Applicant:

Thermal Operating Company, LLC
Tim Rogers
1983 W 190th Street, Suite 100
Torrance, CA 90504

Representative:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Applicant:

Thermal Operating Company, LLC
Tim Rogers
1983 W 190th Street, Suite 100
Torrance, CA 90504

Representative:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Applicant:

Thermal Operating Company, LLC
Tim Rogers
1983 W 190th Street, Suite 100
Torrance, CA 90504

Representative:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Engineer:

RCE Consultants/Ryan Tebben
24422 Avenida De La Carlota, Suite 300
Laguna Hills, CA 92653

Representative:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Engineer:

RCE Consultants/Ryan Tebben
24422 Avenida De La Carlota, Suite 300
Laguna Hills, CA 92653

Engineer:

RCE Consultants/Ryan Tebben
24422 Avenida De La Carlota, Suite 300
Laguna Hills, CA 92653

Mail Stop# 1083
Riverside County Airport Land Use Commission
Attn: Paul Rull

Riverside County Airport Land Use Commission
Attn: Paul Rull
4080 Lemon Street, 14th Floor
Riverside, CA 92501

Coachella Valley Unified School District
87-225 Church St
P.O Box 487
Thermal, CA 92274-8901

Mojave Desert Air Quality Mngmt Dist.
Attn: Alan De Salvo
14306 Park Ave.
Victorville, CA 92392-2310

Coachella Valley Water District
Attn: Steve Bigley
85995 Avenue 52
P.O Box 1058
Coachella, CA 92236

Theresa Rettinghouse, Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP26120, PP26121, EA42958, CFG06329 (Original CFG01559 for EIR00396)
Project Title/Case Numbers

Russell Brady
County Contact Person

(951) 955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

THERMAL OPERATING COMPANY LLC, TIM ROGERS
Project Applicant

1983 W 190TH STREET, SUITE 100, TORRANCE, CA 90504
Address

The Project is located in the Eastern Coachella Valley Area Plan, more specifically northerly of 62nd Street, southerly of 60th street, easterly of Tyler Street, westerly of Polk Street.
Project Location

PLOT PLAN NO. 26120 proposes to construct eight (8) buildings for commercial uses with a total building area of 135,549 square feet, with 1.01 acres of landscaping on approximately 3.9 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public. PLOT PLAN NO. 26121 proposes to construct fourteen (14) buildings for commercial uses with a total building area of 361,800 square feet, with 3.34 acres of landscaping on approximately 12.60 acres. The proposed buildings are part of the Thermal Club and would only be utilized by members of the Thermal Club and not open to the general public.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was previously prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS previously adopted.
5. A statement of Overriding Considerations WAS previously adopted
6. Findings were made previously pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1612355

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THERMAL OPERATING COMPANY LLC \$50.00
paid by: CK 74973
CFG FOR EA42958
paid towards: CFG06329 CALIF FISH & GAME: DOC FEE
at parcel: 86030 62ND AVE THER
appl type: CFG3

By _____ Oct 12, 2016 16:28
MGARDNER posting date Oct 12, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KOHL RANCH COMPANY \$928.00
paid by: CK 8922
FISH & GAME FOR EIR00396 (SP303/GPA395/CZ6237)
paid towards: CFG01559 CALIF FISH & GAME: EIR
at parcel:
appl type: CFG2

By _____ Jan 07, 2000 14:39
NMAZIK posting date Jan 07, 2000

Account Code	Description	Amount
5701-322-490-9923	CF&G TRUST	\$928.00

Overpayments of less than \$5.00 will not be refunded!