



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

MARCH 19, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

DESERT PERMIT ASSISTANCE CENTER
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

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 the 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. 24690, REVISED PERMIT NO. 2 – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 396 (EIR No. 396) – EA43050 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) – Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 269 Acres – Zoning: Specific Plan (S-P) – **REQUEST: Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 sq. ft. trackside garage building with viewing deck, a members club complex consisting of 3,354 sq. ft. recreation center building, 1,647 sq. ft. fitness center building, 1,420 sq. ft. locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,400 sq. ft. each. Also proposes to incorporate all approved changes from PP24690R1, prior Substantial Conformances (PP24690S1-S4), and removes from the boundary of the prior plot plan projects approved under separate plot plans for the BMW Facility (PP25677), Ascot and Jasper Plot Plans (PP26120 and PP26121). All conditions of approval and mitigation measures from previous approvals on the subject site will remain and have been incorporated into this plot plan revision. Project Planner: Jason Killebrew at (951) 955-0314 or e-mail at jkillebr@rivco.org.**

3.2 PLOT PLAN NO. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST: Plot Plan No. 25942 proposes to construct a wireless communication facility consisting of a 60 foot high mono-pine for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four (4) foot microwave dish, 12 remote radio units, two (2) surge protector units, two (2) equipment cabinets with two (2) global positioning satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org.**

4.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

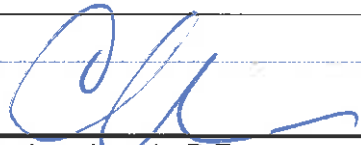
Agenda Item No.:

3 . 1

Director's Hearing: March 19, 2018

PROPOSED PROJECT

Case Number(s):	PP24690, Revision No. 2	Applicant(s):	Thermal Operating Company
Select Environ. Type	Addendum No.7 to EIR No. 396		
Area Plan:	Eastern Coachella Valley		
Zoning Area/District:	Lower Coachella Valley District	Representative(s):	Webb Associates
Supervisory District:	Fourth District		
Project Planner:	Jason Killebrew		
Project APN(s):	759-190-013, 759-280-017		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 24690 is proposing to be revised by the applicant, Thermal Operating Company, to allow the construction of a Member's Club area that is exclusive to the Thermal Motorsports members. The club facility is located on an approximately 5.31-acre parcel of land, within Planning Area E-6 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- A 3,354-square-foot recreational center (private dining room, pool locker rooms),
- Three tennis and game courts,
- A 2,280-square-foot adult pool,
- A 3,578-square-foot kids pool,
- A 1,647-square-foot fitness center,
- A 1,420-square-foot locker room; and
- Six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building – 8 suites per building).

In addition, a 7,040-square-foot trackside garage would be located in the main core just to the south of the main parking lot in Planning Area E-2 (SP303). The facility proposes a two-story building with a second-story viewing deck on an approximately 140-acre parcel. The main level of the trackside garage consists of overflow car storage. The upper level is proposed as a rooftop patio for viewing the track. The rooftop patio will be accessible via an elevator or one of two staircases.

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

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT ADDENDUM No. 7 to ENVIRONMENTAL IMPACT REPORT No. 396 for ENVIRONMENTAL ASSESSMENT NO. 43050, based on the findings and conclusions provided in the initial study, attached

hereto, and the conclusion that the proposed project was in substantial conformance with the adopted Environmental Impact Report No 396, and that no new significant impacts would result from the proposed project; and,

APPROVE Plot Plan 24690 Revision No. 2, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	Kohl Ranch SP No. 303 Planning Area E-2, E-3, E-6, E-7
Specific Plan Land Use:	Kohl Ranch SP No. 303 Planning Area E-2, E-3, E-6, E-7
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Commercial Office (CD: CO) (.35 - 1.0 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR); Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.); and Open Space: Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303. The designations for the project area include: Community Development: Community Development: Heavy Industrial (CD: HI) (.15 - .50 FAR); Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) as reflected on the Land Use Plan for Specific Plan No. 303.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Conservation, Heavy Industrial as reflected on the Land Use Plan for Specific Plan No 303; Light Industrial
East:	Heavy Industrial, Agriculture
South:	Commercial Retail, Conservation, Medium High Density Residential as reflected on the Land Use Plan for Specific Plan No. 303.

West:	Commercial Office, Conservation as reflected on the Land Use Plan for Specific Plan No. 303.
Existing Zoning Classification:	SP (SP No. 303, Kohl Ranch), Planning Areas E-2 and E-6 of SP No. 303A3
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Heavy Manufacturing (M-H)
East:	SP and Heavy Agriculture 10 Acre Minimum (A-2-10)
South:	SP and Heavy Agriculture – 10 Acre Minimum (A-1-10)
West:	S-P and Heavy Agriculture – 10 Acre Minimum (A-2-10)
Existing Use:	Motor Sport Village, Racetrack
Surrounding Uses	
North:	Cochran Airport
South:	Vacant, Agriculture, Scattered Single Family Dwellings
East:	Vacant, Agriculture, Scattered Single Family Dwellings
West:	Vacant, Agriculture, Scattered Single Family Dwellings

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	approximately 140 (Trackside Garage) approximately 5.31 (Member's Club Facility)	
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	3,354-square-foot recreational center 1,647-square-foot fitness center six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building) 7,040-square-foot trackside garage – With viewing deck	
Floor Area Ratio:	N/A	

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Building Height (FT):	Fitness center 25'-0"; and top of tower element at 31'-8" Recreation center - 26'-0" and top of chimney at 31'-8" Commercial suites Tallest roof ridge at 21'-6" and top of chimney at 27'-6" Trackside garage with viewing deck – top of tower element (highest point) 29'-10"	

Parking – Planning Area E- 6:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio (#Spaces/SF)</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Fitness room (net area)	1,488	1/200	7	7
Locker rooms, massage area & quiet room	1,558 (gross) 676 (Net)	1/200	3	3
6 Hotel Suite Buildings 2,400 per unit x 8 units	14,400	1/unit	48	48
Recreation Center:, family room (dining & lounge), kids kitchen, laundry storage,	3,354	1/45 1/200 1 / 2 employees 1/250 1/200	18	18
Courts: Tennis Pickle Ball Sport court	N/A	1/court 1/court 1/court	3	3
Adult pool area	2,280	N/A	N/A	
Kids pool area	3,578	N/A	N/A	

<i>Type of Use</i>	<i>Vanpool Spaces Provided</i>	<i>Parking Ratio (Reduction)</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Van pool spaces	10 spaces	Van pool areas reduce parking requirements by 2/van pool space	Net credit 20 (Reduction)	
TOTAL SPACES :			59	79

Parking – Planning Area E-2:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Trackside Garage (Viewing Deck Only)	1,937	1/250	8	
TOTAL SPACES:			8	8

Located Within:

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

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Project History

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

In April 2010, the Applicant requested that the County of Riverside determine whether a member's private automotive race course was a use which substantially conformed to the permitted uses within the Heavy Industrial and Open Space zones within the SP. On April 7, 2010, the County of Riverside Planning Commission determined that the proposed race course was a use in substantial conformance with the Heavy Industrial and Open Space zones within the SP. Subsequently, SP No. 303A1 was modified to include this use by County of Riverside approval of Amendment No. 2 (SP No. 303A2) and EIR No. 396 – Addendum No. 2 (EIR396-A2), adopted June 7, 2011. This approval also included related entitlement applications for the Thermal Club Motorsports Track including Plot Plan No. 24690, Tentative Parcel Map No. 36315, and Tentative Parcel Map No. 36293.

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

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

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

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

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

Project Description

The proposed Project requests a second revision to Plot Plan No. 24690 (PP24690R2), which proposes the addition of a members' club located within Planning Area E-6 and a trackside garage with a viewing deck located within Planning Area E-2. The proposed members' club would be an exclusive club serving only Thermal Motorsports members and their guests. The members' club would be located within Planning Area E-6 on an approximately 5.3-acre parcel and would be comprised of a 3,354-square-foot recreational center with three tennis and game courts, a 2,280-square-foot adult pool, a 3,578-square-foot kids pool, plus a 1,647-square-foot fitness center with a 1,420-square-foot locker room, and six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building) housing 8 suites inside each building. This facility is located within Zone D of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan.

The trackside garage will be located in the main core just to the south of the main parking lot and west of the community restrooms which will serve this in Planning Area E-2. The facility is a proposed two-story 7,040 square feet garage with viewing deck on an approximately 140-acre parcel. The main level of the trackside garage consists of overflow car storage. The upper level is proposed as a rooftop patio for viewing the track. The rooftop patio would be accessible via an elevator or one of two staircases.

Specific Plan Consistency

The trackside garage, is proposed to be located in Specific Plan Planning Area E-2, located within Zone C of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan which allows for the development of 148 acres of mixed-use development and envisions large-scale recreational uses such

as motor sports race track and associated racetrack recreational units as outlined in Section 3.2-29 of The Kohl Ranch Specific Plan (Specific Plan No. 303). Access to Planning Area E-2 is taken from Polk and Tyler Streets, both General Plan designated Secondary and Arterial highways, 100' and 128' right-of-way (ROW) respectfully. The members' facility located within Planning Area E-6 situated in Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan provides approximately 33 acres of residential and non-residential mixed-use development and envisions a mix of dwelling units as well as 8 acres of nonresidential development. Planning Area E-6 is also accessed from Polk and Tyler Streets. As proposed, the project would be consistent with Specific Plan No. 303.

Architecture/Specific Plan Design Guidelines

The design concept for the Thermal Club suites and recreation buildings and trackside garage is to embrace the character and design elements of the California Spanish Revival Era with four-star resort detail. Some of the elements to carry out the look and feel of the Spanish Revival era are summarized below:

- Spacious patios
- Irregular building massing
- Special project design details
 - Beamed and vaulted ceilings.
 - Ironwork and hand crafted hanging light fixtures.
 - Tile to have a rich, earth tone base with muted colors
 - The round porch columns will be stucco with wood and stone accents.
- The structures will have stucco walls in an off-white color.
- The site walls will also be stucco, with tile caps. These will tie into the fountains, pots and benches.
- Landscape and landscape features will compliments the "irregular massing" as it all fits together.
- The roofing material will be a 2-piece clay tile, Redland clay tile four color blend with a 20% minimum medium mortar boost.

Design Guidelines, Section 3.3 of the Kohl Ranch Specific Plan elucidates design elements intended to visual order and consistency with the entire Specific Plan area. To this extent, the proposed trackside garage and members club facilities are in conformance with these guidelines as illustrated below:

Orientation of Structures

Courtyards and outdoor seating areas shall be encouraged, and other ancillary structures, services areas...

- The project would comply this design element since the scope includes sports courts, adult pools, kids pools and kids play areas.

Landscaping shall be used to break up otherwise uninterrupted building mass, frame views and connect with development on adjacent pads

- The project proposed landscaped areas to surround the kid's pool area with Date Palms, agaves and Yuccas are accented throughout the site and with other shrubs and ground cover in the courtyards and along the private drives.

Building placement along the street should be varied to avoid creating a harsh, monotonous blockface or streetscape. Buildings should be sited so their entrances are generally oriented toward the street and parking areas.

- The proposed recreation center, hotel suites, fitness and locker buildings and related courtyards and pools are placed in a clustered, non-linear fashion with connecting paseos and landscape

Mixed-Use Site Planning

Mixed-use developments contain different building types... A variety of building types are permitted; commercial, business, commercials, industrial, race related facilities...

- The developer has proposed a recreation center, future suites, fitness and locker buildings, sports courts and related courtyards and pools.

Airport Land Use Commission (ALUC) Development Review

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

On October 12, 2017 the Riverside County Airport Land Use Commission (ALUC), by a 5-2 vote, found the proposed project consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, subject to specific conditions of approval that have been incorporated into the project's conditions of approval.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and Addendum No. 7 to Environmental Impact Report (EIR) No. 396 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represent the independent judgement of Riverside County.

As demonstrated in the Initial Study and Addendum No. 7 to EIR No. 396, no new significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 396 as amended by its previously approved Addenda. Therefore, no new mitigation measures are required.

FINDINGS

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

1. The proposed project is consistent with the Riverside County Adopted General Plan. The land use designations on the project site consist of Community Development: Heavy Industrial (CD; HI) (.15 - .50 FAR), Community Development: Commercial Office (CD: CO) (.35 -1.0 FAR), Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR), Community Development: Very High Density Residential (CD: MHDR) (5 – 8 D.U./Ac.), and Open Space: Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303. These Land Use Designations envision a diverse race track recreation use which contains residential, commercial, and industrial land use components within the regulatory framework of the Kohl Ranch Specific Plan. The proposed trackside garage will enhance the racetrack by providing a covered area for members or track participants to store and maintain vehicles, the 2nd floor viewing area of this building will allow members to have an optimal vantage point of the racetrack. The Members Club Complex will provide member exclusive commercial uses typically found in a private day spa or country club. The proposed uses will add additional amenities to the motor

club that support the existing racetrack and members club and therefore consistent with the Specific Plan and General Plan.

2. The proposed project has been designed to adhere to requirements of the County of Riverside including but not limited to all applicable Ordinances, ALUC requirements, and applicable development standards identified in the Kohl Ranch Specific Plan. As a result of these design features it is anticipated that the project would not have an adverse effect on the public health, safety and general welfare of the site and the general vicinity.
3. The project site is located in the Specific Plan (S-P) Zone. The S-P zone defaults to the adopted Kohl Ranch Specific Plan (SP No. 303) for zoning and development standards. The proposed project is located in Planning Areas E-6 and E-2, where facilities related to large scale recreational uses such as a motor sports race track and facilities related thereto, including but not limited to private garages and clubhouse, are permitted with an approved plot plan. Therefore, the proposed project is in compliance with Specific Plan Zoning.
4. Planning Areas E-2 and E6, which, other than some minor modifications, are similar to the permitted uses and development standards of Ordinance No. 348 Article XII for the M-H Zone. The proposed project is consistent with Planning Areas E-2 and E-6 development standards set forth in the Specific Plan Zoning Ordinance. The proposed project complies with the height, parking setbacks, and all other applicable standards established by the SP303 as follows:
 - a. The minimum lot area shall be 7,000 square feet with no minimum average width. The proposed project is consistent with this development standard because the project does not propose to subdivide the existing 5.1 and 140 acre parcels included in the project boundaries.
 - b. The front yard, rear yard, and side yard have no minimum set back.
 - c. The maximum building height is 50 feet. The proposed project is consistent with this development standard because the maximum building height is 42 feet.
 - d. As set forth above, the required number of parking spaces are provided.
 - e. A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The proposed project is consistent with this development standard because the project is proposing new landscaping throughout the project area to comply with this requirement. In addition, the project has been conditioned to submit a Landscaping Minor Plot Plan Application to the Riverside County Transportation for review and approval prior to the issuance of building permits (80. Transportation - LC Landscape Plot Plan).
 - f. A minimum ten foot strip adjacent to the street right-of lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways, said landscaping strip shall not include landscaping located within the street right of way. The proposed project is consistent with this development standard because the project will provide a minimum ten foot landscape strip along Renauld Lane (Private) and Polk Street (Public) for the Member's Club area. The Trackside garage area of the proposed project site is not located adjacent to a right-of-way and therefore would not be subject to this requirement.
 - g. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or an adjacent residential area. The project is consistent with this development standard because the proposed project's trash areas are enclosed by masonry walls, within a walled off service area, that would screen trash receptacles from public view.
 - h. Outside Storage and service areas may be required to be screened by structures or landscaping. The project is consistent with this development standard because the project's service area

adjacent to the recreation center will be covered and screened with a wall face connected to the adjacent recreation building.

- i. Roof mounted accessory equipment may be required to be screened from view. The project is consistent with this requirement because all mechanical equipment will be screened from public view.
 - j. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on streets or adjoining property. The project is consistent with this development standard because all proposed lighting associated with the project will be directed downward to prevent glare. In addition, ALUC has reviewed the proposed project and conditioned the project to the same requirement, to ensure that no light would interfere with the operation of the adjacent Jacqueline Cochran Regional Airport.
5. The project proposes to make revisions to Planning Areas E-2 and E-6 as part of a previously approved private race track with associated buildings, which is a permitted use, subject to approval of a revised plot plan (PP24690R2) in the Specific Plan (S-P) zone, Planning Areas E-2 and E-6.
 6. The project (PP24690R2) proposes a 3,354-square-foot recreational center with three tennis and game courts, a 2,280-square-foot adult pool, 3,578-square-foot kids pool, plus a 1,588-square-foot fitness center with a 1,420-square-foot locker room, 7,040 square foot trackside garage, and six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building) housing 8 suites inside each building. These proposed structures are consistent with the Thermal Design Guidelines because the proposed buildings are designed with a Spanish revival architecture design that is consistent with the Thermal Design Guidelines. Visual impacts will be lessened with staggered building placement, varied roof lines, recessed window treatments, extended porches and tower elements.
 7. The project is consistent with the Fire Service policies of the General Plan because the project will provide appropriate fire protection improvements, such as fire hydrants, fire alarms and a water system.
 8. The project in compliance with the requirements of the Circulation Element of the General Plan because the site is bordered by Tyler Street (100' R-O-W), Avenue 60 (78' R-O-W), Avenue 62/South Valley Parkway (220' R-O-W), and Polk Street (128' R-O-W) and these streets have been designed and constructed with design features in conformance with the Circulation Element of the General Plan. Primary access to the site will be taken from Tyler and Polk Street.
 9. Based on the ALUC transmittal of October 19, 2017 for PP24690R2, ALUC concluded that the project as proposed is "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan (amended 2006).
 10. The overall development of the land is designed for the protection of the public health, safety and general welfare because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies including, but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments ensure the project's compliance with applicable requirements and regulations adopted to ensure that the project would not have an adverse effect on the public's health, safety and general welfare. These departments have included conditions of approval that the project will be required to adhere to at different milestones of the project's implementation (i.e. – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory

Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, conditions of approval, and permitting will ensure that the proposed project will protect the public's health, safety, and general welfare.

11. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the proposed Trackside Garage and Member's Club area are uses compatible and anticipated by Specific Plan No. 303. These uses are classified as industrial and commercial uses that are consistent with development standards of the Specific Plan No 303, as well as the existing development of the Thermal Motorclub Racetrack.
12. The development plan for the proposed project was previously analyzed by the Transportation Department, under Plot Plan No. 24690, to consider the location and need for dedication and improvements of necessary streets and sidewalks, including the avoidance of traffic congestion. A seven-phase plan was previously approved by the Transportation Department for the project site and reiterated in the proposed projects condition of approval (090- Transportation.1).
13. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project is not selling off portions of the property as part of this application. In the future if the applicant wants to subdivide their property compliance with Ordinance No. 460 would be required.
14. As demonstrated in the initial Study and Addendum No. 7, pursuant to CEQA Guidelines section 15164 (Addendum to EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (EIR No. 396 adopted 1999), as amended by subsequent approved Addenda. Potentially significant effects have been adequately analyzed in the Environmental Impact Report No. 396, as revised, pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. A subsequent EIR was not prepared for the proposed project because the project did not trigger any of the conditions described in CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations). An addendum to EIR No. 396 was prepared that concluded the proposed project would not result in any new or substantially greater significant impacts, and no new mitigation measures are required which were not analyzed by EIR No. 396. Therefore, the project complies with the requirements of CEQA.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed on January 25, 2018 to property owners within 2,400 feet of the proposed project site for the February 26, 2018 Director's Hearing (Desert). The project was removed from the February 26, 2018 Director's Hearing (Desert) Agenda and re-advertised and noticed for the March 19, 2018 Director's Hearing (Desert) Agenda. Additional public notices were mailed on March 8, 2018 to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls who indicated support and/or opposition to the proposed project.

On October 27, 2017 a representative from the Thermal-Oasis Community Council communicated to Planning staff that the proposed project would not be required to be reviewed by the Thermal-Oasis Community Council.

APPEAL INFORMATION

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

VICINITY MAP

PP24690 Revision No. 2



Legend

- Blue line Streams
- City Areas
- World Street Map



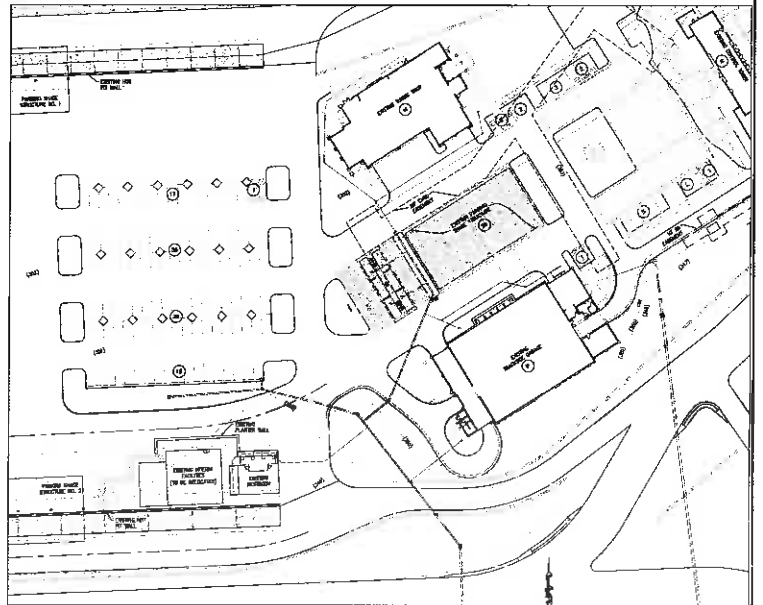
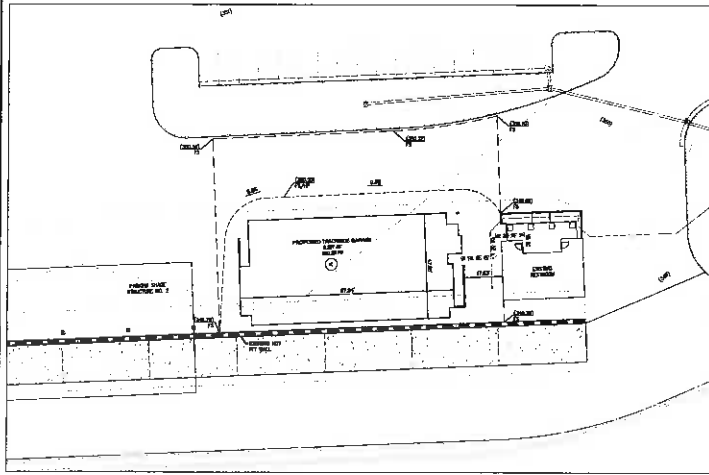
3,009 Feet

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

REPORT PRINTED ON... 1/23/2018 12:14:53 PM

© Riverside County GIS

Notes



PREVIOUS APPROVAL PER PP24690S4
SCALE 1"=40'

TRACKSIDE GARAGE PARKING CALCULATIONS

BUILDING NAME	SIZE	USE	PARKING	TOTAL PARKING REQUIRED	PARKING PROVIDED	SOA PARKING PROVIDED
TRACKSIDE GARAGE	1,500 SF	TRUCKS	15 SPACES	15	15	15

TRACKSIDE GARAGE PROPOSED BUILDING LEGEND AND DATA

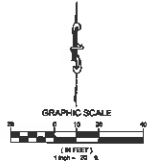
BUILDING NAME	SIZE	CONSTRUCTION TYPE	OCCUPANCY
TRACKSIDE GARAGE	1,500 SF	M	TRUCKS

DIFFERENCES BETWEEN APPROVED

- ADDED TRACKSIDE GARAGE
- RELOCATION OF HIGHWAY

LEGAL DESCRIPTION FOR TRACKSIDE GARAGE

SEE SET OF PLANS FOR THE COMPLETE LEGAL DESCRIPTION OF THE TRACKSIDE GARAGE. THIS LEGAL DESCRIPTION IS SUBJECT TO THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA, AND THE RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.



EXISTING PARKING CALCULATIONS

BUILDING/ACTIVITY NAME	TOTAL AREA	SPACES REQUIRED
TRUCK BAY	8,000 SF	80 + 2 SOA
TRUCK BAY	7,000 SF	70 + 3 SOA
TRUCK BAY	10,000 SF	100 + 4 SOA

LEGEND

SYMBOL	DESCRIPTION
(M)	TRUCK BAY
(N)	TRUCK BAY
(P)	TRUCK BAY

REVISIONS	DATE	NO.



SIGNATURE: _____
 2422 Avenida de la Caridad
 Carlsbad, CA 92008
 Laguna Hills, CA 92653
 Phone: 949-433-0111

STAMP

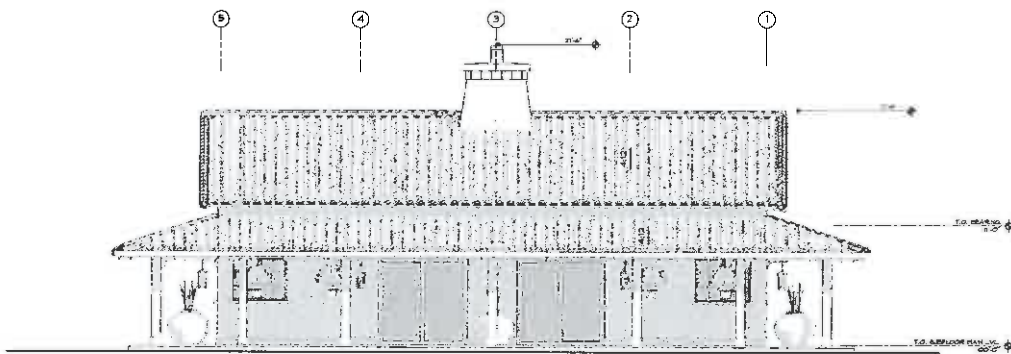
BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE NORTH-SOUTH LINE OF THE NEAREST CORNER OF SECTION 33, TOWNSHIP 38 SOUTH, RANGE 12 EAST, AND THE CORNER POINT OF THE INTERSECTION OF THE LINE OF THE TRACKS WITH THE LINE OF THE TRACKS.

BENCH MARK
 ELEVATION = 72.84
 BENCH MARK - SEE FIELD JOURNAL

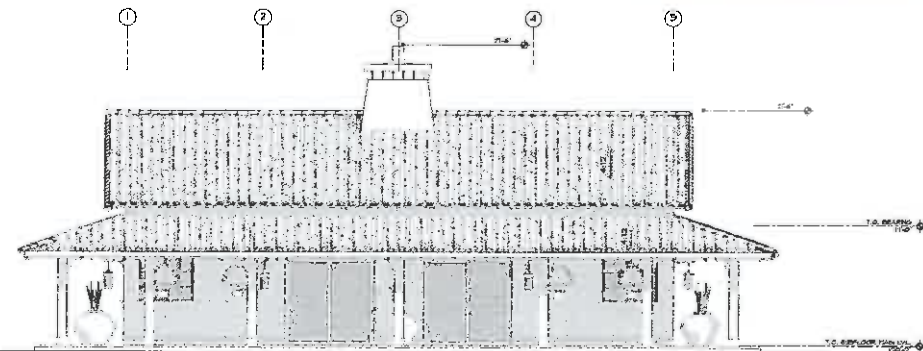
APPROVED BY: _____

IN THE UNINCORPORATED TOWNSHIP OF THERMAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA
PLOT PLAN NO. 24690R2
THE THERMAL CLUB
 PM36293-1, FAST TRACK #2011-11
 BEING A PORTION OF THE SE 1/4 OF SECTION 33
 T.38, R.12, S.38.03A.

DRAWING NAME:
 PP 24690R2 CS PP
 PROJECT No.
 SHEET 3 OF 3



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

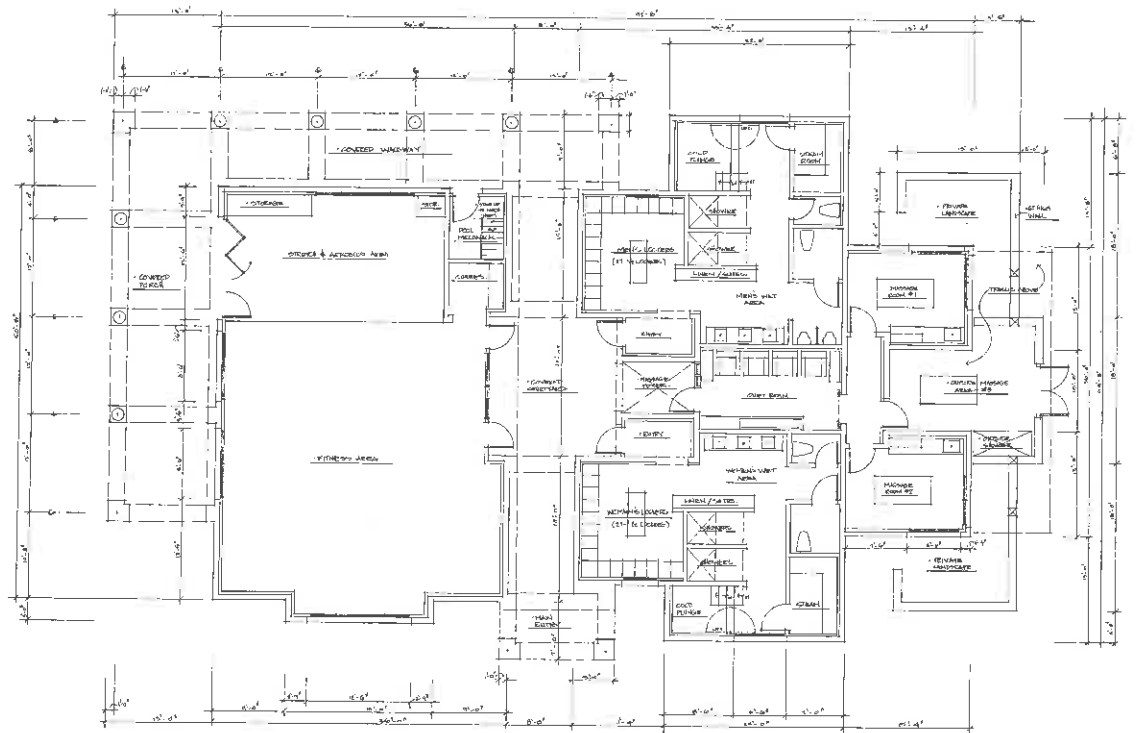
nfa
 nfa
 nfa
 nfa
 nfa

Project Name:
 THERMAL MEMBER
 CLUB SUITES
 General Notes:
 GENERAL CONTRACTOR:

SCOPE OF SET
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

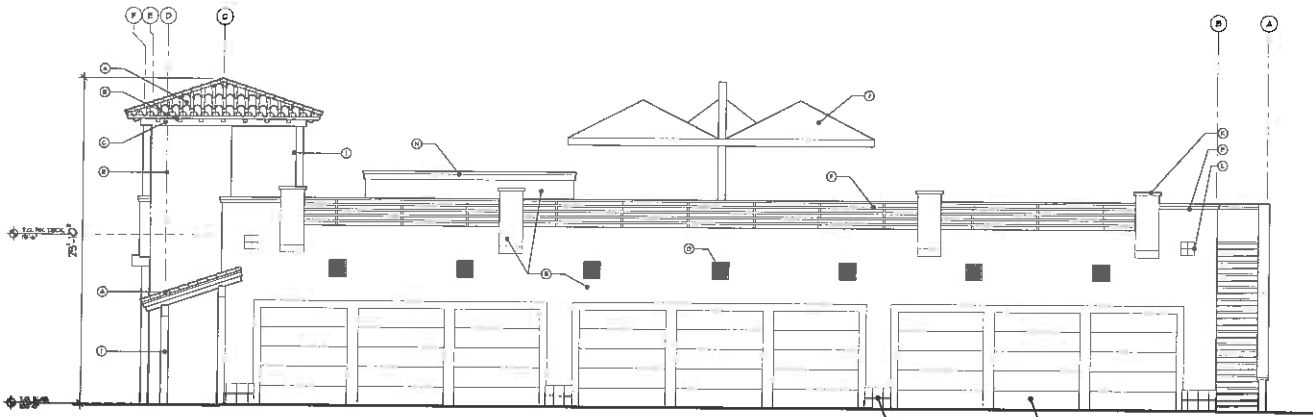
EAST & WEST
 ELEVATION

A3.6

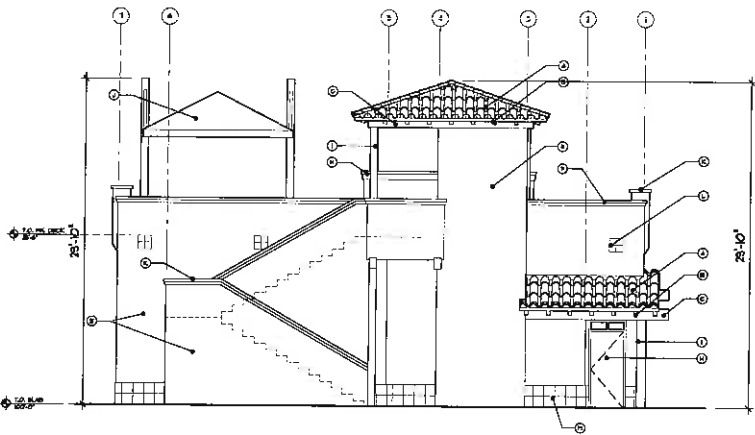


FITNESS FACILITY
 MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
No.	Description
1	RESILIENT, NON-POROUS CLAY TILE, FOUR COLOR BLEND - COLOR BANDCUT. BURNED PORTLAND CEMENT MORTAR. MATCH HORIZONTAL AS WELL AS VERTICAL TO SUBSTRATE.
2	S.S. SANITARY TUBS - 1/2" O.C.
3	S.S. BURN IN SINK
4	ELEVATOR DOORS, PAINTED
5	PAINTED EXTERIOR PLASTER OF SAND GRADE, PAINT
6	METAL BRASS PANEL, SEE DETAILS, PAINTED
7	OVERHEAD SECTIONAL GARAGE DOOR
8	STEEL BRICKWORK, SEE DOOR AND BRACK SCHED.
9	S.S. SINK (SEE SINK)
10	MASONRY BRICK STRUCTURE
11	BRICK CAP
12	TRUCK ACCESS
13	STONE TILE
14	PAINTED EXTERIOR PLASTER OF SAND GRADE, PAINT, OVER GYP BOARD
15	STEEL WELDED JOINTS IN "BRICK" DECORATIVE GRILL.

NOTE:
1. ALL CLADDING MATERIALS TO BE PREPARED BY AN ALUMINUM DESIGN NOTE OTHERS.

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH
AVIATION COUNTY ORDINANCE NO. 2018-08
RESIDENTIAL, PLANTER LIGHT FIXTURES SHALL BE
CONTRACTOR TO SUPPLY MANUFACTURER CUT SHEET FOR
REVISE PRIOR TO ORDERING.

nra
Thornton
 Construction, Inc.
 4000 W. 10th Street, Suite 100
 Thornton, CO 80260
 Phone: 303.440.1100
 Fax: 303.440.1101
 Email: sales@nra.com

Thornton Construction, Inc.
 4000 W. 10th Street, Suite 100
 Thornton, CO 80260
 Phone: 303.440.1100
 Fax: 303.440.1101
 Email: sales@nra.com

GOUTVIS
 Mechanical
 10000 E. 1st Avenue, Suite 100
 Denver, CO 80231
 Phone: 303.756.8888
 Fax: 303.756.8889
 Email: info@goutvis.com

THE THERMAL CLUB

No. Date Revision

Project Name: Thermal Motorsports

Thermal, CA

ISSUED FOR REVIEW

Drawn By: J.L. DE
 Checked By: J.L. DE
 Date: August 14, 2017

Thermal, CA

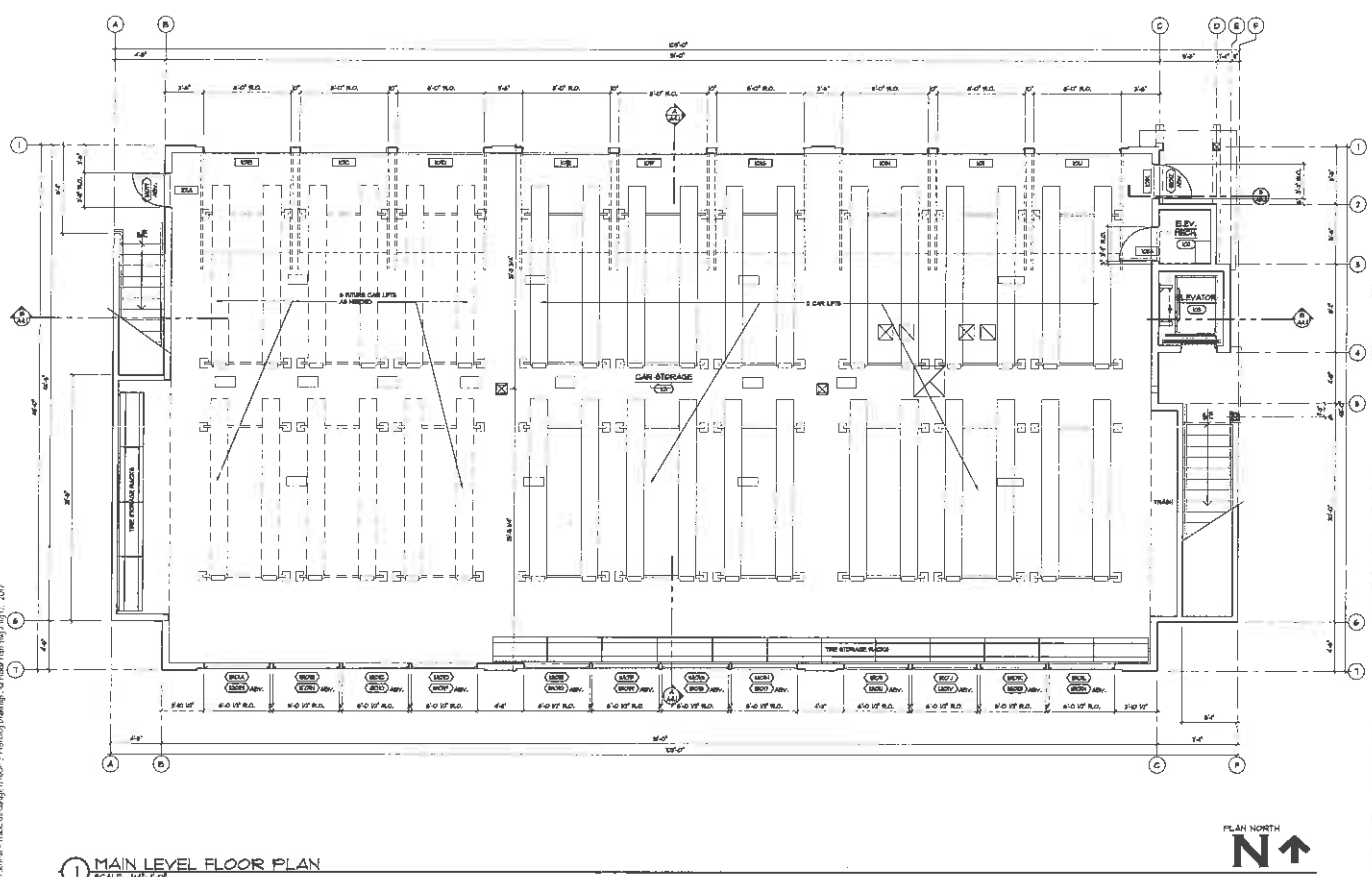
ELEVATION 6

Sheet Number:

A3.1

C:\Users\jthomas\OneDrive\Documents\Projects\2017\2017 Thermal Motorsports\2017 Thermal Motorsports.dwg Aug 23, 2017

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1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



TRM
THERMAL MOTORSPORTS

TRM CONSULTANTS, INC.
ARCHITECTS, ENGINEERS, PLANNERS AND INTERIORS

GOUVIS
GENERAL CONTRACTORS



No.	Date	Revision

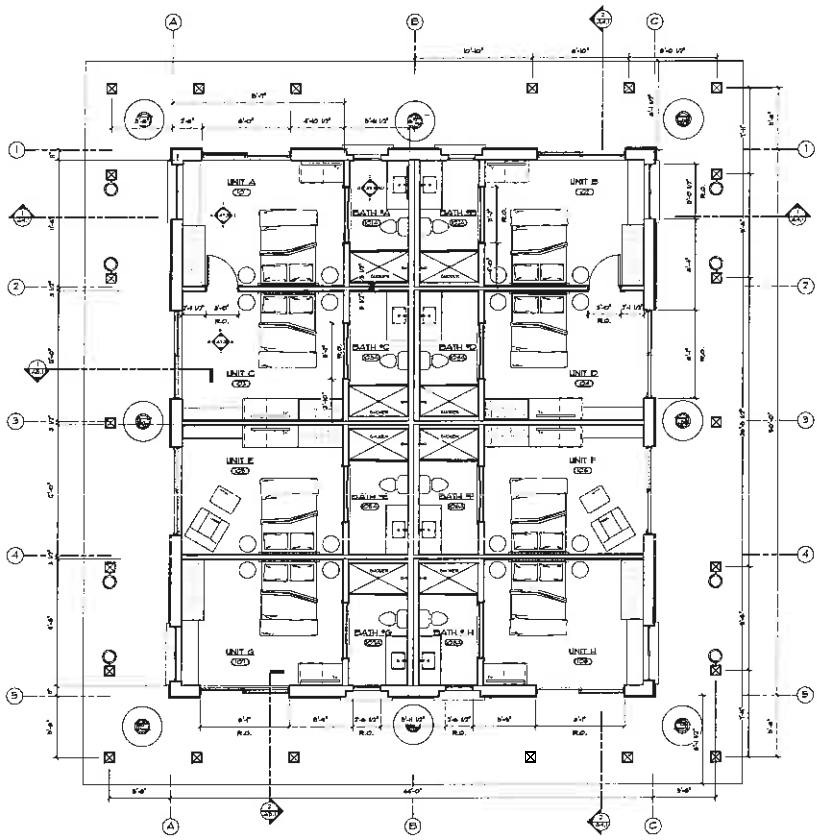
Project Number: 15400
 NE: TRACKSIDE GARAGE FOR Thermal Motorsports

BY: THERMAL, CA

READY FOR REVIEW

Drawn	CS, JR
Checked	MS, JR
Date	August 15, 2007

Sheet Title:
FLOOR PLAN
 Sheet Number:
A2.1



① FUTURE A, B, C, D, E + F - SUITES
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION



No. Date Revision

Project Name:
THERMAL MEMBER CLUB SUITES

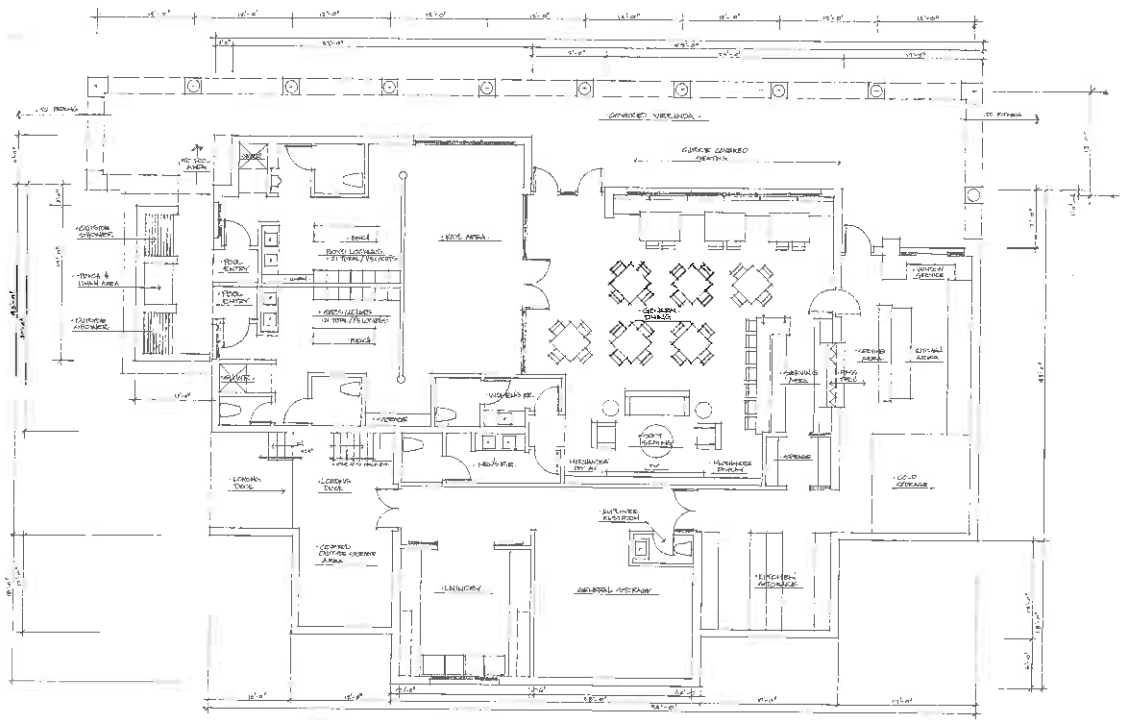
Location: **CHICAGO, ILLINOIS**

SCOPE OF SET

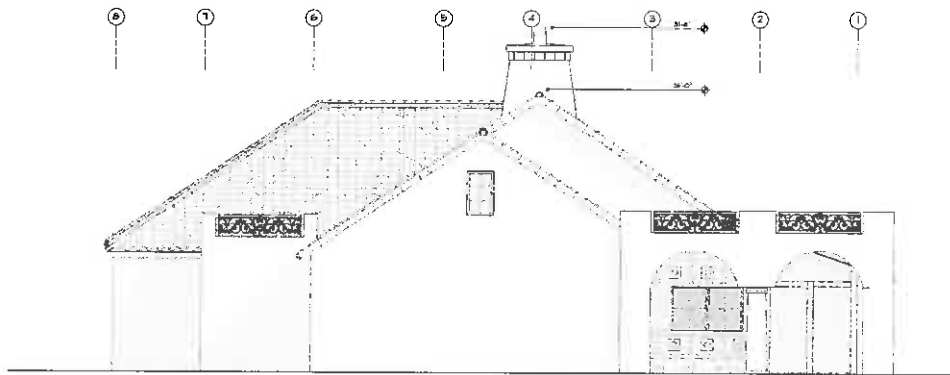
Architect	rita martin architects p.c.
Client	TRM
Contract	2011
Scale	1/4" = 1'-0"

MAIN LEVEL FLOOR PLAN

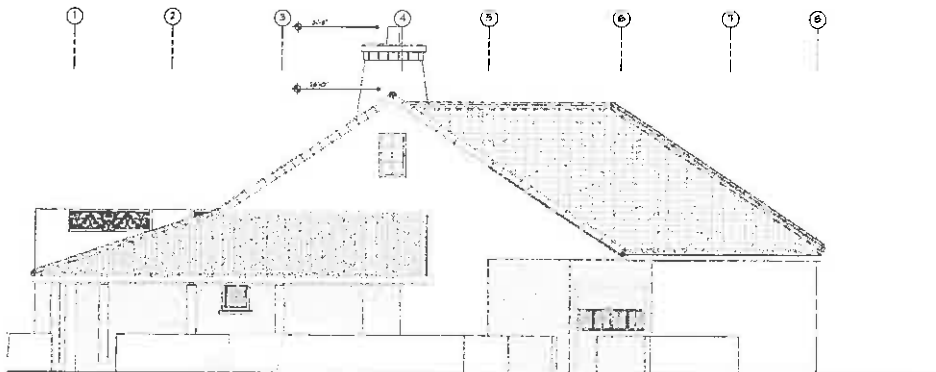
A2.1



RECREATION BUILDING
SCALE: 1/4" = 1'-0"



① RECREATION CENTER NORTH
SCALE: 1/4" = 1'-0"



② RECREATION CENTER SOUTH
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

nra
 Martin
 Architects P.C.
 100 East 10th Street, Suite 100
 Portland, Oregon 97202
 Phone: 503.222.1111

Project Number: 14-02
 PELICAN GOLF CLUB - GRILL & GOLF SHOP
 THE TOWN OF PELLISSIER, YONKERS

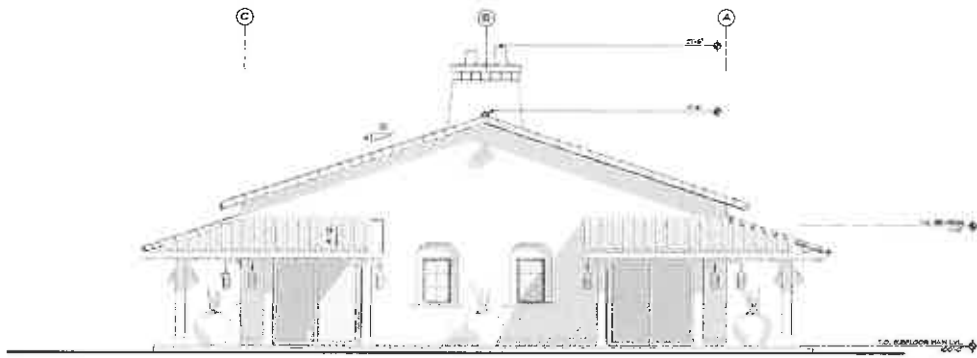
SCOPE OF SET

ALL SHOWN ARE SUBJECT TO ANY AND ALL CHANGES AND REVISIONS.
 Drawn: T.M.
 Checked: D.M.
 Date: 11/10/11

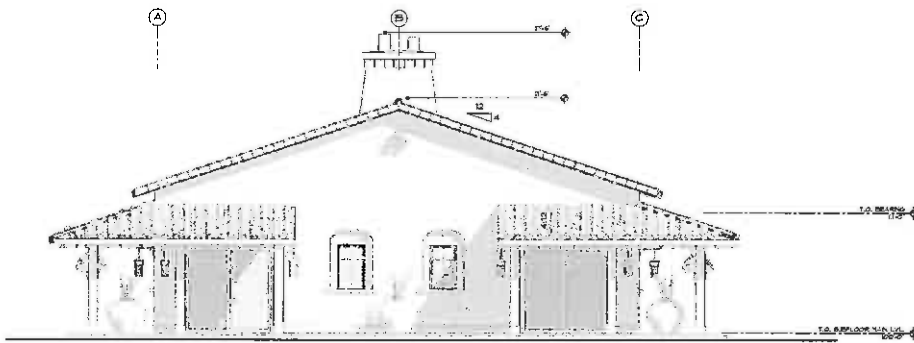
11/10/11

EXTERIOR ELEVATIONS

A3.4



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

PROGRESS PRINT - NOT FOR CONSTRUCTION

nra

 architects p.c.

 P.O. Box 194, Blythe, CA 93221

 Tel: 951.761.1111

 Fax: 951.761.1112

No. Date Revision

Project Name:

 THERMAL MEMBER

 CLUB SUITES

 Thermal Headquarters,

 Thermal, CA

SCOPE OF SET

 2. SHEET NO. 1 OF 1

 3. DRAWING NO. 100-100-100-100

 4. DATE: 10/10/10

 5. DRAWN BY: J.S.P.

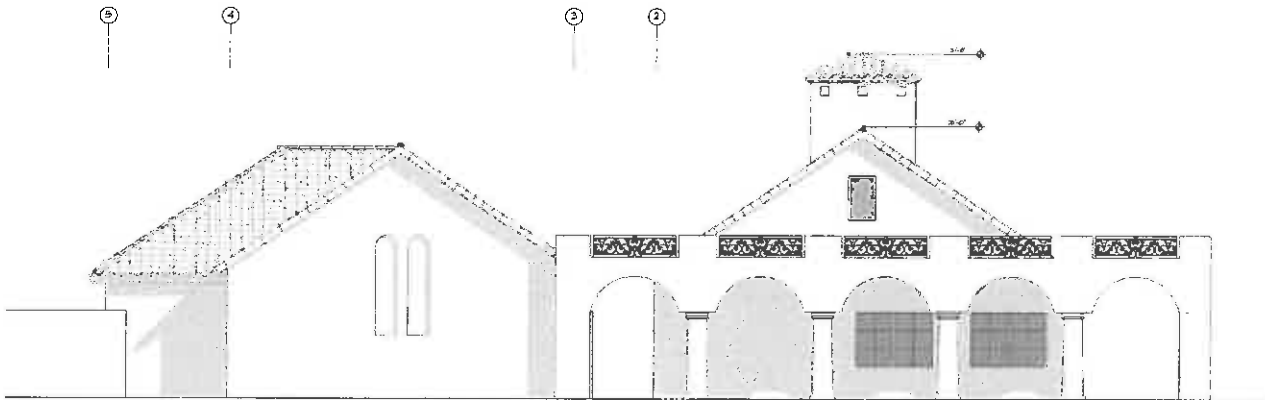
 6. CHECKED BY: J.S.P.

 7. DATE: 10/10/10

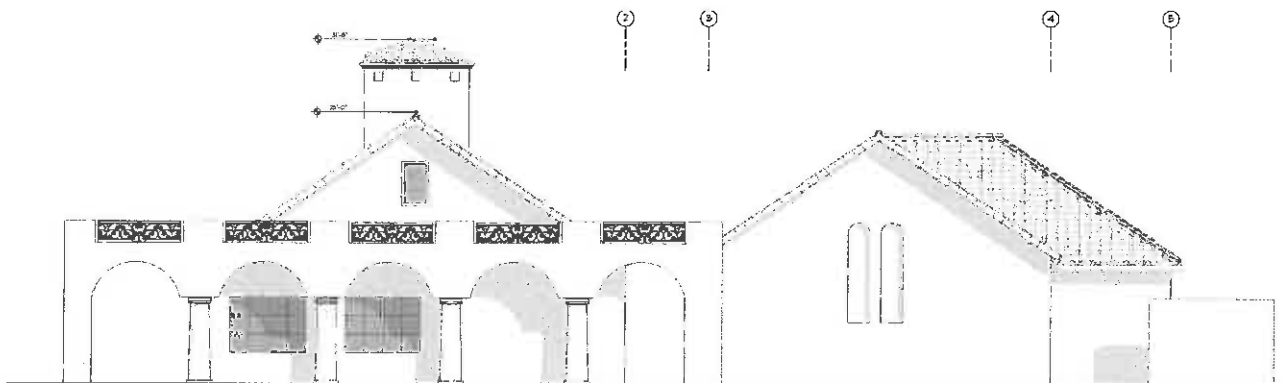
NORTH & SOUTH

 ELEVATION

A3.5



① FITNESS CENTER NORTH
SCALE: 1/4" = 1'-0"



② FITNESS CENTER SOUTH
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION


 nra
 Architecture
 P.O. Box 1700, San Francisco, CA 94111
 Tel: 415.774.1100
 Fax: 415.774.1101

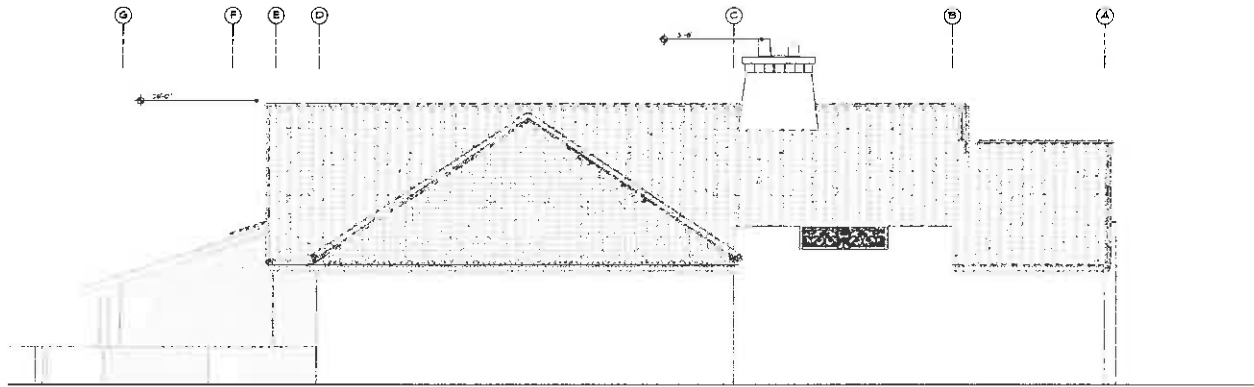
No. _____ Date _____ Revision _____

Project Name
 THE MEMBERS' CLUB AT THERMAL
 THERMAL, CA

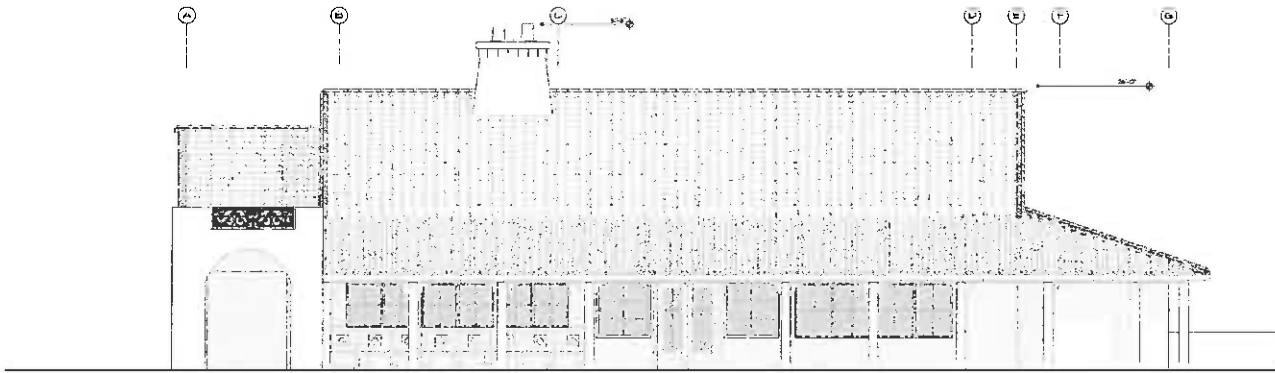
SCOPE OF SET
 1. First Floor Plans
 2. Second Floor Plans
 3. Section
 4. Elevation
 5. Detail
 6. Site Plan
 7. Landscape Architecture

EXTERIOR
 ELEVATIONS

A3.1



1 RECREATION CENTER EAST
SCALE: 1/4" = 1'-0"



2 RECREATION CENTER WEST
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION


 rfa
 Architecture, Inc.
 10000 N. 15th Ave., Suite 100
 Phoenix, AZ 85021

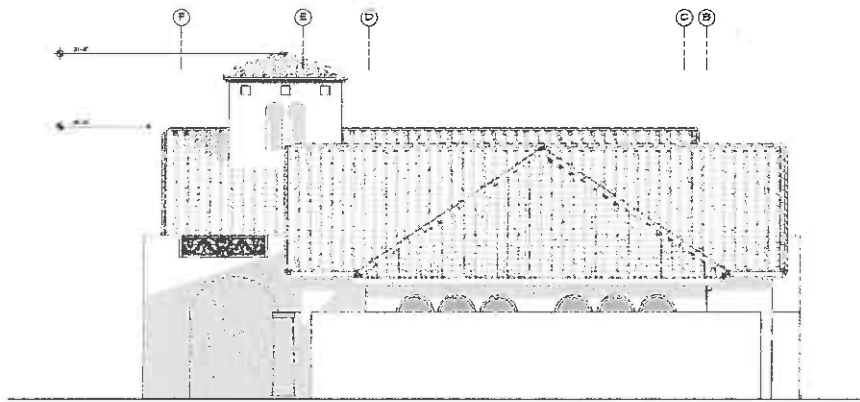
No. _____ Date _____ Revision _____

Project Name: _____
 FELICAN GOLF CLUB - GRILL & GOLF SHOP
 THE TOWN OF BELLEVUE, WASHINGTON

SCOPE OF SET
 DRAWING NO. _____
 SHEET NO. _____

EXTERIOR ELEVATIONS

A3.3



① FITNESS CENTER EAST
SCALE: 1/4" = 1'-0"



② FITNESS CENTER WEST
SCALE: 1/4" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION



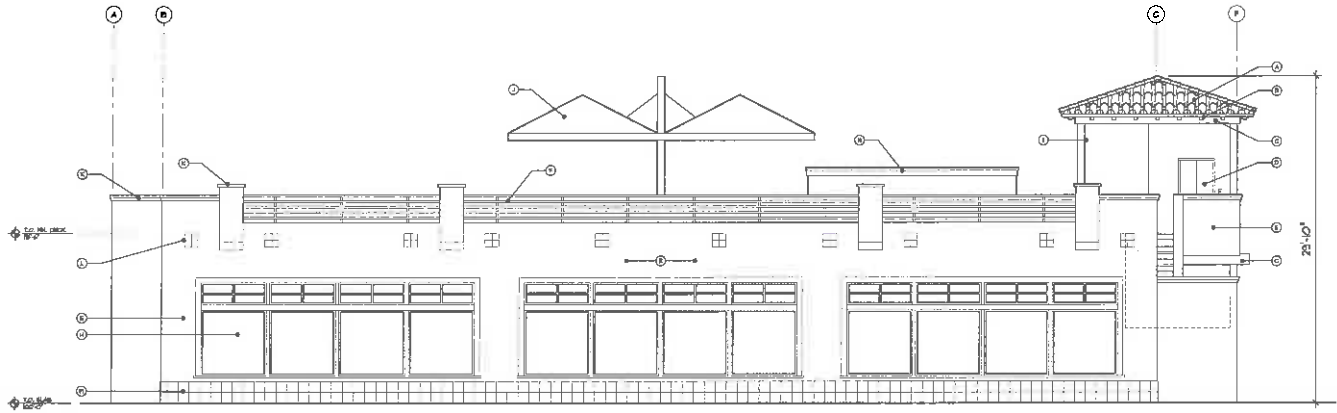
No. Date Revision

Project Name
 THE MEMBERS CLUB AT THERMAL
 THERMAL, CA

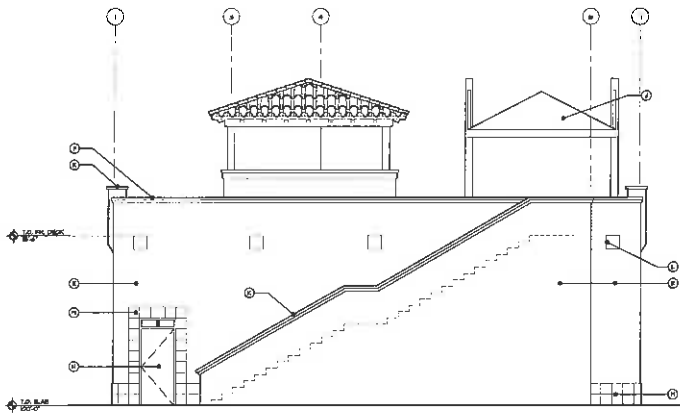
SCOPE OF SET
 Drawn: []
 Checked: []
 Date: JUL 20, 2011

Drawn Title
 EXTERIOR ELEVATIONS

A3.2



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- 1. HIBLAP, IMPURE CLAY, FOUR COLOR BLEND (COLOR MATCH) FROM FINISH, SEE BOOKS, WINDOW AND HORIZONTAL, AS WELL AS VERTICAL, SEE FINISH
 - 2. K.A. OR PLASTER TALK # BY G.C.
 - 3. K.A. OR PLASTER TALK # BY G.C.
 - 4. PLASTER DOORS, PAINTED
 - 5. PAINTED EXTERIOR PLASTER BY HAND TRIMMED WITH
 - 6. METAL GATED RAIL, SEE DETAILS, PAINTED
 - 7. OVERHEAD SECTION, GARAGE DOOR
 - 8. STEEL WINDOW/DOOR, SEE DOOR AND WINDOW SCHEDULE
 - 9. K.A. GOLFERS, SEE FINISH
 - 10. MASONRY BRICK STRUCTURE
 - 11. STONE CAP
 - 12. STONE TILE
 - 13. STONE TILE
 - 14. PAINTED EXTERIOR PLASTER BY HAND TRIMMED WITH, OVER KITCHEN BACKSPLASH
 - 15. 1/2" x 1/2" FINE LOUVER, BY "HIBLAP" CREATIVE WALL
- NOTES:
 1. ALL FINISHES MATERIAL TO BE PREPARED BY S.A. ALPHONSE
 2. SEE FINISH SCHEDULE

NOTE:
 ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH
 FURNISHING COUNTY ORDINANCE NO. 489, ZONE B,
 REQUIREMENTS, GRADING AND LAWN, FULL ILLUMINATED,
 CONTRACTOR TO NOTIFY MANUFACTURER CUT SHEET FOR
 IN-HAND REVIEW TO CONTRACTOR.

ITA
ITA CONSULTANTS, INC.
 ARCHITECTS, INC.
 1000 N. HIGHWAY 160, SUITE 200
 TAMPA, FLORIDA 33618
 TEL: 813.281.1111
 FAX: 813.281.1112
 WWW.ITA-CO.COM

GOUVIS
 GENERAL CONTRACTOR
 2400 N. HIGHWAY 160, SUITE 200
 TAMPA, FLORIDA 33618
 TEL: 813.281.1111
 FAX: 813.281.1112
 WWW.GOUVIS.COM



NO.	DATE	REVISION

Project Name: Project
 AND TRACKING AIRSSES FOR
Thermal Motorsports

PREPARED FOR REVIEW
 THERMAL, FL

DATE:

Drawn: 20, 2017
 Checked: 20, 2017
 Scale: August 11, 2017
 Date:

EXTERIOR ELEVATIONS

Sheet Title:
 Sheet Number:
A3.2



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E
Assistant TLMA Director

ENVIRONMENTAL IMPACT REPORT NO. 396, Addendum No.7

Project/Case Number: PP24690 Revision No. 2/EA43050

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jason Killebrew Title: Project Planner Date: January 23, 2018

Applicant/Project Sponsor: Thermal Operating Company, LLC
Date Submitted: March 19, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Jason Killebrew Date: March 19, 2018

The Addendum may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Jason Killebrew at 951-955-0314.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP24690R2\Environmental docs\Addendum No. 7 Coverletter.docx

Please charge deposit fee case#: ZEA43050 ZCFG06423

FOR COUNTY CLERK'S USE ONLY

ENVIRONMENTAL IMPACT REPORT No. 396, ADDENDUM No. 7

Plot Plan 24690 Revision No. 2



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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: January 31, 2018

EA No. 43050

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43050
Project Case Type (s) and Number(s): PP24690, Revision 2
Lead Agency Name: Riverside County Planning Department
Address: 4080 Lemon Street, 12th Floor
Contact Person: Jason Killebrew, Urban Regional Planner IV
Telephone Number: (951) 955-0314
Applicant's Name: Thermal Operating Company, LLC
Applicant's Address: 1983 W. 190th Street, Suite 100, Torrance CA 90504

I. PROJECT INFORMATION

Background

In 1999, the County of Riverside approved The Kohl Ranch Specific Plan (SP) No. 303, 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 (EIR No. 396). The SP was later modified by the County of Riverside's approval of Amendment No. 1 (SP No. 303A1) and EIR No. 396, Addendum No. 1 (EIR No. 396-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 EIR No. 396, Addendum No. 2 (EIR No. 396-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 No. 36293 (PM36293M1), and EIR No. 396, Addendum No. 3 (EIR NO. 396-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 (EIR No. 396-A4) which also covered Tentative Parcel Map No. 36735 (PM36735) which was approved July 15, 2015, providing entitlements allowing for development of the BMW Driver Training Facilities which includes a driver instruction track related to The Thermal Club Motorsports Park located in northern area of Planning Area A-6. PM36735 subdivided PA-6 into 9 parcels; one parcel located north of Jasper Lane for the BMW Facility and 8 parcels south of Jasper Lane for what are currently being proposed for development under Plot Plan No. 26120 and known as

the Jasper Lots. On March 24, 2015, the County of Riverside approved the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3) Change of Zone (CZ07852), Noise Exemption (NE06), and EIR No. 396, Addendum No. 5 (EIR NO. 396-A5) to create new planning areas within the Thermal Club boundaries and 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 EIR No. 396-A5. On July 31, 2017, the County of Riverside Approved Plot Plan No. 26120 (PP26120) and Plot Plan No. 26121 (PP26121), and EIR No .396, Addendum No. 6 (EIR NO. 396-A6). PP26120 was approved for development of eight structures along Jasper Lane for warehouse and office use ranging in size from 13,600 square feet to 20,300 square feet for a total square footage of 135,549 square feet. PP 26121 was approved for development of fifteen structures for warehouse and office uses along Ascot Drive with structures ranging in size from 19,400 square feet to 64,500 square feet for a total square footage of 361,800 square feet. Plot Plan 24690 Revision No. 2 is covered under SP No. 303A3 and the following environmental analysis documents:

- **Environmental Impact Report No. 396 (SCH No. 1994112032)**
Environmental Impact Report No. 396 (EIR No. 396) 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 (EIR No. 396-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 (EIR No. 396-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 (EIR No. 396-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 (EIR No. 396-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 EIR No. 396-A4.
- **Environmental Impact Report No. 396, Addendum No. 5**
Environmental Impact Report No. 396, Addendum No. 5 (EIR No. 396-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, and was also covered by EIR NO. 396-A5.
- **Environmental Impact Report No. 396, Addendum No. 6**

Environmental Impact Report No. 396, Addendum No. 6 (EIR No. 396-A6) was prepared for Plot Plan No. 26120 (PP26120) and Plot Plan No. 26121 (PP26121) approved by the County of Riverside July 31, 2017.

For the purpose of the following analysis, EIR No. 396, EIR No. 396-A1, EIR No. 396-A2, EIR No. 396-A3, EIR No. 396-A4, EIR No. 396-A5, EIR No. 396-A6 are jointly referred to as the "Previously Approved Project" or "Previous CEQA Documents."

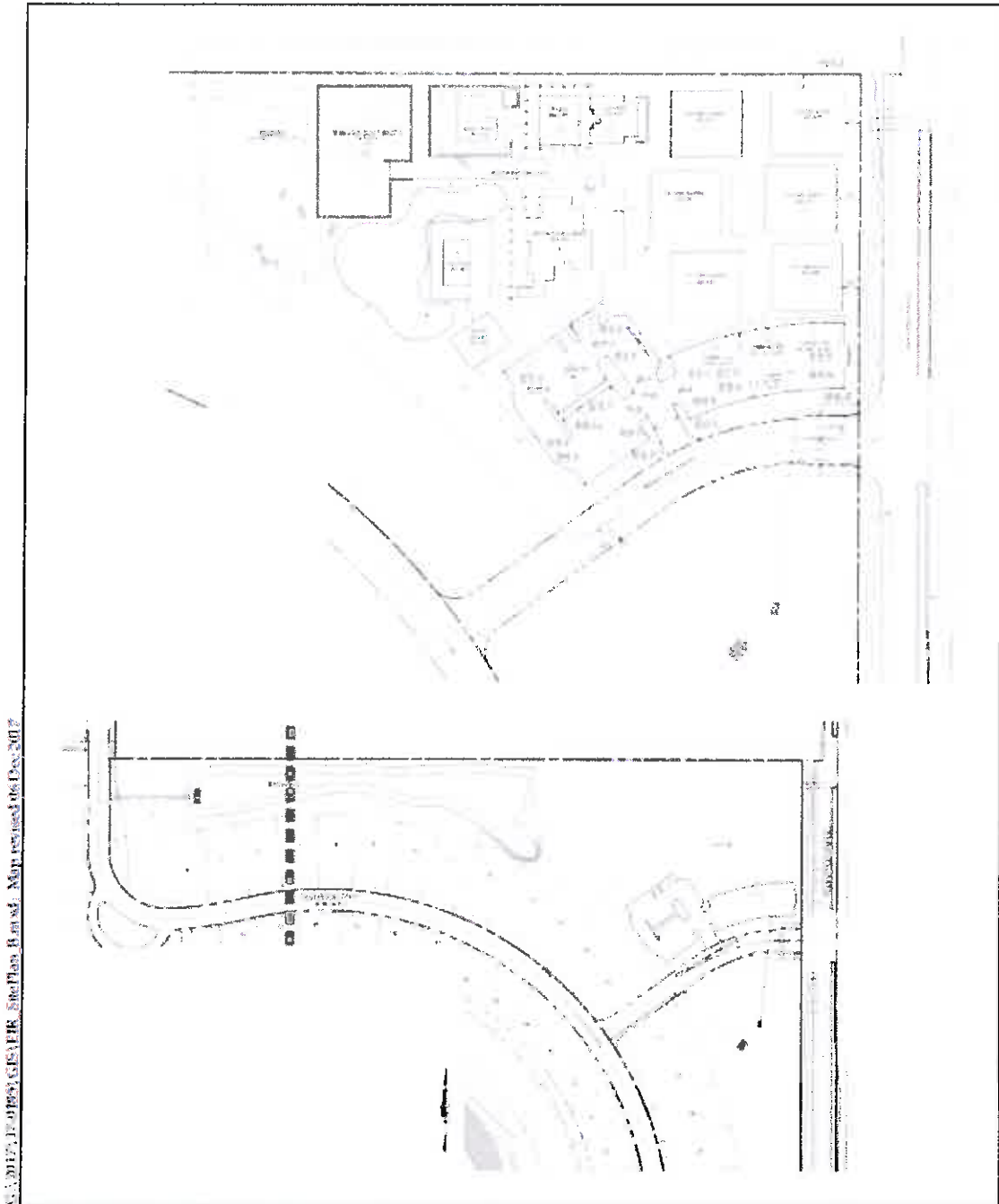
Project Description:

The Thermal Motorsports Track and Club (TTC) was originally approved by the Riverside County Board of Supervisors on June 7, 2011, under Plot Plan No. 24690 on approximately 330 acres, and subsequently commenced construction. TTC is situated within the approved Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3), approved by the County of Riverside Board of Supervisors on March 24, 2015. TTC is located at the northwest corner of Polk Street and Avenue 62 in the community of Thermal, an unincorporated area of Riverside County, California. TTC is the first world class road course built in Southern California and features a membership program similar to a golf course country club. The Grand Prix track is 5.2 miles in length and has multiple configuration possibilities. The Thermal Club is a private facility; only members, their invited guests, staff and credentialed third parties are allowed inside the gate. The main exceptions to this rule are groups such as car clubs, manufacturers that use the track for testing, and corporate events.

The proposed Project entails a revision to Plot Plan 24690 (Case No. PP24690R2), as reflected in **Figure 1, Site Plan**, which proposes the addition of a members' club located within Planning Area E-6 of SPA3 and a trackside garage with a viewing deck located within Planning Area E-2 as reflected in **Figure 2, TTC Planning Areas**. The members' club is an exclusive club serving only Thermal Motorsports members and their guests. This facility is located within Planning Area E-6 on an approximately 5.4 acre parcel and is comprised of a 3,354-square-foot recreational center (private dining room, locker rooms) with three tennis and game courts; a 2,280-square-foot adult pool; a 3,578-square-foot kids pool; plus a 1,647-square-foot fitness center with 1,420 square foot locker room; and six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building) housing 8 suites inside each building. This facility is located within Zone D of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan.

The trackside garage will be located in the main core just to the south of the main parking lot and west of the community restrooms which will serve this in Planning Area E-2. The facility is a proposed two-story, 7,040-square-foot garage with viewing deck on an approximately 140-acre parcel. The main level of the trackside garage consists of overflow car storage. The upper level is proposed as a rooftop patio for viewing the track. The rooftop patio will be accessible via an elevator or one of two stairs. Since this structure is proposed within zone C of the Jacqueline Cochran Regional Airport Comprehensive Land Use Plan, there will be a maximum of nine occupants allowed on the ground level storage area and 140 occupants on the upper level viewing patio, for a total occupant load of 149. The community restroom facility will serve as a restroom for this facility. The restroom facility entry doors are located 28 feet from the trackside garage.

The trackside garage and members club are uses allowable and anticipated under the approved SP No. 303A3. A total of 60 persons will be employed between the two proposed amenities. In addition, PP24690R2 incorporates all approved changes to Plot Plan No. 24690 (PP24690) that were covered in revised Plot Plan No. 1 (PP24690R1), as well as substantial 1 through 4 to PP24690. PP24690R2 also removes from the boundary of PP24690, projects that were approved under separate and subsequent Plot Plans i.e, BMW Facility (Plot Plan No. 25677), Ascot Lots (Plot Plan No. 26120), and Jasper Lots (Plot Plan No. 26121).



G:\2017\17-01003\GIS\EIR_SitePlan_B.mxd. Map revised 06 Dec 2017

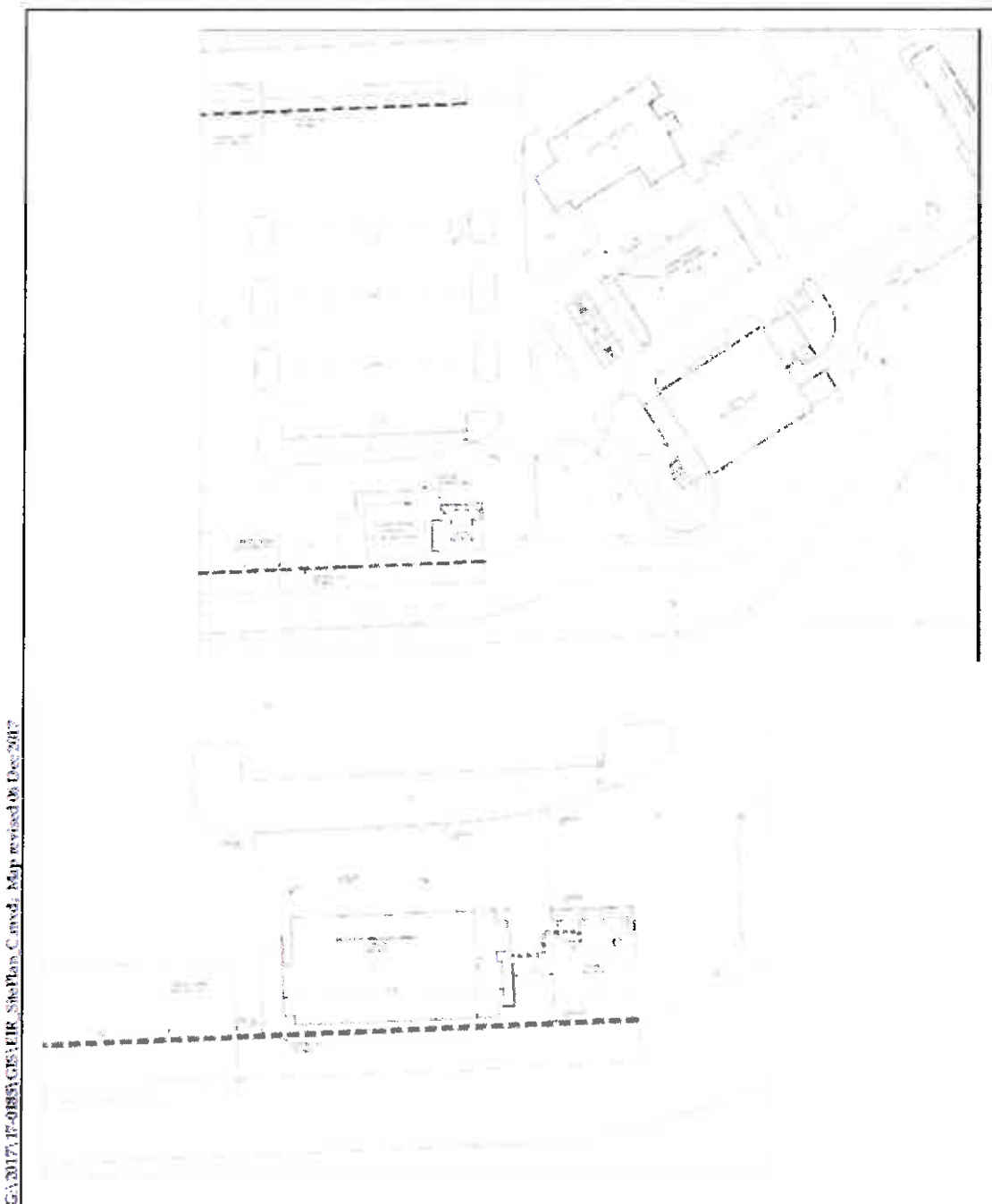
Source: RCE Consultants, November 29, 2017.

Figure 1B – Site Plan
 EIR-396, Addendum No. 7



Not to Scale





GA 2017-17-0885 EIR Site Plan, Cont'd., Map revised 06 Dec 2017

Source: RCE Consultants, November 29, 2017.

Figure 1C - Site Plan
EIR-396, Addendum No. 7



Not to Scale



Figure 2, TTC Planning Areas

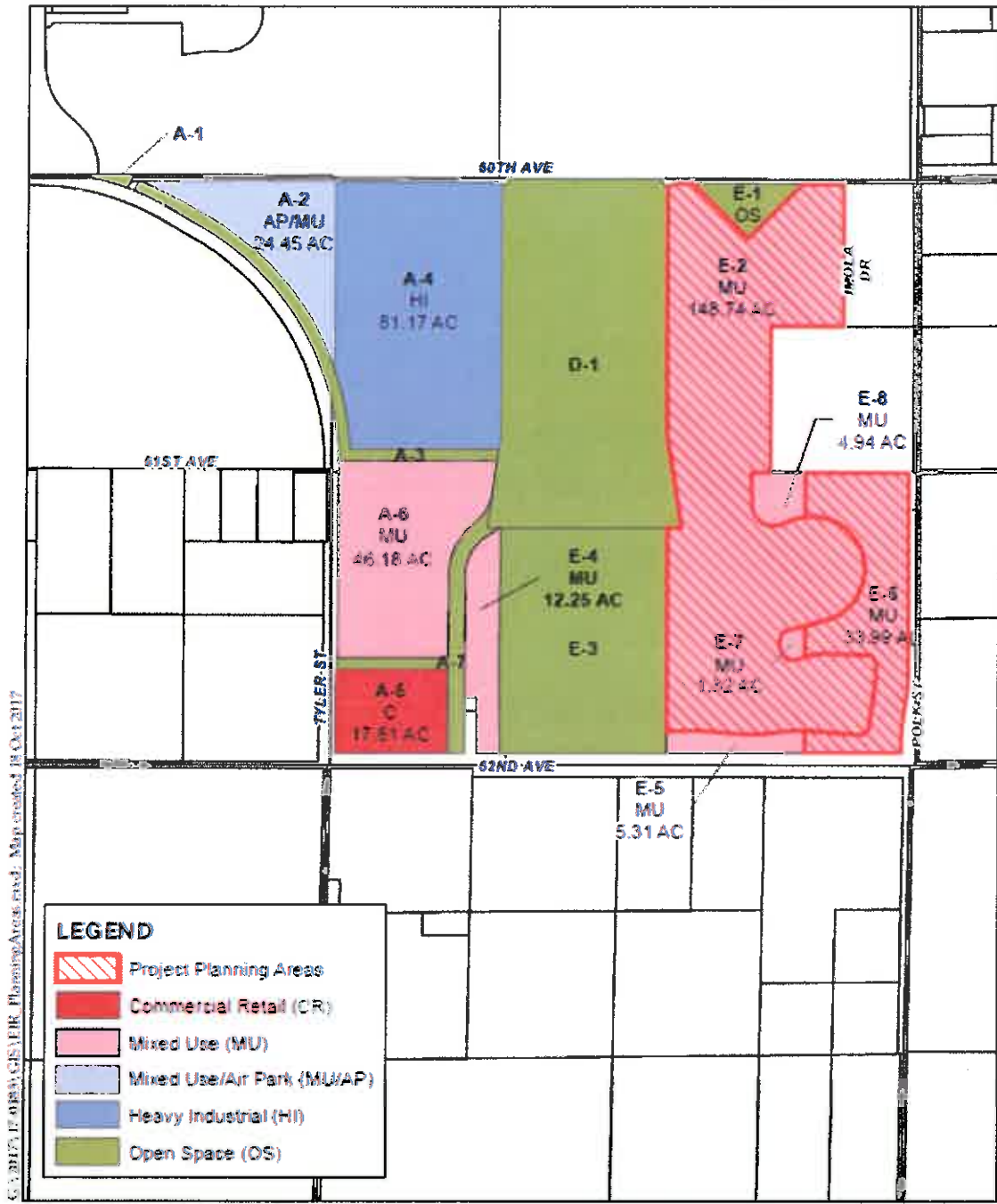


Figure 2 - TTC Planning Areas
EIR-396, Addendum No. 7



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

B. Total Project Area:

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: 60
Other:			

C. Assessor's Parcel No(s): 759-180-013 and 759-280-017

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, Project Vicinity** 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**

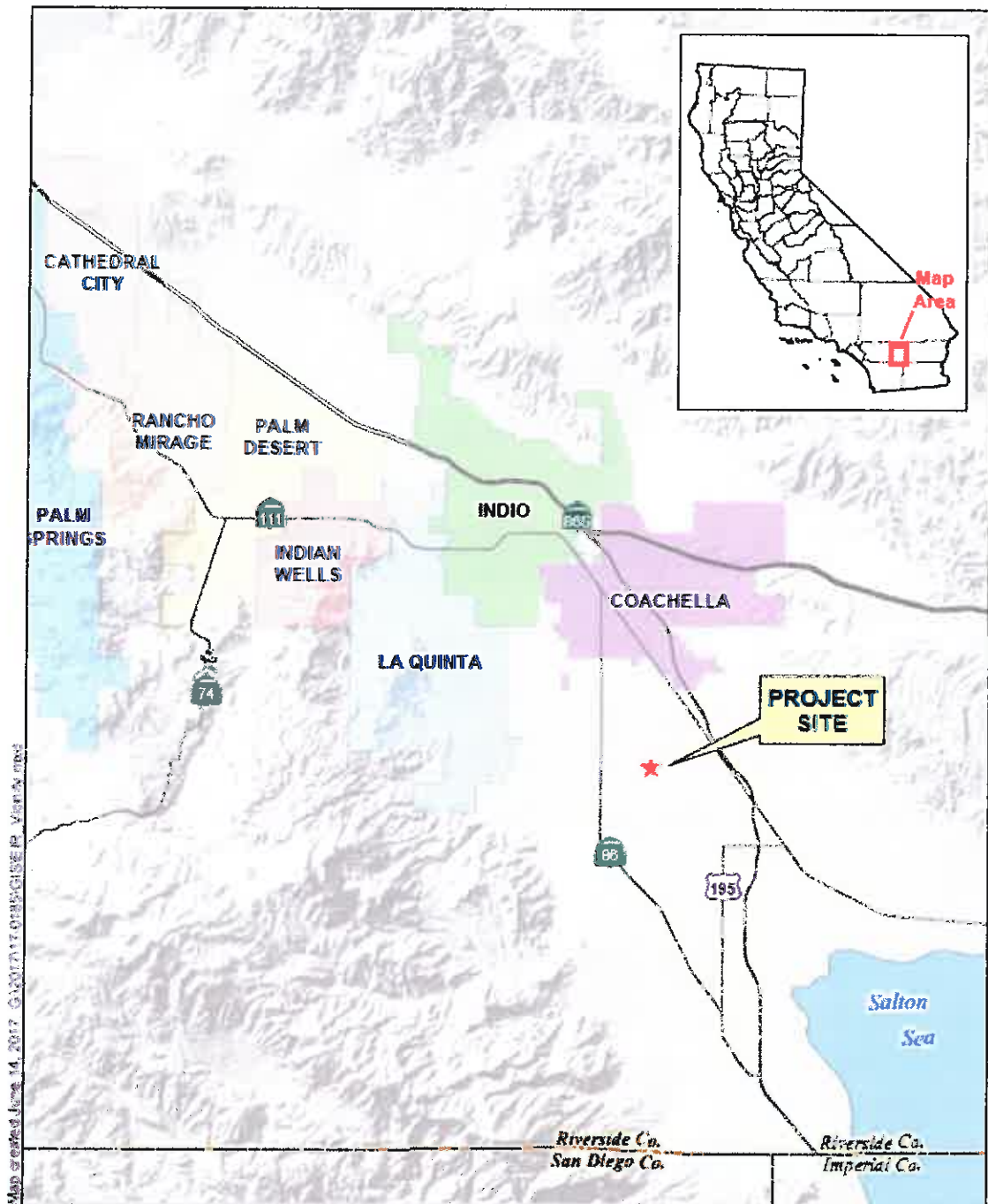
E. Brief description of the existing environmental setting of the project site and its surroundings:

The surrounding project area is primarily vacant (**Figure 4**)

Proposed Project Site

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

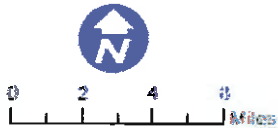
- Entire site has been graded.
- Planning Areas A-6: North of Jasper Plot Plan - Area has been developed with BMW driver training facility
- Southern race track has been developed.
- Planning Area E-4: East of Ascot Plot Plan – Area has been developed with race track facilities. Portion of area to the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



Map created June 14, 2017. GIS 2017/17 02/15/17 02/15/17 02/15/17 02/15/17

Source: County of Riverside GIS, 2017

Figure 3 - Project Vicinity
EIR-396, Addendum No. 7

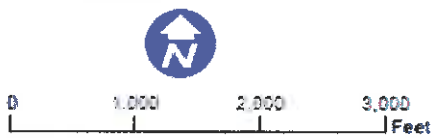


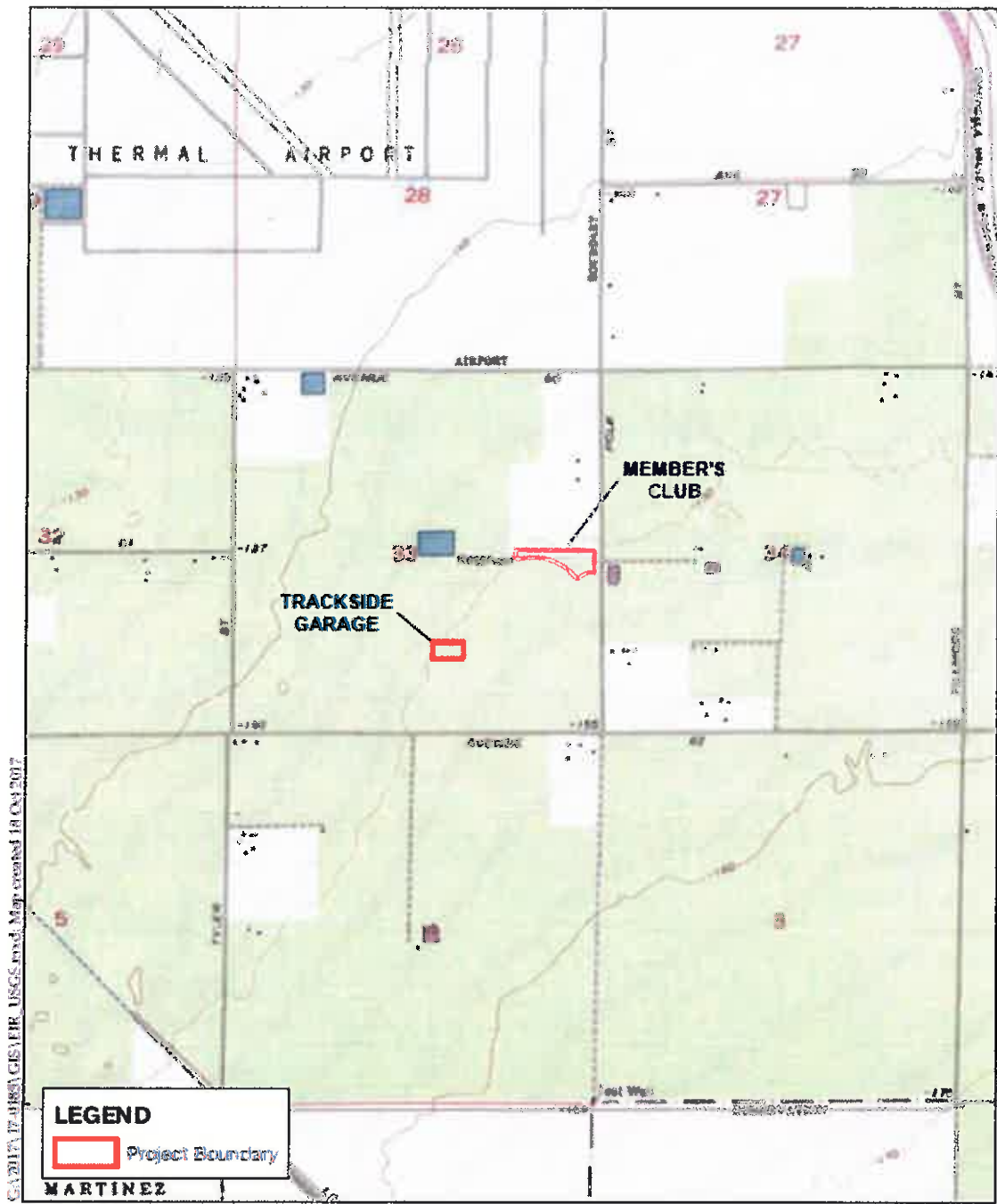


© 2017, Toposoft, Inc. Aerial Imagery. Map created 8/04/2017

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

Figure 4 – Aerial Map
EIR-396, Addendum No. 7





GA 2012-17-0188A GIS/EIR USGS.mxd; Map created 18 Oct 2017

Sources: ESRI / USGS 7.5min Quad
 DRG: VALERIE



Figure 5 - USGS Map
 EIR-396, Addendum No. 7



II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site has a General Plan Foundation Component and Land Use Designation of Community Development: Mixed Use (CD:MU) as reflected in the Land Use Plan for the Kohl Ranch Specific Plan No. 303, Amendment No. 3 (SP No. 303A3). 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 designation 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 not 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.
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 polices.
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 Airport Land Use Commission (ALUC) concluded that the proposed Project is consistent with the Jacqueline Cochran Regional Airport Land Use Compatibility Plan on October 12, 2017, and the proposed Project is consistent with the Safety Element of 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 previously identified in EIR No. 396, 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 adhere to the mitigation measures previously identified in EIR No. 396, 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):** The proposed Project site has a Land Use Designation of Mixed Use 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):** The surrounding properties have a General Plan Foundation Component and Land Use Designation of 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 as reflected in the Land Use Plan for Specific Plan No. 303.
 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 E-2 and E-6
 - I. **Existing Zoning:** Specific Plan, Planning Areas E-2 and E-6 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 /Tribal 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input checked="" type="checkbox"/> 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

2/8/2018

Date

Jason Killebrew
Urban Regional Planner IV
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

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 No. 396Addendum #4, EIR No. 396Addendum #6, Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 because the Environmental Assessment (EA36750) prepared as part of the Notice of Preparation for EIR No. 396(NOP) determined that no scenic highway corridors would be affected by the project. EIR No. 396Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396Addendum #'s 1 through 6 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 EIR No. 396 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) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396), 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 EIR No. 396 as amended by the prior approved CEQA Documents, including Addendum #6, remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396), 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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a-b) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396and EIR No. 396Addendum #'s 1 through 6 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 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 (from previously identified mitigation in EIR No. 396), 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 (from previously identified mitigation in EIR No. 396). 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 EIR No. 396Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396Addendum #6.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Significant and Unavoidable. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed by the prior CEQA Documents.

- b-d) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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. 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 (from previously identified mitigation in EIR No. 396), 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

- a-c) *EIR No. 396 Conclusion: Not analyzed because these thresholds were not applicable at the time of EIR No. 396. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts to forest land so there were no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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

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

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a,b) *EIR No. 396 Significant and Unavoidable. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 44.a and 44.b below, the proposed Project will not result in traffic trips beyond that already 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 would not create additional traffic trips. Further, the proposed uses have already been analyzed as allowable uses 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) *EIR No. 396 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*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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national ambient air quality standards (NAAQS) on more than 150 days annually, despite efforts to control emissions from stationary pollutant sources and motor vehicles. EIR No. 396 Addendum #2 demonstrated that, after the incorporation of mitigation measures and with emissions reductions utilized in EIR No. 396, 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. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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. Further, the proposed uses have already been analyzed as allowable uses under SP No. 303A3. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed in EIR No. 396.

- d-e) *EIR No. 396 Conclusion: Less than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 44.a and 44.b below, the proposed Project will not result in traffic trips beyond that already 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 would not create additional traffic trips. 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) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that no objectionable odors would be created. EIR No. 396 Addendum No.'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Wildlife 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 No. 396 Addendum #4 and EIR NO. 396 Addendum #6

Findings of Fact:

a-g) *EIR No. 396 Conclusion: Less than Significant with mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) 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, however, 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the Proposed Project

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

CULTURAL RESOURCES Would the Project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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 No. 396 Addendum #6

Findings of Fact:

a-d) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

EIR No. 396 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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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area boundaries. EIR No. 396 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.

Further, the project site has been grading. It is not anticipated that any future grading would take place below the native soils, so 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the Proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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, the lead agency shall consider the significance to a California Native American tribe.

Source: EIR NO. 396 Addendum #6

Findings of Fact:

a-b) *EIR NO. 396 Conclusion: Not Analyzed. However, impacts to tribal resources related to archaeological impacts were addressed in EIR NO. 396 under the Archaeological thresholds in which impacts were found to be Less Than Significant with Mitigation. EIR No. 396 Addendum*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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#’s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #’s 1 through 6 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 (from previously identified mitigation in EIR No. 396) 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 EIR NO. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR NO. 396 Addendum #6.

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?				
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 No. 396 Addendum #2, EIR No. 396 Addendum #4, and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR No. 396 Addendum No.’s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #’s 1 through 6 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 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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: EIR No. 396 Addendum #4 and EIR NO. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6

	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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

The proposed Project lies within the same area as previously analyzed. 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?

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 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 EIR No. 396 and no other geologic hazards were identified. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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. 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-c) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

18. Soils

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Result in substantial soil erosion or the loss of topsoil?				
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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

- a) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum No.'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR NO. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396. So, the Project does not result in impacts related to soil erosion beyond those previously analyzed. All mitigation (from previously identified mitigation in EIR No. 396) 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) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

The proposed Project is located within the same area as previously analyzed; the Project is not located on expansive soils and no septic tanks are proposed, so it 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

19. Erosion				<input checked="" type="checkbox"/>
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 NO. 396 Addendum #3, EIR NO. 396 Addendum #4, and EIR NO. 396 Addendum #6

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) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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. EIR No. 396 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 (from previously identified mitigation in EIR No. 396) 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

20. Wind Erosion and Blowsand from the 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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Less than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

The proposed Project lies within the same area as previously analyzed. The County adopted Ordinance No. 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 No. 742. The proposed Project will be subject to this Ordinance. Potential impacts related to wind erosion and blowsand will be prevented from rising to significant levels through the implementation of Ordinance No. 742 and from adherence to construction dust control mitigation measures (from previously identified mitigation in EIR No. 396) 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?

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

- a) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #2, EIR No. 396 Addendum #4, and EIR No. 396 Addendum #6

Findings of Fact:

- a-b) *EIR No. 396 Conclusion: Not analyzed due to lack of such questions on the Environmental Assessment form. EIR No. 396 Addendum #'s 1 through 6 determined that with mitigation there were no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 No. 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 EIR No. 396. 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 EIR No. 396 and EIR No. 396 Addendum #2 because the disturbance area is the same.

EIR No. 396-A2 determined that with required regulations and mitigation measures, the SP No. 303A2 Project (with the motorsports park included) the SP No. 303A2 Project's incremental

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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contribution to a cumulative impact to global climate change was considered less than significant.

The proposed Project is compliant with the uses allowable under SP No. 303A3. As reflected in section 44.A and 44.b, below, the Project will not result in traffic trips beyond those analyzed as part of SP No. 303A. Thus, GHG emissions analyzed in EIR No. 396 Addendum #5 were found to be substantially similar to those previously analyzed in EIR No. 396 Addendum #2 which were found to be no more impactful than those analyzed in the original EIR No. 396 and subsequent Addendum.

Because the proposed Project will not measurably increase GHG emission beyond those previously evaluated and will continue to implement the previously required mitigation measures, 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

HAZARDS AND HAZARDOUS MATERIALS Would the Project

23. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b & d) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 development eventually established within the Project. The land use plan separates and buffers the land uses associated with the racetrack from future 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 (from previously identified mitigation in EIR No. 396) remains in effect. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed by the prior CEQA documents.

- c) *EIR No. 396 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 impacts result from the proposed Project beyond those analyzed by the prior CEQA documents.

- e) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) remain in effect for 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 EIR NO. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR NO. 396 Addendum #6.

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	<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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result in a safety hazard for people residing or working in the Project area?

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?

Source: EIR No. 396 Addendum #4 and EIR NO. 396 Addendum #6

Findings of Fact:

a,c,d) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

The proposed Project lies within the same area as previously analyzed and proposes a members' club and trackside garage with viewing deck that are allowable uses within approved SPA3. The proposed Project lies within the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan. Specifically, the trackside garage proposed in Planning Area E-2 lies within Compatibility Zone C and the members club in Planning Area E-6 lies within Compatibility Zone D. ALUC reviewed both projects for intensity to ensure both are within intensity allowances for each zone. On October 12, 2017 the ALUC Commission concluded that the proposed Project was consistent with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan subject to conditions of approval.

Mitigation measures D12-1 and D12-5 (from previously identified mitigation in EIR No. 396) 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 heliport. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed by the prior CEQA documents.

b) *EIR No. 396 Conclusion: EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

On October 12, 2017 the ALUC Commission concluded that 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 heliport. 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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?

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 No. 396 Addendum #4 and EIR396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Not specifically addressed in the EIR NO. 396 because the EA did not include a question regarding wildfires. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA documents."*

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 erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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 No. 396 Addendum #3, EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-h) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 NO. 396 Addendums #3, #4, #5, and #6; all found to result in no impacts beyond those previously analyzed by EIR-396. No housing is proposed within a 100-year flood hazard area and all existing storm drains, basins, and BMP's are per approved grading plans. Further, the project complies with NPDES requirements by retaining entire 100-year 24-hour storm event on-site and all mitigation (from previously identified mitigation in EIR No. 396) 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

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 No. 396 Addendum #3, EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-c) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 under EIR No. 396 Addendums #3, #4, #5, and #6; all found to result in no impacts beyond those previously analyzed by EIR-396. As per Items 26a through 26h 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) *EIR No. 396 Conclusion: Not Addressed.*

The proposed Project lies within the same area as previously analyzed under EIR No. 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

LAND USE/PLANNING Would the Project

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6, Project Application Materials

Findings of Fact:

- a) *EIR No. 396 Conclusion: Significant and Unavoidable. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."*

The proposed Project lies within the same area as was previously analyzed, and proposes a members club and trackside garage with observation deck which are allowable land uses within Planning Areas E-2 and E-6 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 proposed Project beyond those analyzed by the prior CEQA documents.

- b) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not located within a city sphere of influence. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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substantially increased impacts result from the proposed 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"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6, Project Application Materials

Findings of Fact:

a-d) *EIR No. 396 Conclusion: Less than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Land Use Designation for SP No.303A3. Under the approved Specific Plan, the trackside garage and member's club are allowable uses within Planning Areas E-2 and E-6, respectively. As the proposed Project is within SP No. 303A3, the uses have been planned for and are compatible with one another. Thus, the proposed Project is consistent with uses allowable within Planning Areas E-2 and E-6 of SP No. 303A3 and all mitigation remains in effect. The Community Development: Mixed Use Land Use Designation 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 proposed Project beyond those analyzed by the prior CEQA documents.

e) *EIR No. 396 Conclusion: Not specifically addressed in EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 is located within a largely 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 proposed Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 with exception of MM LU-3 and LU-4, remain in effect as they are not applicable to the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

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 mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-d) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 because the Environmental Assessment (EA36750) prepared as part of the NOP determined that the Project was not located within a mineral resource zone. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None required.

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
31. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #2, EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area (footprint) as previously analyzed in EIR No. 396. As discussed in EIR No. 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 residential uses within that noise contour. The proposed Project does not result in impacts from airport-related noise beyond those previously analyzed in EIR No. 396 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 Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

32. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Not Applicable. The Environmental Assessment Form (EA36750) prepared as part of the Notice of Preparation process for EIR No. 396 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). EIR NO. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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

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 be much more than occasionally audible at this distance. No adverse railroad-related noise impacts are anticipated to occur as a result of the 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: None

Monitoring: None required.

33. Highway Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input checked="" type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>				

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Significant and Unavoidable. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 (from previously identified mitigation in EIR No. 396) remains in effect. Therefore, no new or substantially increased impacts result from the Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 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 Project. Therefore, no new or substantially increased impacts result from the Project beyond those analyzed by the prior CEQA documents.

Mitigation: None.

Monitoring: None Required.

35. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Significant and Unavoidable. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR NO. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."*

The proposed Project lies within the same area that was 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 NO. 396 Addendum's #4, #5 and #6 and all mitigation remains in effect. Further, as part of SP No. 303A3, a Noise Ordinance Exception (NE06) was

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

- b,c) *EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

- d) *EIR No. 396 Conclusion: Not Analyzed. EIR No. 396 Addendum #'s 2 through 5 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 2 through 5 are collectively referred to as "the prior CEQA Documents."*

EIR No. 396 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 Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

POPULATION AND HOUSING Would the Project

36. Housing

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a,c) *EIR No. 396 Conclusion: No Impact. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR NO. 396 and EIR No. 396 Addendum #'s 1 through 6 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 or future 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) *EIR No. 396 Conclusion: Less than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."*

The proposed Project occupies the same area as previously analyzed and contains no existing or future 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**

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

38. Sheriff Services

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

39. Schools

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 any residential density increase 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.

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 EIR NO. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR NO. 396 Addendum #6.

40. Libraries

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

This issue is not affected by the proposed Project. Thus, the proposed Project's potential impacts related to this issue are no different than those analyzed in the previous CEQA documents. Therefore, no new or substantially increased impacts result from the proposed Project beyond those addressed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

41. Health Services

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a,b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."*

The proposed Project lies within the same area that was previously analyzed, and does not increase the intensity of the site. The Project also does not provide residential uses that generate an increase in population prompting the need for parkland. All mitigation (from previously identified mitigation in EIR No. 396) remains in effect. Therefore, no new or substantially increased impacts result from the proposed Project beyond those analyzed by the prior CEQA documents.

c) *EIR No. 396 Conclusion: Less Than Significant. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum.

43. Recreational Trails

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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

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 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for All mitigation measures remain as identified in EIR No. 396 Addendum #6.

TRANSPORTATION/TRAFFIC Would the Project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR NO. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 does not increase the overall intensity of the site. The proposed trackside garage and members club are amenities to be utilized by Thermal Club members. The number of traffic trips The Thermal Club membership would produce under SPA3 was previously analyzed under EIR No. 396 Addendum #5. The new structure will not increase site intensity as these are intended to serve the members already anticipated. Thus, all proposed mitigation measures presented as a result of SP No. 303A3 remain effective. As EIR No. 396 Addendum #5 found impacts to be less than significant and fully analyzed by EIR No. 396, 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) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR NO. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

- d) *EIR No. 396 Conclusion: Not specifically addressed in the EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

- e) *EIR No. 396 Conclusion: Not specifically addressed in EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 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 Project beyond those analyzed by the prior CEQA documents.

- f) *EIR No. 396 Conclusion: Threshold did not previously exist, however one of the Riverside County General Plan's objectives related to circulation at the time of EIR No. 396 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*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Specific Plan was projected to generate a recurring fiscal surplus to the County so as not to create a significant impact. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

- g) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project beyond those analyzed by the prior CEQA documents.

- h) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR NO. 396 and EIR No. 396 Addendum #'s 1 through 6 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 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 Project beyond those analyzed by the prior CEQA documents.

- i) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 Project will not result in a significant change to transit service impacts or ridesharing. The SunLine Transit Agency Bus Route Map for Line 91, effective September 3, 2017, shows the bus line still serves the Project area. Therefore, no new or substantially increased impacts result from the Project beyond those analyzed by the prior CEQA documents.

Mitigation: All mitigation measures related to this issue that were identified in EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

UTILITY AND SERVICE SYSTEMS Would the Project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR NO. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring: Monitoring for all mitigation measures remain as identified in EIR NO. 396 Addendum #6.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

48. Solid Waste				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EIR No. 396 Addendum #4 and EIR NO. 396 Addendum #6

Findings of Fact:

a-b) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

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 No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a-e) *EIR NO. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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) *EIR No. 396 Conclusion: Threshold did not previously exist, however one of the Riverside County General Plan's objectives related to circulation at the time of EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396.

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) *EIR No. 396 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

50. Energy Conservation

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

Source: EIR No. 396 Addendum #4 and EIR No. 396 Addendum #6

Findings of Fact:

a) *EIR No. 396 Conclusion: Less Than Significant with Mitigation. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 39 6and EIR No. 396 Addendum #'s 1 through 6 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 EIR No. 396 Addendum #6 remain in effect as they are not affected by the proposed Project.

Monitoring: Monitoring for all mitigation measures remain as identified in EIR No. 396 Addendum #6.

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?

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: Project Application Materials, Staff Review

Findings of Fact:

EIR No. 396 Conclusion: Less Than Significant with Mitigation with Respect to Biological Resources, Less Than Significant With Mitigation with Respect to Cultural Resources. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR No. 396. EIR No. 396 and EIR No. 396 Addendum #'s 1 through 6 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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, Staff Review

Findings of Fact: *EIR No. 396 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. EIR No. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR NO. 396. EIR No. 396 and EIR NO. 396 Addendum #'s 1 through 6 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.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>53. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials, Staff Review

Findings of Fact:

EIR NO. 396 Conclusion: Not specifically addressed in EIR NO. 396 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. EIR NO. 396 Addendum #'s 1 through 6 determined there to be no impacts beyond what was analyzed in EIR NO. 396. EIR NO.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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396and EIR NO. 396 Addendum #'s 1 through 6 are collectively referred to as "the prior CEQA Documents."

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.
- Environmental Impact Report 396-Addendum No. 6 adopted July 31, 2017.

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

SunLine SunLine Transit Agency, Line 91 dated September 3, 2017. (Available at https://www.sunline.org/transit_routes/route/line91, accessed October 30, 2017.)

Revised: 01/31/18
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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>Adverse 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.	Less than significant	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 filed 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 (TMTC), 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>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Refer to mitigation measures for increased demand on water resources in EIR 396 – Section V.D.2., Water and Sewer (D2-1 through D2-14).	Less than significant	Refer to Section V.D.2.	Refer to Section V.D.2.
<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.
C-5-3A 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 Kohl 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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 Department and CVWD	Prior to issuance of building permits.
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.	Less than significant	Riverside County Building and Safety Department and Regional Water Quality Control Board	Prior to issuance of grading permit.
C5-8 The hydrology and drainage design shall take into account the existing stormwater, irrigation and drainage facilities which cross Kohl Ranch. The developer's engineer shall work with CVWD to develop an acceptable grading and drainage plan.	Less than significant	Riverside County Building and Safety Department and CVWD	Review and approval of grading and drainage plans prior to tentative tract map/plot plan/use permit.
Air Quality			
Fugitive Dust			
<i>Short-term air quality impacts</i>			
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.	Significant	Riverside County Building and Safety Department and SCAQMD	Review and approval of grading plans.
<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>			
Construction Equipment Exhaust			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C6-2 Construction operations shall comply with all applicable control measures identified in the "State Implementation Plan in the Coachella Valley: 1994 BACM Revision," March 1994.	Significant	Riverside County Building & Safety Department	During grading and construction.
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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Prior to issuance of building permits.			
C6-9 Low-polluting and high-efficiency appliances shall be installed wherever possible. Solar energy shall be evaluated for heating any swimming pools or water heaters on-site.	Significant	Riverside County Building & Safety Department	Prior to issuance of building 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	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
<p>kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety. (EIR 396 mitigation measure C6-3, page V-113)</p>			
<p>MM Air 2 Contractor shall ensure that all off-road, heavy-duty equipment utilized during construction shall be CARB Tier 3 or better (to the maximum extent feasible). (EIR 396 mitigation measure C6-3, page V-113)</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>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.</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>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)</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>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.</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>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).</p>	Significant	Riverside County Planning Department	Prior to approval of plot plan and/or use permit.
<p>Water Quality</p>			
<p><i>Short-term potential for increased erosion.</i></p>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
C7-1 Private developments constructed in the project area shall be required to provide adequate site drainage during construction.	Less than significant	Riverside County Building & Safety Department, CVWD, and RWQCB	Review and approval of erosion 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	Less than significant	Riverside County Building & Safety Department	Inspections during construction.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
activities where there are no sensitive receptors within a one-mile 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>			
MM 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.
MM 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>MM Noise 3 Sound attenuation barriers shall be constructed to heights indicated in the Preliminary Acoustical Analysis for the 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>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Inspections during construction.</p>
<p>MM 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>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Review and approval of final acoustical reports prior to approval of tentative tract map or other residential projects.</p>
<p>MM 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>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Ongoing.</p>
<p>MM 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>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>During Construction</p>
<p>MM 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>	<p>Less than significant</p>	<p>Riverside County Health Department and Riverside County Planning Department</p>	<p>Ongoing.</p>
<p>MM Noise 8 A vehicle removed from the track for a noise violation must receive repairs/changes to reduce the noise output and return</p>	<p>Less than significant</p>	<p>Riverside County Health Department and</p>	<p>Ongoing.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
to the vehicle inspection station before it can be returned to the track.		Riverside County Planning Department	
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	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
<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>			
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.	Less than significant	Riverside County Health Department and Riverside County Planning Department	Ongoing.
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: <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
Energy Resources			
<i>Increased energy use.</i>			
<i>To reduce both criteria pollutant and Greenhouse Gas emissions from Project operation, the following mitigation measures will be implemented:</i>			
C9-1 was replaced by Mitigation Measure GHG 1 below, as part of EIR 396, Addendum No. 2.	n/a	n/a	n/a

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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 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.	Less than significant	Riverside County Planning Department	Prior to building permits
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.	Less than significant	Riverside County Planning Department	Prior to occupancy
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.	Less than significant	Riverside County Planning Department	Prior to occupancy
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.	Less than significant	Riverside County Planning Department	Prior to occupancy
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.	Less than significant	Riverside County Planning Department	Prior to occupancy
MM GHG 6 Install light colored "cool" roofs and cool pavements whenever possible.	Less than significant	Riverside County Planning Department	During Construction
MM GHG 7 Preserve existing trees on-site through the use in place or relocation of palms currently growing on-site.	Less than significant	Riverside County Planning Department	During Construction

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
Open Space & Conservation			
<i>Loss of undeveloped open space.</i>			
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.	Less than significant.	Riverside County Planning Department	Review and approval of tentative tract map/plot plan/use permit.
Toxic Substances			
<i>Generation of hazardous wastes.</i>			
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.	Less than significant.	Riverside County Health Department and CVWD.	Ongoing.
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.	Less than significant.	Riverside County Health Department and Planning Department.	Review and approval of plot plan and/or use permit.
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.	Less than significant.	Riverside County Health Department.	Ongoing.
C11-5 Interim agricultural operations shall adhere to all appropriate permit requirements related to the handling, storage and transport of hazardous materials.	Less than significant.	Riverside County Health Department.	Ongoing.
Cultural Resources			
<i>Disturbance of important archaeological resources.</i>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<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 on the site.</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>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.</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>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).</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>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</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>Disturbance of important historic resources</i></p>			
<p>None required.</p>	<p>Less than significant.</p>	<p>None required.</p>	<p>Not applicable.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<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.
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.	Less than significant.	Riverside County Planning Department.	During grading activities.
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.	Less than significant.	Riverside County Planning Department.	During and/or following grading activities.
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.	Less than significant	Riverside County Planning Department	After completion of field monitoring.
Aesthetics, Visual Analysis, Light & Glare			
<i>Change to visual character of the site.</i>			
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.	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
<i>Creation of new source of light and glare.</i>			
C13-2 Lighting shall conform to the Lighting Guidelines Section of the Kohl Ranch Specific Plan.	Less than significant.	Riverside County Building & Safety Department.	Prior to issuance of building permit.
<i>The following mitigation measures are general lighting guidelines contained in the Kohl Ranch Specific Plan.</i>			
<u>General Lighting Guidelines</u>			
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>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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 EIR NO. 396, 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 EIR NO. 396, 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>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>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:</p> <p>a. Traffic impact study reports shall be required with submittal of tentative tract maps or plot plans as required by Riverside County.</p> <p>b. The required format for each traffic impact study report shall be determined by Riverside County. The required format shall include 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>	<p>Less than significant.</p>	<p>Riverside County Planning Department and Transportation Department.</p>	<p>Review and approval of tentative tract map/plot plan/use permit.</p>
<p>D1-12 to D1-15 were eliminated as part of EIR 396, Addendum No. 2</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>
<p><i>Compliance with General Plan Circulation policies</i></p>			
<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>	<p>Less than significant.</p>	<p>Riverside County Transportation Department.</p>	<p>Payment of traffic mitigation fees at final tract map approval.</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
D1-19 The developer shall comply with the trip reduction ordinance of the Riverside County.	Less than significant.	Riverside County Transportation Department.	Ongoing.
<i>Impact on alternative forms of transportation.</i>			
D1-20 As development in the area occurs, the SunLine Transit Agency shall be requested to consider expanding service within the area.	Less than significant.	Riverside County Transportation Department.	Ongoing.
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 turnout design features. Pedestrian access to the bus stops shall be provided.	Less than significant.	Planning Department and Transportation Department.	Review and approval of tentative tract map/plot plan/use permit.
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 EIR NO. 396, 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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 EIR NO. 396, 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.
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.	Less than significant	Riverside County Transportation Department	Review and approval of tentative 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 EIR NO. 396, 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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	Prior to issuance of occupancy permit.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.	Transportation 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 uses, as well as larger commercial development.	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.
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 SCVCS to provide supplemental sheriff services in exchange for an additional parcel charge collected via the property tax system.	Less than significant.	SCVCS 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
<p>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:</p> <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 	<p>Less than significant.</p>	<p>Riverside County Building & Safety Department and Riverside County Sheriff's Department.</p>	<p>Review and approval of building plans prior to issuance of building permit.</p>
<p>Schools</p>			
<p><i>Increased demand for school facilities.</i></p>			
<p>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.</p>	<p>Less than significant.</p>	<p>Coachella Valley Unified School District.</p>	<p>Fees paid at issuance of building permits.</p>
<p>Parks & Recreation</p>			
<p><i>Increased demand for parks and recreational facilities.</i></p>			
<p>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.</p>	<p>Less than significant.</p>	<p>Desert Recreation District (DRD) and Riverside County Planning Department.</p>	<p>Prior to tentative tract map approval.</p>
<p>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.</p>	<p>Less than significant.</p>	<p>CVRPD and Unified School District.</p>	<p>Review and approval of improvement plans prior to issuance of first building permit for applicable tract.</p>
<p>D6-3 Recreation trails shall be improved and dedicated, as described in the Kohl Ranch Specific Plan.</p>	<p>Less than significant.</p>	<p>CVRPD and Riverside County Transportation Department.</p>	<p>Review and approval of tentative tract map/plot plan/use permit</p>

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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>			
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	Review and approval of improvement plans.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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 Planning 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 installation of underground power facilities.	Less than significant.	IID or other authorized service provider and Riverside County Planning Department.	Tentative tract map/plot plan approval.
D7-9 was replaced by Mitigation Measure GHG 1 located in the Energy Resources section of this mitigation table under EIR NO. 396, 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>			

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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	Less than significant.	Riverside County Waste Resources Management District.	Prior to building permit issuance.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.			
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 hazardous wastes.	Less than significant.	Refer to Measures C11-1 and C11-3.	Refer to Measures C11-1 and 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.

Mitigation Measures	Level of Significance After Mitigation	Reviewing Entity	Review Stage
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.
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	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
<p>occupancy. This restriction shall be included in the Covenants, Conditions and Restrictions (CC&R's).</p>			
<p>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.</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>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.</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>MM LU 4 – Signs shall be posted at all access point into Planning Areas E-2 that shall identify no overnight occupancy is permitted.</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>



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/08/18, 10:02 am

PP24690R2

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP24690R2. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 **AND - Causes for Revocation**

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

Advisory Notification. 2 **AND - Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP24690R2 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PP24690R2, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Use Expiration

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

Advisory Notification. 4 AND - Notification Document

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

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

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

Advisory Notification. 6 AND - EIR Mitigation Measures

Incorporation of all adopted EIR No. 396 Mitigation Measures.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Exhibits (cont.)

Advisory Notification. 7 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan).

Exhibit B (Elevations)

Exhibit C (Floor Plans)

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 927 (Regulating Short Term Rentals)

4. Mitigation Fee Ordinances

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

Advisory Notification. 9 AND - Project Description & Operational Limits

Plot Plan No. 24690 Revision No. 2 is proposing to be revised by the applicant, Thermal Operating Company, to allow the construction of a Member's Club area that is exclusive to the Thermal Motorsports members. The club facility is located on an approximate 5.31 parcel of land, within Planning Area E-6 of the Kohl Ranch Specific Plan (SP303) and is comprised of the following:

- 3,354 square foot recreational center (private dining room, pool locker rooms) with three tennis and game courts,
- 2,280 square foot adult pool
- 3,578 square foot kids pool
- 1,647 square foot fitness center,
- 1,420 square foot locker room, and
- Six hotel suite buildings totaling 14,400 square feet (2,400 square feet per building – 8 suites per building)

In addition, a 6,397 square foot trackside garage will be located in the main core just to the south of the main parking lot and west of the community restrooms which will serve this in Planning Area E-2. The facility proposes a two-story building with a second-story viewing deck on an approximately 140 acre parcel. The main level of the trackside garage consists of overflow car storage. The upper level is proposed as a rooftop patio for viewing the track. The rooftop patio will be accessible via an elevator or one of two stairs.

Advisory Notification. 9 AND - Project Description & Operational Limits

Airport Land Use Committee 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.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Project Description & Operational Limits (cont.)

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 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. The project evaluated consists of a trackside garage with 4,748 square feet of garage storage area and 2,292 square feet of track viewing area and a "members club facility" with 3,354 square foot recreational center and game courts, 2,280 square foot adult pool, 3,578 square foot kids pool, 1,647 square foot fitness center, 1,558 square foot locker room, and six commercial hotel suites buildings of 2,400 square feet each. Any increase in building area or change in use of the project will require an amended review by the Airport Land Use Commission.

6. The proposed trackside garage second floor viewing area shall be designed and constructed per the submitted floor plan layout i.e. 1,502 square feet of viewing area. No other area on the second floor shall be allowed to have a designated use unless approved by the Airport Land Use Commission.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Project Description & Operational Limits (cont.)

7. The proposed commercial hotel suites buildings shall be designed, constructed and utilized as presented in this entitlement. They shall not be sold individually or converted into condominium dwelling units.

BS-Grade

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

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

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

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

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

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

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

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

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

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-Grade. 6 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 7 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope. Minimum drainage grade for paved areas shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 8 0010-BS-Grade-USE - NPDES INSPECTIONS

Construction activities including clearing, stockpiling, grading or excavation of land

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

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

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 0010-BS-Grade-USE - RETAINING WALLS (cont.)

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

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

BS-Plan Check

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

PERMIT ISSUANCE:

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

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

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

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

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

ACCESSIBLE PARKING:

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

ACCESSIBLE PATH OF TRAVEL:

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

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

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

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

E Health

E Health. 1 0010-E Health-INDUSTRIAL HYGIENE NOISE STUDY

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

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

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

ADVISORY NOTIFICATION DOCUMENT

E Health

- E Health. 2 0010-E Health-PP24690 R2 COMMENTS (cont.)
- E Health. 2 0010-E Health-PP24690 R2 COMMENTS

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

Fire

- Fire. 1 0010-Fire-USE-#76-STANDARD FH 330/165

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 500 GPM for a 2 hour duration at 20 PSI residual operating pressure.

- Fire. 2 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 1500 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 Five construction per the 2001 CBC and Building(s) having a fire sprinkler system.

Planning

- Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

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

- Planning. 2 0010-Planning-USE - ABC47 ON SALE GEN EATING

All proposed buildings shall be in substantial conformance with the use of details labeled Subtle tile accents, exterior lighting, stone trim, roofing clay tile color blend, swimming pool imagery, ceiling imagery, exterior courtyard imagery, patio spaces imagery, and outdoor spaces imagery Approved Exhibit E.

- Planning. 3 0010-Planning-USE - AGRICULTURE CODES

This property is located within the Coachella Valley and all landscape planting shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-USE - AGRICULTURE CODES (cont.)
 comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

Planning. 4 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 5 0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 6 0010-Planning-USE - COLORS & MATERIALS

Architectural style, Building colors and materials shall be in substantial conformance with those shown on the 3-D illustration APPROVED EXHIBIT C.

Planning. 7 0010-Planning-USE - COMPLY WITH ORD./CODES

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.

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS

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.

Planning. 9 0010-Planning-USE - FEES FOR REVIEW

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - FEES FOR REVIEW (cont.)

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.

Planning. 10 0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 11 0010-Planning-USE - LAND DIVISION REQUIRED

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.

Planning. 12 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 13 0010-Planning-USE - MT PALOMAR LIGHTING AREA

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.

Planning. 14 0010-Planning-USE - NO OUTDOOR ADVERTISING

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.

Planning. 15 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0010-Planning-USE - PERMIT SIGNS SEPARATELY
(cont.)

Planning. 16 0010-Planning-USE - PERMIT SIGNS SEPARATELY

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.

Planning. 17 0010-Planning-USE - SITE MAINTENANCE

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

Planning. 18 0010-Planning-USE - UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 19 0010-Planning-USE - UPDATE #2 TO GEO02230

Update letters for County Geologic Report (GEO) No. 2230 submitted for this project (PP24690R2) were prepared by Sladden Engineering and are entitled "Geotechnical Update and Building Pad Recertification - Track Side Garage" and "Geotechnical Update - Members Club" for The Thermal Club, Thermal Area, Riverside County,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-USE - UPDATE #2 TO GEO02230 (cont.)
California, dated July 27, 2017 and November 3, 2017, respectively. In addition, the following documents have been previously submitted for the project:

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

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

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

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

These documents are herein incorporated as a part of GEO02230.

GEO02230 Update concluded:

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-USE - UPDATE #2 TO GEO02230 (cont.)
GEO02230 Update recommended:

1. In order to achieve firm and uniform bearing conditions on the Members Club building pad area, we recommend over-excavation and recompaction throughout the building areas.

2. All native low density near surface soils should be removed to a depth of at least 3 feet below existing grade or 3 feet below the bottom of the footings, whichever is deeper.

GEO02230 satisfies the requirement for an 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.

Planning. 20 0010-Planning-USE*- PHASES ALLOWED

Development of this project shall substantially conform with THE 3-dimensional illustrations APPROVED EXHIBIT C

Planning. 21 0010-Planning-WCS*- TEMPLATE

The development of this project shall conform substantially with the elevations depicted in APPROVED EXHIBIT B Spa Elevations

Planning. 22 0020-Planning-USE*- UNDEVELOPED VOID DATE

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, ____, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Transportation

Transportation. 1 0010-Transportation-USE - PREVIOUS CONDITIONS

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

Transportation. 2 0010-Transportation-USE - SIDEWALK

At the request of the applicant, Transportation Department has no issue with eliminating the sidewalk within private streets, however, the Developer shall provide path of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - SIDEWALK (cont.)
travel/access to members garages or other member facilities, as applicable, in
compliance with ADA requirements and as approved by the Director of Building &
Safety.

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

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

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

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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

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

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

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

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

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

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

060 - BS-Grade. 7 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG (cont.) Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 9 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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

Fire

060 - Fire. 1 0060-Fire-USE-#75-WATER PLANS Not Satisfied

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

060 - Planning. 1 0060-Planning-USE*- CVWD CLEARANCE Not Satisfied

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

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

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

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

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

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

complying with the following:

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

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

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

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

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

E Health

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

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

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

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

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

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

Fire

080 - Fire. 1 0080-Fire-USE-#17A-BLDG PLAN CHECK \$ Not Satisfied

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

Planning

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

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

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

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;

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80. Prior To Building Permit Issuance

Planning

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

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The Maintenance Operator established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit 'A', attached hereto.

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

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

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

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

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

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

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

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

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

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

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80. Prior To Building Permit Issuance

Planning

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Transportation

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

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

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

When applicable, plans shall include the following components:

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80. Prior To Building Permit Issuance

Transportation

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

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

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

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

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

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

NOTE:

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

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

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

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

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE - TUMF (cont.) Not Satisfied

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.) Not Satisfied

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 Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (760) 863-8976 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 1999 edition 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 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 U.L. 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

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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.

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

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.

090 - Fire. 4 0090-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 2 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

Plan: PP24690R2

Parcel: 759180014

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - EXISTING STRUCTURES (cont.) Not Satisfied

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

090 - Planning. 3 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 5 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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

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

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

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

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

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

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

Trash enclosures, which are adequate to enclose a minimum of three bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block with landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall

Plan: PP24690R2

Parcel: 759180014

90. Prior to Building Final Inspection

Planning

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

be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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

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

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

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

Transportation

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

Improvements shall be constructed as stated below per phases.

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

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

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

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

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

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

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

Plan: PP24690R2

Parcel: 759180014

90. Prior to Building Final Inspection

Transportation

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

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

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

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

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

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

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

Plan: PP24690R2

Parcel: 759180014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS (cont.) Not Satisfied
Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 5 0090-Transportation-USE - OFF-SITE OPEN CHANNEL Not Satisfied
Applicant is proposing to modify off-site open channel, it shall be the responsibility of the applicant/developer to submit drainage study to Coachella Valley Water District (CVWD) and Transportation Department for review and comment. Upon approval from CVWD the applicant/developer shall vacate existing drainage easements and dedicate existing drainage easements.

090 - Transportation. 6 0090-Transportation-USE - TRANSPORTATION CLEARANCE Not Satisfied
A clearance from the Transportation Department is required prior to final occupancy. All of street improvements including all drainage improvements, channels, culverts, storm drains, inlets/outlets structures shall be in place as approved by Transportation Department. That shall include primary and secondary accesses as shown on previously approved Parcel Map No. 36293 and Plot Plan No. 24690.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied
Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



October 19, 2016

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

Paul Rull
John Guerin
Barbara Santos

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

www.rcaluc.org

Mr. Charles Rangel, Project Planner
Riverside County Planning Department
77-588 El Duna Court, Suite H
Palm Desert CA 92211

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1038TH17
Related File No.: PP24690R2 (Plot Plan Revised)
APNs: 759-180-013, 759-280-017

Dear Mr. Rangel:

On October 12, 2017, the Riverside County Airport Land Use Commission (ALUC), by a 5-2 vote (Commissioners Arthur Butler and Steven Stewart dissenting), found County of Riverside Case No. PP24690R2 (Plot Plan Revised), a proposal to develop a two-story 7,040 square foot trackside garage with viewing deck and a member's club house facility including a 3,863 square foot recreational center with tennis and game courts, a 2,280 square foot adult pool and 3,578 square foot kids pool, a 1,700 square foot fitness center and 1,558 square foot locker room, and six commercial hotel suite buildings (2,320 square feet per building, with eight suites inside each building for a combined building area of 13,920 square feet) within the Thermal Motor Club properties located southerly of Avenue 60, westerly of Polk Street, northerly of Avenue 62, and easterly of Ascot Drive 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:

The following conditions apply specifically to the proposal for development of the trackside garage, members' club facility, and commercial hotel suite buildings. All development approved pursuant to earlier versions of Plot Plan No. 24690, including PP24690R1, shall remain subject to ALUC conditions applied to those projects.

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 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. The project evaluated consists of a trackside garage with 4,748 square feet of garage storage area and 2,292 square feet of track viewing area and a "members club facility" with 3,863 square foot recreational center and game courts, 2,280 square foot adult pool, 3,578 square foot kids pool, 1,700 square foot fitness center, 1,558 square foot locker room, and six commercial hotel suites buildings of 2,320 square feet each. Any increase in building area or change in use of the project will require an amended review by the Airport Land Use Commission.
6. The proposed trackside garage second floor viewing area shall be designed and constructed per the submitted floor plan layout i.e. 1,502 square feet of viewing area. No

other area on the second floor shall be allowed to have a designated use unless approved by the Airport Land Use Commission.

7. The proposed commercial hotel suites buildings shall be designed, constructed and utilized as presented in this entitlement. They shall not be sold individually or converted into condominium dwelling units.

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



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Tim Rogers, Thermal Operating Company, LLC/JTM Land Co. (applicant/payee)
Fayres Hall, Albert A. Webb and Associates (representative)
Tim Miller, Riverside County EDA – Aviation Division
Frank Ioimo, Riverside County EDA – Aviation Division
ALUC Case File

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COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barber

ASSISTANT GENERAL MANAGER
Robert H. Long

October 3, 2017

Jay Olivas
Riverside County Planning Department
County of Riverside
77588 El Duna Court, Suite H
Palm Desert 92211

Dear Mr. Olivas:

Subject: Plot Plan No. 24690 Revised Permit No. 2 – The Thermal Club

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

The proposed Plot Plan No. 24690 Revised Permit No. 2 does not conflict with CVWD facilities. The project has approved Stormwater Channel Improvement Plans (CVWD Drawing Nos. 38982 to 39001) to collect, route, and redistribute Valley Floor drainage impacting the project in a manner reasonably consistent with pre-project conditions. The plans have been approved by CVWD with a letter dated April 26, 2012. Also see CVWD letter dated September 25, 2014.

Approval of the proposed Plot Plan No. 24690 Revised Permit No. 2 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage and valley floor drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

Jay Olivas
County of Riverside
October 3, 2017
Page 3

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Thermal Operating Company, LLC
1983 W. 190th Street, Suite 100
Torrance, CA 90504

RM: ms\Eng\Dev Svcs\2017\Oct\DRL PZ 17-8341 Thermal Club.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 060833-4
PZ 17-8341

Killebrew, Jason

From: Rangel, Charles
Sent: Thursday, January 04, 2018 3:40 PM
To: Killebrew, Jason
Cc: Baez, Ken
Subject: FW: PP24690 R2 Thermal Club - Community meeting?

Hey guys see below response from Anayeli indicating no need for Community meeting

From: Rangel, Charles
Sent: Friday, October 27, 2017 2:53 PM
To: Zavala, Anayeli <AZavala@rivco.org>
Cc: bruce.davis (bruce.davis@webbassociates.com) <bruce.davis@webbassociates.com>
Subject: RE: PP24690 R2 Thermal Club - Community meeting?

Thank you Anayeli, I will forward to the Applicant representatives

From: Zavala, Anayeli
Sent: Friday, October 27, 2017 2:37 PM
To: Rangel, Charles <chrangel@rivco.org>
Subject: RE: PP24690 R2 Thermal Club - Community meeting?

Hello Charles,

I am now the East Valley liaison to the communities of North Shore, Mecca, Thermal and Oasis. I spoke with Steven Hernandez about the trackside garage/member's club and he indicated we don't need to take it to the Thermal-Oasis Community Council. Let me know if you have any other questions.

Best,
Anayeli Zavala
Human Services and Policy Advisor
Fourth District Supervisor V. Manuel Perez
Palm Desert Office
Office: 760.863.8213
Cell: 760.660.5697
AZavala@rivco.org



www.Rivco4.org

From: Rangel, Charles
Sent: Monday, October 23, 2017 4:23 PM
To: Zavala, Anayeli <AZavala@rivco.org>
Subject: RE: PP24690 R2 Thermal Club - Community meeting?

Yes – Tim Rogers/Applicant proposes the addition of a members’ club located within Planning Area E-6 of SPA3 and a trackside garage with a viewing deck located within Planning Area E-2 comprised of a 3,354 square foot recreational center with three tennis and game courts, a 2,280 square foot adult pool, 3,578 square foot kids pool, plus 1,647 square foot fitness center with 1,420 square foot locker room, and six hotel suite buildings totaling 23,040 square feet (2,320 square feet per building) housing 8 suites inside each building. This is the Plot Plan in which we made the determination that we could proceed faster if the applicant requested to Not take this through fast track so it doesn’t go to BOS but goes to Director’s Hearing. See attached site plan

From: Zavala, Anayeli
Sent: Monday, October 23, 2017 4:06 PM
To: Rangel, Charles <chrangel@rivco.org>
Subject: RE: PP24690 R2 Thermal Club - Community meeting?

Hi Charles,

Are you referring to the membership suites?

Best,

Anayeli Zavala
Human Services and Policy Advisor
Fourth District Supervisor V. Manuel Perez
Palm Desert Office
Office: 760.863.8213
Cell: 760.660.5697
AZavala@rivco.org

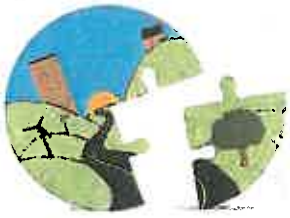


www.Rivco4.org

From: Rangel, Charles
Sent: Monday, October 23, 2017 4:00 PM
To: Zavala, Anayeli <AZavala@rivco.org>
Cc: Cooper, Patricia <PCooper@RIVCO.ORG>
Subject: PP24690 R2 Thermal Club - Community meeting?

Hi Anayeli: sorry I missed you on the tour but I got there right after you left and toured the site with Tim Rodgers and the Engineering staff. Checking with you to find out if a community meeting is required and I seem to recall that this used to be Pat's area and they may have already done a meeting recently. Let me know

Charles Rangel
Principal Planner
Planning Department, County of Riverside
77-588 El Duna Court, Suite H
Palm Desert, CA 92211
Ph: (760) 863-8271
chrangel@rivco.org
<http://planning.rctlma.org/>



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. PP24690/PP24690R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Thermal Operating Company, LLC c/o Tim Rogers

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

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

Daytime Phone No: (951) 320-6085 Fax No: () _____

Engineer/Representative Name: RCE Consultants, INC

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

Mailing Address: 23332 Mill Creek Drive, Suite 205
Laguna Hills CA 92653
City State ZIP

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

Property Owner Name: JTM Land Company, LLC

Contact Person: Tim Rogers E-Mail: 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: () _____

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

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): Garage 759-180-013, Members Club, 759-280-017
No other APN's will be effected by changes.

Approximate Gross Acreage: 269.26

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

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

See Attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article II Section 2.8, Article IX Section 9.1 & Article XII Section 12.2

Number of existing lots: 158

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	1,420			Lockers & Massage		
2	1,647			Fitness		
3	2,280			Adult Pool		
4	3,578			Kids Pool		
5	288			Laundry		
6	482			Kitchen		
7	1,634			Family Room		
8	950			Kids Room		
9	23,040			Units		
10	3			Game Courts		
11	6,397			Trackside Garage		

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

none.

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

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

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

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

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

Owner/Authorized Agent (1) JTM Date 7/20/17
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

PROJECT DESCRIPTION

THE THERMAL MOTORSPORTS TRACK & CLUB WAS ORIGINALLY APPROVED AND BEGAN CONSTRUCTION UNDER PLOT PLAN 24690 ON 329.72 ACRES LOCATED WITHIN PLANNING AREAS A-5 THRU A-7 AND E-1 THRU E-9 OF THE KOHL RANCH SPECIFIC PLAN (PARCELS 1 AND 6 OF PM 36315) AT THE NORTHWEST CORNER OF POLK STREET AND AVENUE 62 IN THE COMMUNITY OF THERMAL, CA. IT IS THE FIRST WORLD CLASS ROAD COURSE BUILT IN SOUTHERN CALIFORNIA AND FEATURES A MEMBERSHIP PROGRAM SIMILAR TO A GOLF COURSE COUNTRY CLUB. THE GRAND PRIX TRACK IS 5.2 MILES IN LENGTH AND HAS MULTIPLE CONFIGURATION POSSIBILITIES.

THE THERMAL CLUB IS A PRIVATE FACILITY. ONLY MEMBERS, THEIR INVITED GUESTS, STAFF AND CREDENTIALLED 3RD PARTIES ARE ALLOWED INSIDE THE GATE. THE MAIN EXCEPTIONS ARE GROUPS SUCH AS CAR CLUBS, MANUFACTURERS THAT USE THE TRACK FOR TESTING, AND CORPORATE EVENTS.

CHANGES TO THIS REVISED PLOT PLAN (PP24690R2) INCLUDE THE ADDITION OF A MEMBERS CLUB AND A TRACKSIDE GARAGE WITH A VIEWING DECK. THE MEMBER'S CLUB IS AN EXCLUSIVE CLUB SERVING ONLY THERMAL MOTORSPORTS MEMBERS AND THEIR GUESTS. THE MEMBER'S CLUB AMENITIES INCLUDE AN ADULT POOL, KID'S POOL, TENNIS COURT, PICKLE BALL COURT, ½ SIZE SPORT COURT, FITNESS/WORK OUT AREA WITH LOCKER ROOMS AND MASSAGE ROOMS, SMALL KITCHEN AND FAMILY DINING AREA ATTACHED TO A SMALL KID'S PLAY AREA, LAUNDRY AND GENERAL STORAGE (TO SERVE MEMBER'S CLUB ONLY).

THE TRACKSIDE GARAGE WILL BE LOCATED IN THE MAIN CORE JUST TO THE SOUTH OF THE MAIN PARKING LOT AND WEST OF THE COMMUNITY RESTROOMS WHICH WILL SERVE THIS FACILITY. THE MAIN LEVEL OF THE TRACKSIDE GARAGE CONSISTS OF OVERFLOW CAR STORAGE. THE UPPER LEVEL IS PROPOSED AS A ROOFTOP PATIO FOR VIEWING THE TRACK. THE ROOFTOP PATIO WILL BE ACCESSIBLE VIA AN ELEVATOR OR ONE OF TWO STAIRS. SINCE THIS STRUCTURE IS PROPOSED WITHIN ALUC ZONE C, THERE WILL BE A MAXIMUM OF 9 OCCUPANTS ALLOWED ON THE GROUND LEVEL STORAGE AREA AND 140 OCCUPANTS ON THE UPPER LEVEL VIEWING PATIO, FOR A TOTAL OCCUPANT LOAD OF 149. THE COMMUNITY RESTROOM FACILITY WILL SERVE AS THE RESTROOMS FOR THIS FACILITY. THE RESTROOM FACILITY ENTRY DOORS ARE LOCATED 28 FEET FROM THE TRACKSIDE GARAGE.

IN ADDITION, REVISED PLOT PLAN #24690R2 WILL INCORPORATE ALL APPROVED CHANGES TO THE PLOT PLAN 24690 COVERED IN REVISED PLOT PLAN # 24690R1, AS WELL AS SUBSTANTIAL CONFORMANCES 1-4. IT ALSO REMOVES FROM THE BOUNDARY OF THE PLOT PLAN PROJECTS APPROVED UNDER SEPARATE PLOT PLANS I.E. BMW FACILITY (PP 25677), ASCOT AND JASPER PLOT PLANS (PP26120 AND PP 26121).

LOC # 2011-0431763

09/29/2011 01:37P Fee:31.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO:

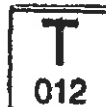
Elkins Kalt Weintraub Rueben Gartside LLP
2049 Century Park East, Suite 2700
Los Angeles, California 90067
Attention: David A. Levine

APN: 759-190-004-7
TAA: 059-085

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BTT + APN OK AS						T:	CTY	UNI	12

GRANT DEED

31



The undersigned declares:

Documentary Transfer Tax not shown pursuant to Section 11932 of the Revenue and Taxation Code, as amended.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KOHL RANCH II, LLC, a California limited liability company ("Grantor"), hereby GRANTS to JTM LAND COMPANY, LLC, a California limited liability company ("Grantee"), that certain real property ("Property") located in the County of Riverside, State of California, and more particularly described in Exhibit "A", attached to and incorporated into this Grant Deed by this reference, subject to (a) real property taxes and assessments not delinquent, (b) matters of title or record (including, without limitation, covenants, conditions, restrictions, easements, rights, rights of way, liens and encumbrances), (c) matters of title not of record which are apparent or ascertainable by an inspection or survey of the Property and (d) matters affecting the condition of title to the Property suffered or created by or with the written consent of Grantee.

Dated: September 29, 2011

GRANTOR:

KOHL RANCH II, LLC,
a California limited liability company

By: *Jeffrey A. Dinkin*
Name: Jeffrey A. Dinkin
Title: Authorized Signatory

8157964.4

Grant Deed

910076316-X59

PORTIONS OF 759-190-4; 759-180-1; & 759-110-1

State of California
County of Los Angeles)

On September 20, 2011, before me, Jennifer E. Jones, Notary Public
(insert name and title of the officer)

personally appeared Jeffrey A. Dinkin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer E. Jones

(Seal)

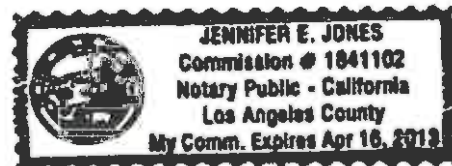


EXHIBIT "A"

**PARCEL 1 AND PARCEL 6 OF PARCEL MAP 36315, IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 232, PAGES 89
THROUGH 96, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.**

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and JTM Land Company, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 759-280-017 and 759-180-013 (“PROPERTY”); and,

WHEREAS, on August 16, 2017, PROPERTY OWNER filed an application for Plot Plan 24690 Revision 2 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
JTM Land Company, LLC
Attn: Tim Rogers
1983 W. 190th St., Ste. 100
Torrance, CA 90504

With a copy to:
Albert A. Webb Associates
Attn: Fayres Hall
3788 McCray St.
Riverside, CA 92506

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

FORM APPROVED COUNTY COUNSEL
BY: M.R.C. 11/27/17
MELISSA R. CUSHMAN DATE

By: [Signature]
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 1/11/18

PROPERTY OWNER:
JTM Land Company, LLC, a California Limited Liability Company

By: [Signature]
John T. Rogers
President

Dated: 11/21/17

By: [Signature]
Twanna Rogers
Vice President and Secretary

Dated: 11/21/17

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of LOS ANGELES }

On November 21st, 2017 before me, ADAM WARREN, NOTARY PUBLIC,
(Here insert name and title of the officer)

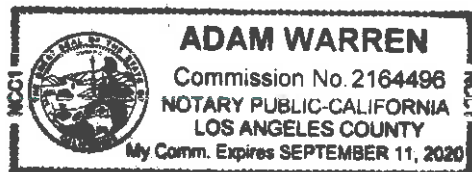
personally appeared John Timothy Rogers,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Adam Warren
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los ANGELES }

On November 21st, 2017 before me, ADAM WARREN, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared Jwanna Mayo Rogers,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

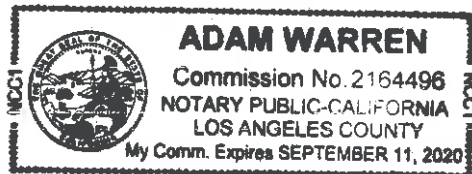
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Adam Warren

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, PE
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.

PP24690 Revision No.2/EA43050
Project Title/Case Numbers

Jason Killebrew
County Contact Person

(951) 955-0314
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Operating Company, LLC
Project Applicant

1983 w. 90TH Street, Suite 100, Torrance, CA 90504
Address

86030 62nd Avenue, Thermal, CA 92274
Project Location

REQUEST: Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 square foot trackside garage building with viewing deck and eight (8) parking spaces, and, add a members club complex consisting of 3,354 square foot recreation center building, 1,647 square foot fitness center building, 1,420 square foot locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,320 square feet each.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 19, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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

March 19, 2018
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43050 ZCFG 06423

FOR COUNTY CLERK'S USE ONLY

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY 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. 24690, REVISED PERMIT NO. 2 – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 396 (EIR No. 396) – EA43050 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) – Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 269 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 sq. ft. trackside garage building with viewing deck, a members club complex consisting of 3,354 sq. ft. recreation center building, 1,647 sq. ft. fitness center building, 1,420 sq. ft. locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,400 sq. ft. each. Also proposes to incorporate all approved changes from PP24690R1, prior Substantial Conformances (PP24690S1-S4), and removes from the boundary of the prior plot plan projects approved under separate plot plans for the BMW Facility (PP25677), Ascot and Jasper Plot Plans (PP26120 and PP26121). All conditions of approval and mitigation measures from previously approvals on the subject site will remain and have been incorporated into this plot plan revision.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **March 19, 2018**
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 Jason Killebrew at (951) 955-0314 or e-mail at jkillebr@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: Jason Killebrew
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 05, 2017,

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

APN (s) or case numbers PP24690 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

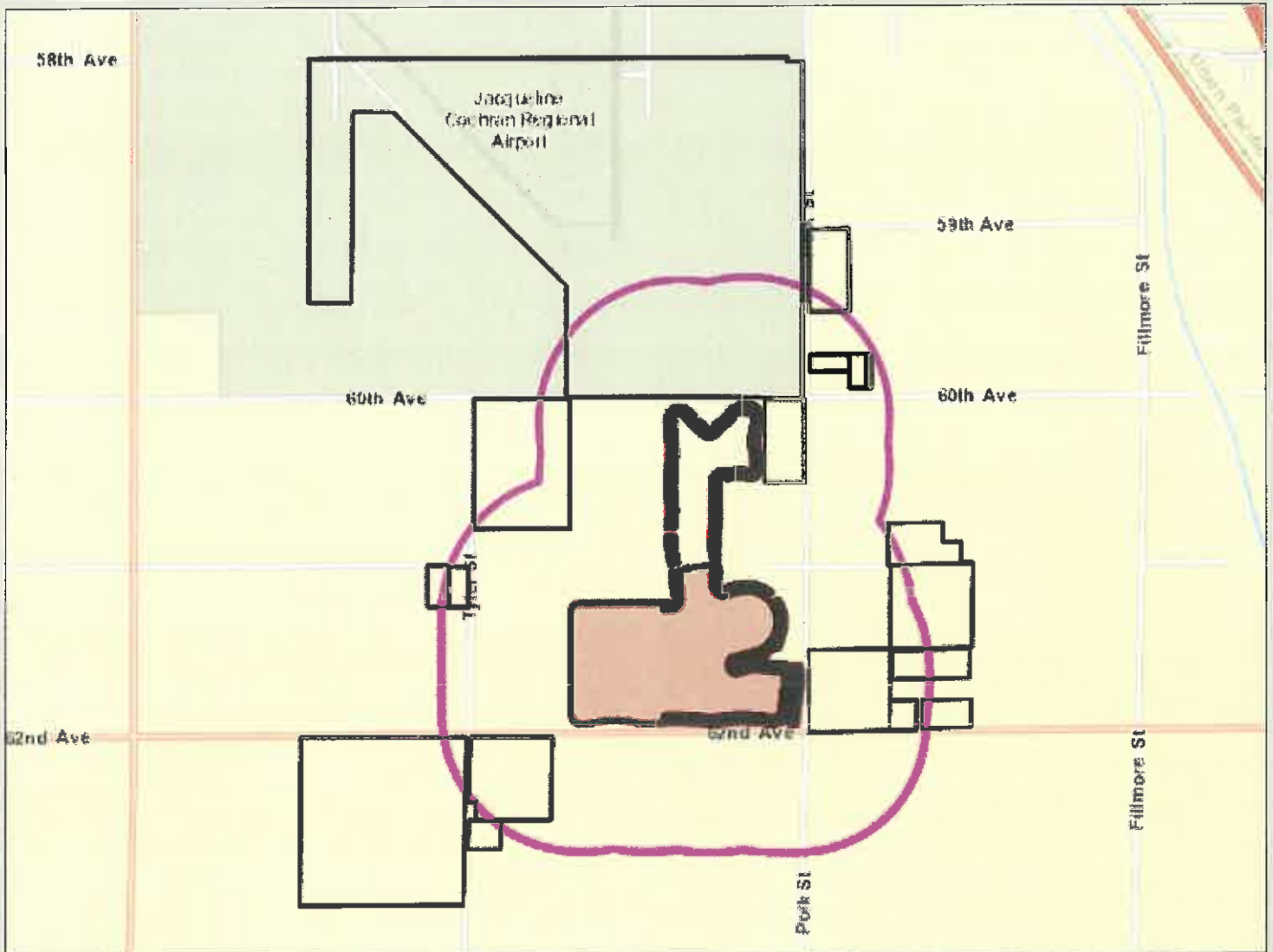
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP24690 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 12/5/2017 9:29:17 AM

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759200016
DONT LIFT
C/O C/O JEFF KEARL
193 AVENIDA LA PATA
SAN CLEMENTE CA 92673

759200008
TR RACING
930 S ANDREASEN DR NO H
ESCONDIDO CA 92029

759200007
THERMAL GARAGE
C/O C/O BLAKE MIRAGLIA
50855 WASHINGTON NO C234
LA QUINTA CA 92253

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JENNIFER M JENKINS
49385 RCH SAN FRANCISQUITO
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SUSAN M KAVANAUGH
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61509 GOODWOOD DR
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JOHN H PARK
EMILY S PARK
1100 S FLOWER ST NO 3100
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MARGARET A VALENZUELA
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ATHERTON CA 94027

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THERMAL OPERATING CO
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759250003
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

751030008
ARTHUR J VALENZUELA
MARGARET A VALENZUELA
DOMINGA J VALENZUELA

62800 TYLER ST
THERMAL CA. 92274

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JTM LAND CO
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759190003
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

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JTM LAND CO
1983 W 190TH ST STE 100
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759260024
JTM LAND CO
1983 W 190TH ST STE 100
TORRANCE CA 90504

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

**INVOICE (PLAN-CFG06423)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Thermal Operating Company
1983 W 190Th St, Ste 100
Torrance, Ca 90504

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06423	08/16/2017	08/16/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06423	0452 - CF&G TRUST: RECORD FEES	\$50.00
86030 62Nd Ave Thermal,		SUB TOTAL \$50.00

TOTAL \$50.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

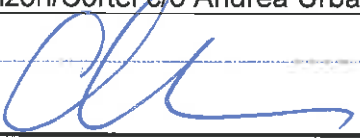
Agenda Item No.:

3.2

Director's Hearing: March 19, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 25942	Applicant(s):	Verizon/Cortel c/o Andrea Urbas
Select Environ. Type	NEGATIVE DECLARATION	Representative(s):	Verizon/Cortel c/o Andrea Urbas
Area Plan:	Western Coachella Valley		
Zoning Area/District:	Thousand Palms District		
Supervisory District:	Fourth District		
Project Planner:	Tim Wheeler		
Project APN(s):	650-300-015		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive, on 7.92 acres. The projects address is 73400 Ramon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42866**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25942, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Mixed Use Planning Area (CD: MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Planning Area (CD: MUA)
East:	Community Development: Very Low Density Residential (CD: VLDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Mixed Use Planning Area (CD: MUA)
Existing Zoning Classification:	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Scenic Highway Commercial (C-P-S)
South:	Mobile Home Subdivision & Mobile Home Park (R-T)
West:	Mixed Use (MU)
Existing Use:	Single Family Residence and Guest Quarters
Surrounding Uses	
North:	Vacant land
South:	Vacant land
East:	Mobile Home Subdivision/Park
West:	Vacant land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.92 acres	N/A
Proposed Building Area/Project Area (SQFT):	Cell Site Project Area is 625 sq. ft.	N/A
Building/Tower Height (FT):	Disguised Monopine Height is 60 feet	70 feet Maximum

Located Within:

City's Sphere of Influence:	Yes – The project is just over one (1) mile from the Cities of Cathedral City and Rancho Mirage.
Community Service Area (“CSA”):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – The project is within the CVWD Flood Plain Review Area
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – The project is located within a moderate liquefaction area
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

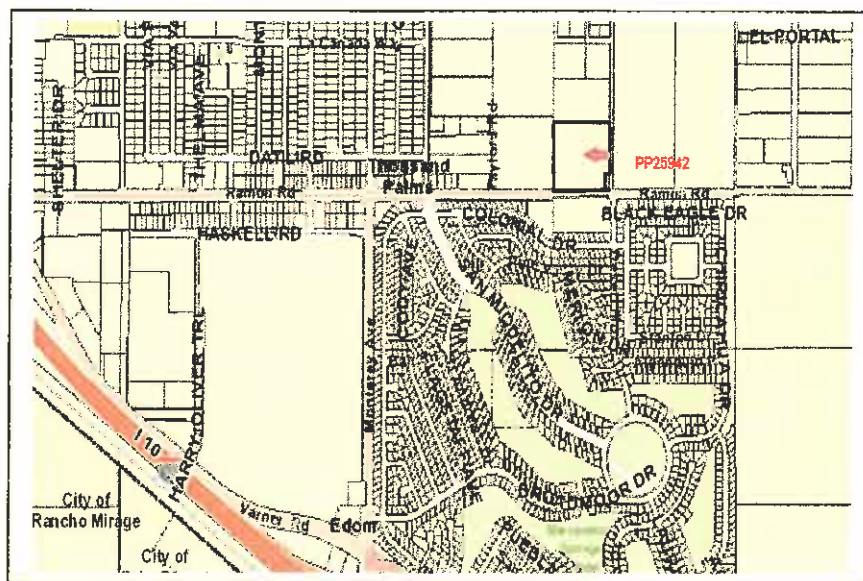


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project was submitted on December 30, 2015. It proceeded to a Land Development Committee (LDC – initial review) meeting on January 21, 2016. Corrections were provide ranging from needed details on the plans, correct setback issues, landscaping, geotechnical report required, pending comments from archaeology, and roadway easements needed. Various revisions between the applicant and the County occurred with the culmination of the finalized plans as of June of 2017 meeting all requested comments and a copy of the fully executed lease agreement was provided as well. The Indemnification Agreement (IA) was fully executed.. The project was heard before the Thousand Palms Community Council on January 25, 2018 and the Board of Supervisors, 4th District office was provided the project exhibits for the meeting.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND were not received. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS

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

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg “Wireless Communication Facilities,” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a pine tree (monopine) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.
 - ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility has a 6 foot tall chain-link fence with brown slats and faux vines and meets the Countywide Standard Design Guidelines.

- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348 (Appropriate Location), a disguised wireless communication facilities may be located in the Scenic Highway Commercial (C-P-S) zone. During the course of this entitlement process at this location for this project, the zoning classification changed from C-P-S to the Mixed Use (MU) zone. A disguised wireless communication facility is not a specifically listed use allowed within the MU zone. However parking lots and parking structures are permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." A disguised wireless communication facility is similar to parking structures and parking lots for the following reasons:
 - a. A parking structure or lot and an unmanned wireless communication facility tower provides the general public and the community within the surrounding area with a needed service. A parking lot or structure provide commuters with means to park their vehicles to use various commercial projects and/or residential parcels within the area. An unmanned wireless communication facility's tower and equipment enclosure provide these same commuters with communication services, as they enjoy these surrounding commercial and residential parcels. Parking structures or lots would generally be a more intensive structure or use, having more daily vehicle trips to use them with multiple or hundreds of parking spaces provided; whereas with an unmanned wireless communication facility's tower and equipment enclosure the trips after construction would only be for maintenance purposes only and only requires one (1) parking space.
 - b. The service of a parking structure or lot to the nearby community can be visually impactful as parking structures are several stories or levels tall with a large overall footprint, many landscaped areas for screening, and painted to hopefully blend into the surrounding look of the community. Whereas with an unmanned wireless communication facility's tower and equipment enclosure; the tower is disguised (for this project the tower is disguised as a pine tree), painted to match the neutral color of the surrounding area with minimal landscaping (if needed), and a very smaller overall footprint or lease area.
 - c. Accordingly, for the reasons above, the Assistant TLMA Director finds that the proposed disguised wireless communication facility is substantially the same in character and intensity as the specifically listed use described above and may be permitted within the Mixed Use zone, subject to the Plot Plan approval.
- v. Pursuant to Sections 19.404.C and 19.410 of Ordinance No. 348, the application has met the location and development standards for disguised wireless communication facilities as follows:

- a. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility is located among the clustered existing trees and shielded by the existing trees along the perimeter of the subject parcel. Only disturbance is within the enclosed lease area and once construction has concluded; the disturbed area outside the lease area will be remediated or returned to its original status.
- b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because the disguised wireless communication facility is a 6 foot tall chain-link fence with brown slats and faux vines and meets the Countywide Standard Design Guidelines.
- c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets this development standard because the project site is located within the Mixed Use (MU) zone. The MU zone classification is classified, per the Planning Director, as a non-residential zone classification and the proposed disguised monopine is 60 feet in height, which is well under the height limitation and permissible for a non-residential zoning classification.
- d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the IS, the proposed project meets this development standard because the facility will result in no significant environmental impacts, is consistent with the CVMSHCP, and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility is already located within existing trees, similar in species, on the subject property so no new landscaping is necessary.
- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility will have lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45

- decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.23). The nearest habitable dwelling is approximately 306 feet away.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. The proposed project meets this development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
 - i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
 - j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
 - k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
 - l. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
 - m. Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located within the non-residential zone of MU, as determined by the Planning Director, for this unmanned wireless communication facility project. With the height of the facility being 60 feet; the distance would need to be equal to 75 feet from a habitable dwelling. The disguised wireless communication facility is set back 306 feet from the nearest dwelling, which is much more than 500 percent of the facility height of 60 feet. Accordingly, even if a collocation were to be applied for in the future that included making the tower up to 20 feet taller, it would still meet this development standard.

- n. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
 - o. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
- a. This project meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Western Coachella Valley Area Plan. As noted above, it has a Foundation Component of Community Development and a Land Use Designation of Community Development: Mixed Use Planning (CD: MUA). It is consistent with these designations because under the Western Coachella Valley Area Plan within the designated neighborhoods of the Ramon Road Neighborhood and the Desert Moon West Neighborhood; it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Western Coachella Valley Area Plan policies 8.5 thru 8.7 encourages 25% of high residential development and local serving commercial uses within the neighborhoods. The subject property currently has two dwellings (a main dwelling and a guest quarters); plus the unmanned wireless communication facility will service the local constituents in the area, making it consistent with the Western Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.
 - b. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
 - c. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of streets or sidewalks, and, as demonstrated in the EA, there are no topographical or drainage conditions of concern.
2. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); but not within a conservation area of the CVMSHCP. As it is not within the conservation area, no surveys are required for the CVMSHCP and any conditions will be cleared under building permits applied for the project.

3. This project is in the sphere of influence for the City of Cathedral City and City of Rancho Mirage. A transmittal letter and project information on the proposed disguised wireless communication facility was provided to the cities. No comments or communications were received from the cities as of the date of this staff report.
4. The project site is not located within a CAL FIRE State Responsibility Area or Fire Hazard zone.
 - i. Fire protection or suppression services will be available for the project by the Thousand Palms Fire Station No. 35 located approximately 0.94 miles west of the project site.
5. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. No response was received from the Soboba Band of Luiseno Indians, the Morongo Band of Mission Indians, or the Torres Martinez Band of Desert Cahuilla Indians. The San Manuel Band of Indians deferred to Tribes closer to the Project area, the Agua Caliente Band of Cahuilla Indians expressed no concerns in a letter dated April 20, 2016 and after review of the cultural report, in a letter dated January 30, 2017, the Twenty-Nine Palms Band of Mission Indians did not have any specific concerns regarding Tribal Cultural Resources. No Tribal Cultural Resources were identified by any of the Tribes. Consultation has been concluded with all responding Tribes. There will be no impacts to tribal Cultural Resources because there are none present.

PUBLIC HEARING NOTIFICATION AND OUTREACH

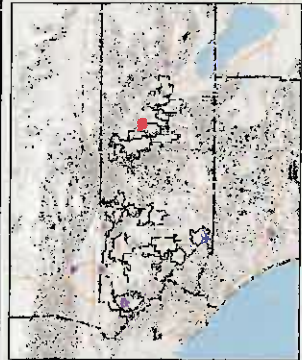
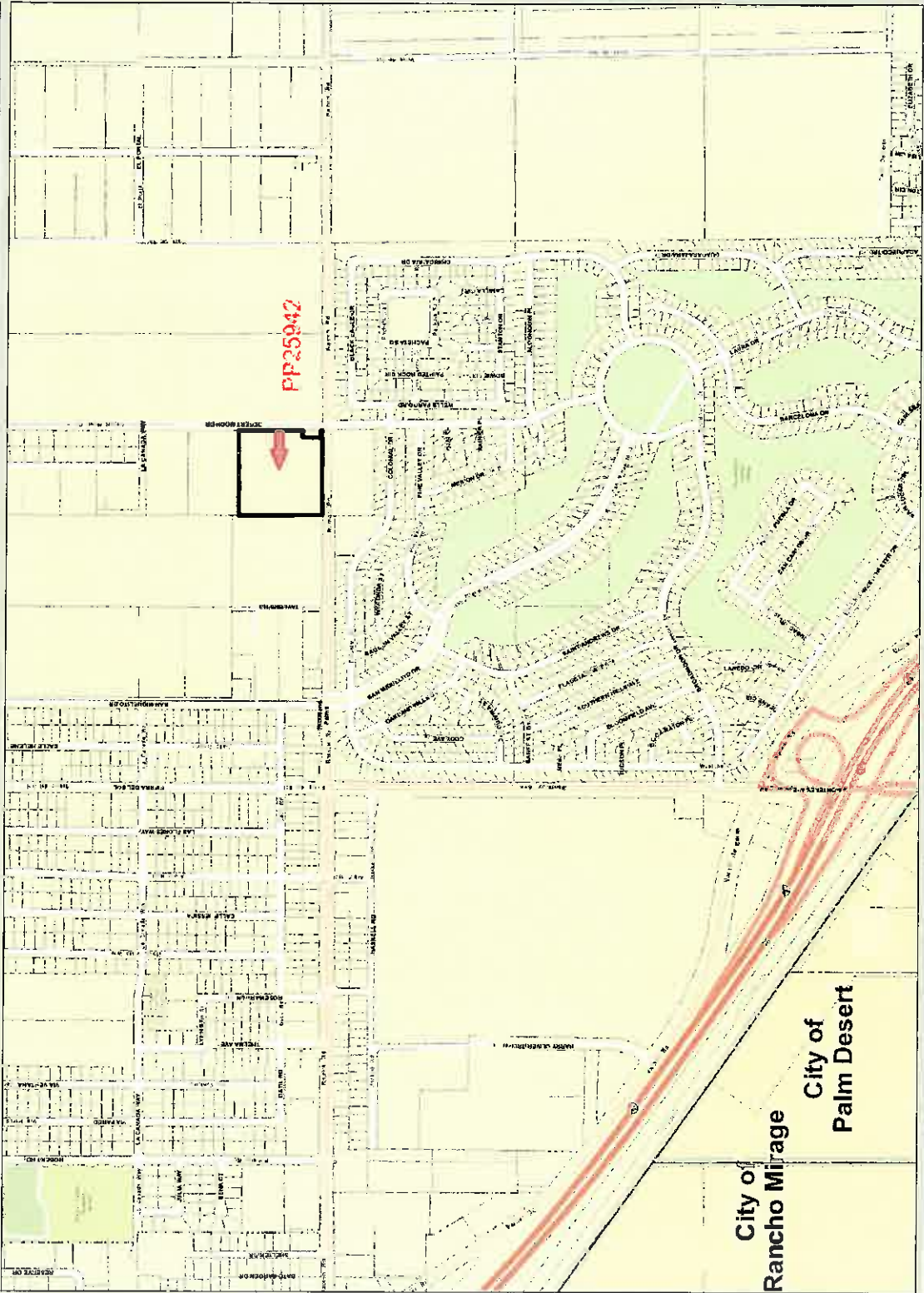
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has received written communication/phone calls from the public indicating opposition to the proposed project due to its residential location, height, and health concerns. Staff addressed these written communications/phone calls sighting Ordinance 348, Section 19.400 for wireless communication facilities stating that unmanned wireless communication facilities are allowed in residential zones' that the proposed tower is under the height for its zone classification; and that the County of Riverside cannot comment on health issues concerning or relating to wireless communication facilities as those are governed by the FCC and federal regulations.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted to the Clerk of the Board, with the required fee set forth in Ordinance No. 671, within 10 days of the notice of decision appearing on the Planning Commission agenda.

Plot Plan No. 25942

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers
- World Street Map

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.

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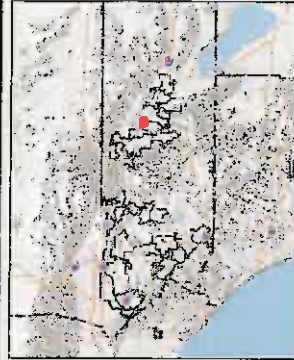
Plot Plan No. 25942

Land Use Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers



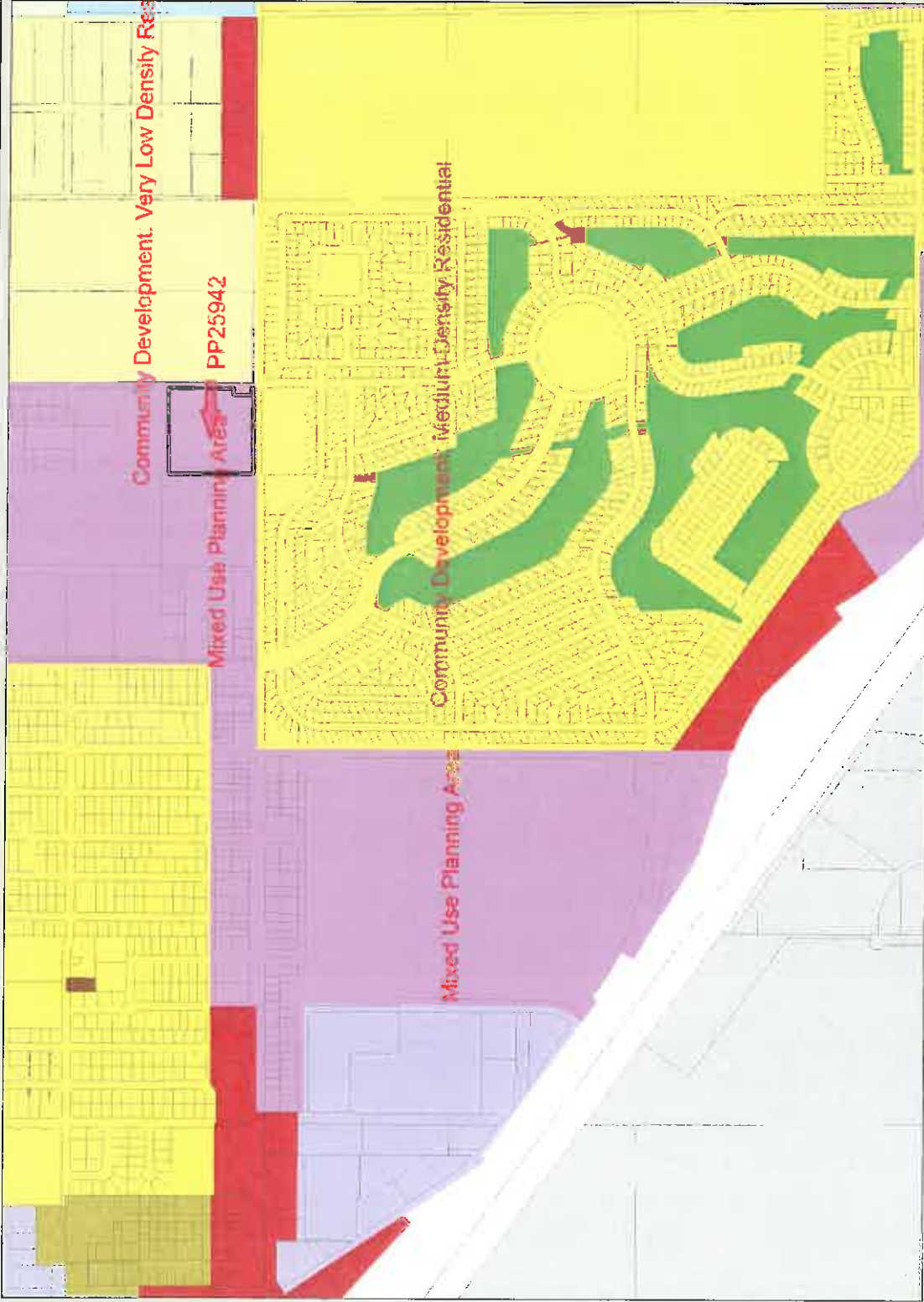
Notes

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Plot Plan No. 25942

General Plan Map



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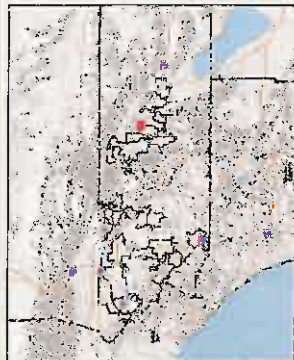
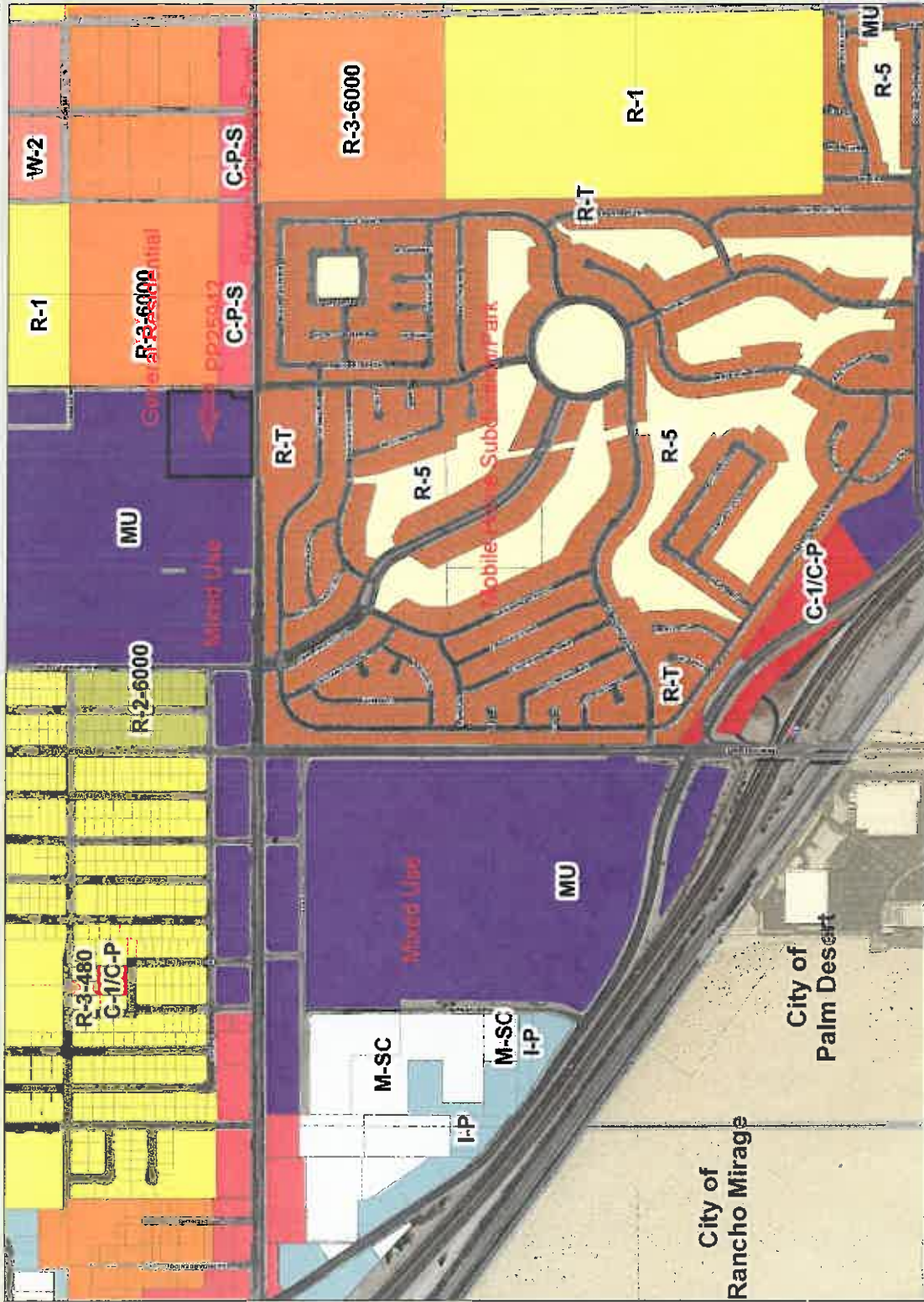
- Landuse**
- Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - 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
 - Conservation Habitat

Notes

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Plot Plan No. 25942 Zoning Map



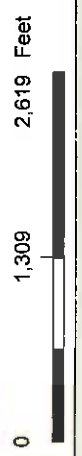
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Zoning

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[Green Box]	A-1-2 1/2
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[Green Box]	A-1-20
[Green Box]	A-1-30000
[Green Box]	A-1-4
[Green Box]	A-1-40
[Green Box]	A-1-5
[Green Box]	A-2
[Green Box]	A-2-1
[Green Box]	A-2-10
[Green Box]	A-2-2
[Green Box]	A-2-2 1/2
[Green Box]	A-2-20
[Green Box]	A-2-5
[Green Box]	AD
[Green Box]	AP
[Green Box]	AP-10
[Green Box]	AP-2 1/2

Notes

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REPORT PRINTED ON... 9/6/2017 5:15:19 PM

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REV	DATE	DESCRIPTION	BY
0	1/10/19	100% DOWNS	AR
1	02/09/19	LDC COMMENTS	AS

SC WIRELESS
 3425 SHOREWAY PLACE, SUITE 100
 SAN JOSE, CA 95134
 TEL: 415-855-4400
 WWW.SCWIRELESS.COM

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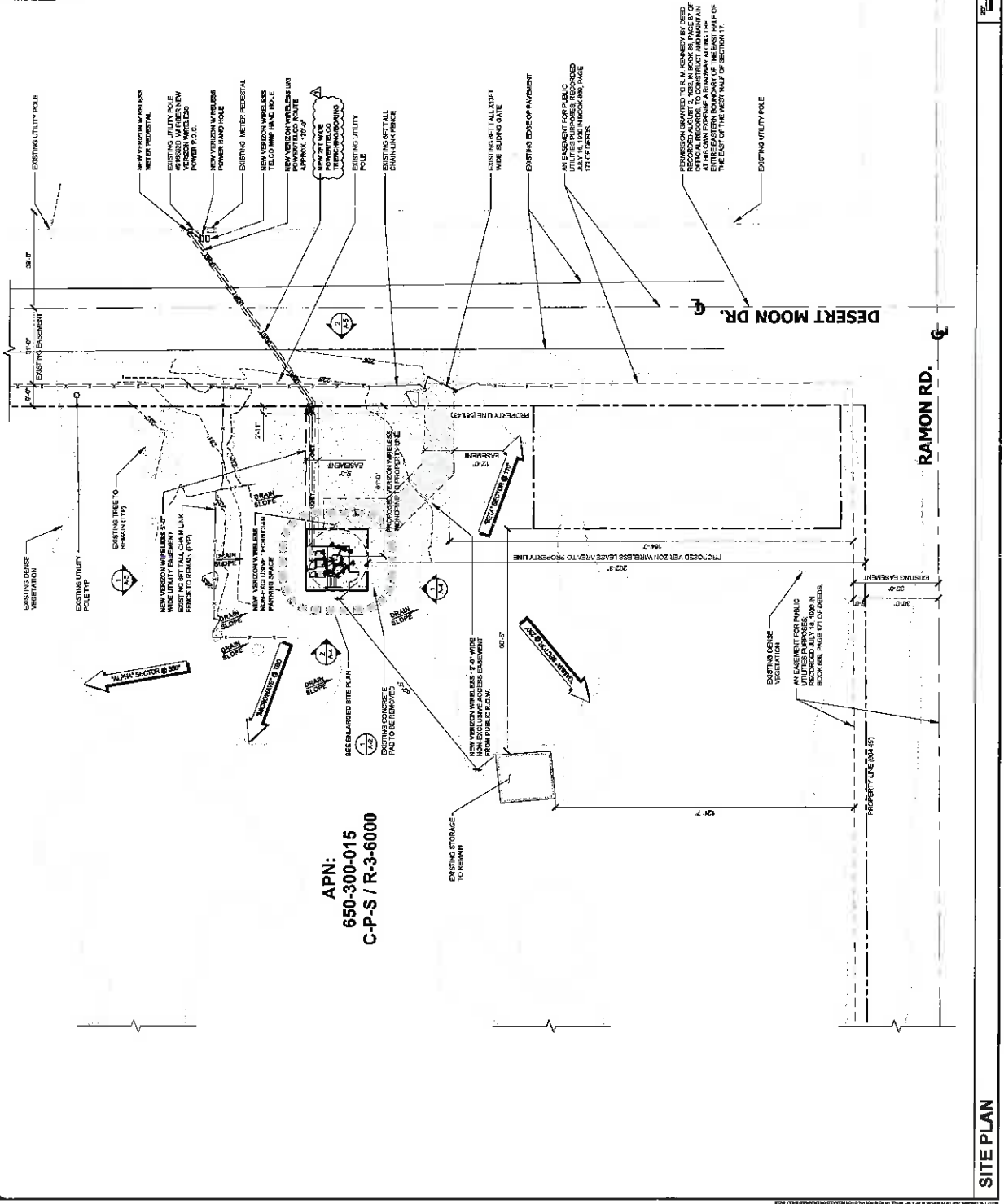
Verizon
 15565 SAND CANYON AVENUE
 IRVINE, CA 92618

ARBOL
 73400 RAMON RD
 THOUSAND PALMS, CA 92276

SHEET TITLE:
SITE PLAN

A-1

NOTE:
 1. ALL SURVEYING, UTILITY SERVICE LOCATIONS AND RECORDS FOR THIS PROJECT.
 2. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE CALIFORNIA ENGINEERING PROFESSIONAL REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE.
 3. ALL CONSTRUCTION SHALL BE ACCORDING TO THE LATEST EDITION OF THE CALIFORNIA ENGINEERING PROFESSIONAL REGULATIONS AND THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE.



SCALE: 1" = 20'-0" (PLAN)
 1" = 20'-0" (ELEV)



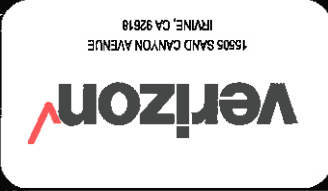
APN:
650-300-015
C-P-S / R-3-6000

SITE PLAN

ISSUE	DATE	DESCRIPTION	BY
0	11/03/18	100% BIDDING	JAL
1	02/08/19	LOC COMMENTS	JAL



914-838-0144
 15305 SAND CANYON AVENUE
 IRVINE, CA 92618

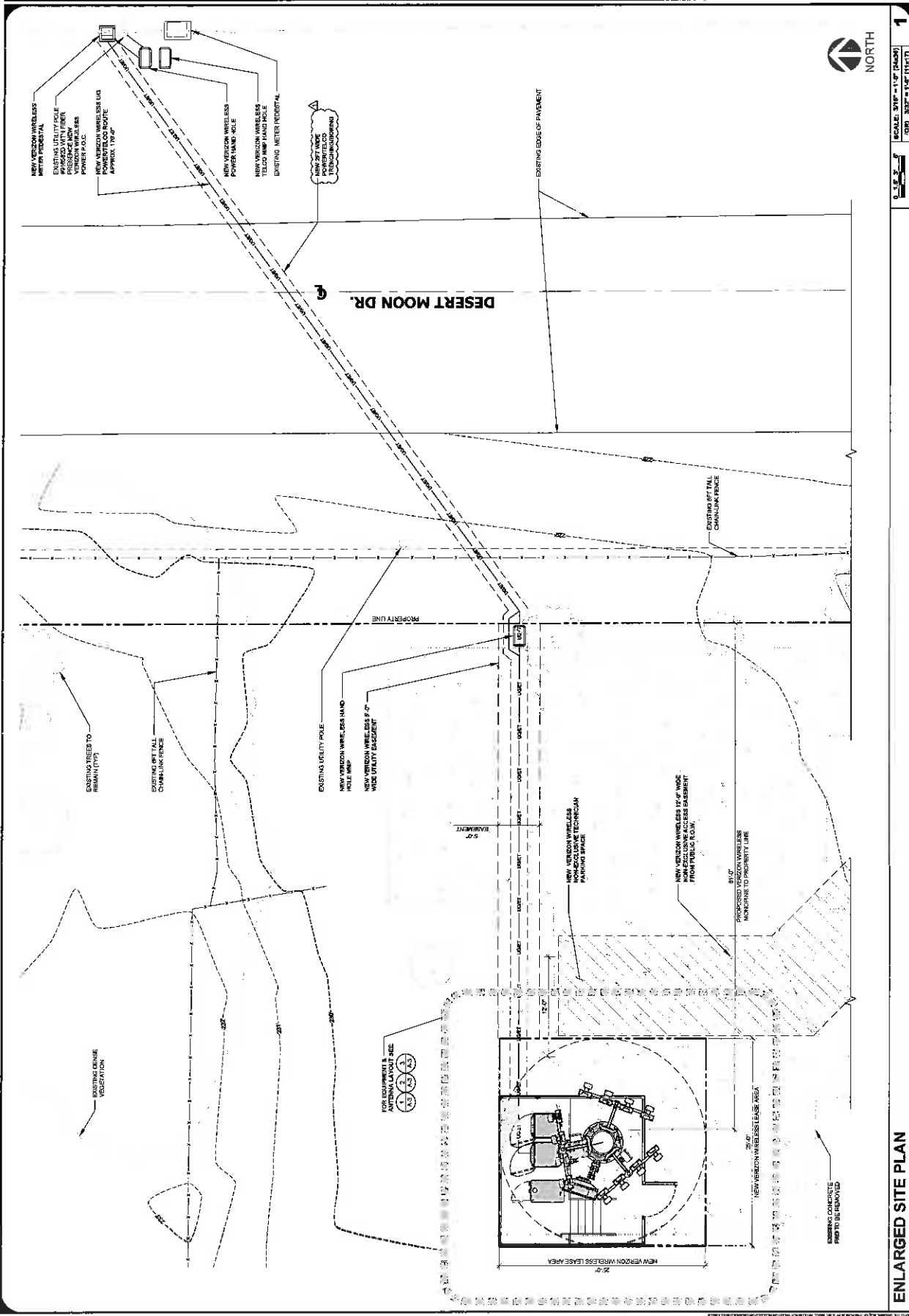


15305 SAND CANYON AVENUE
 IRVINE, CA 92618

ARBOL
 73400 RAMON RD
 THOUSAND PALMS, CA 92276

SHEET TITLE:
 ENLARGED SITE PLAN

A-2



ENLARGED SITE PLAN

SCALE: 3/16" = 1'-0" (MAX)

DATE: 02/08/19

1

REV#	DATE	DESCRIPTION	BY
0	1/10/19	100% CONDO	AS
1	02/20/19	ISSUE COMMENTS	AS



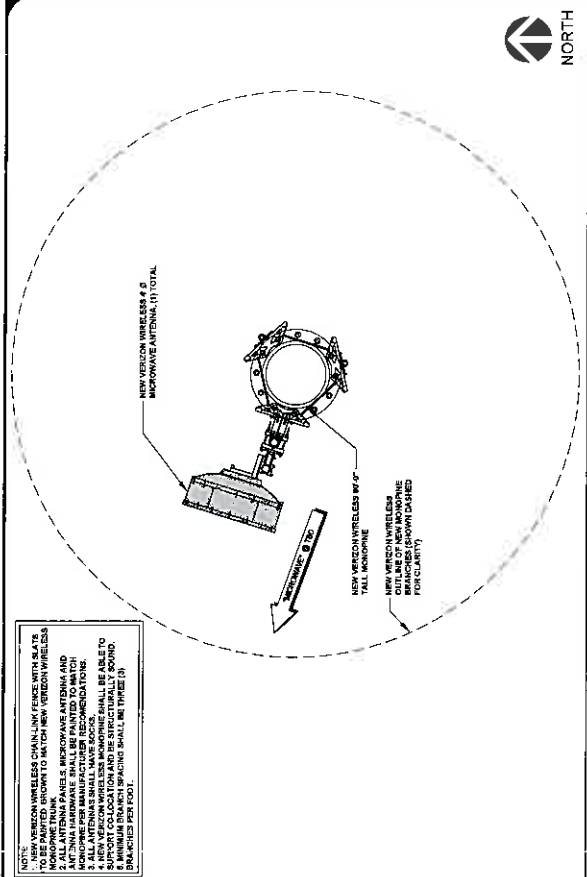
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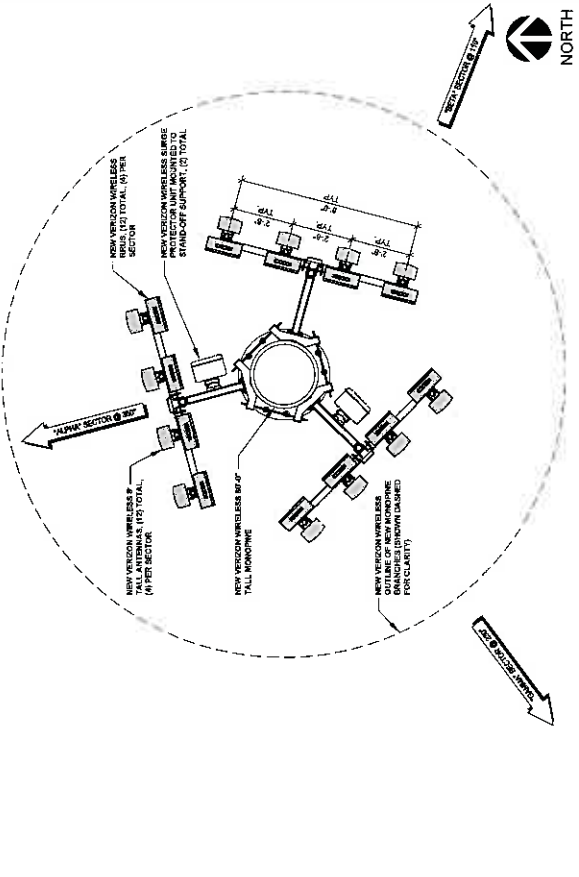
ARBOL
 73400 RAMON RD.
 THOUSAND PALMS, CA 92276

SHEET TITLE:
**EQUIPMENT &
 ANTENNA LAYOUT**

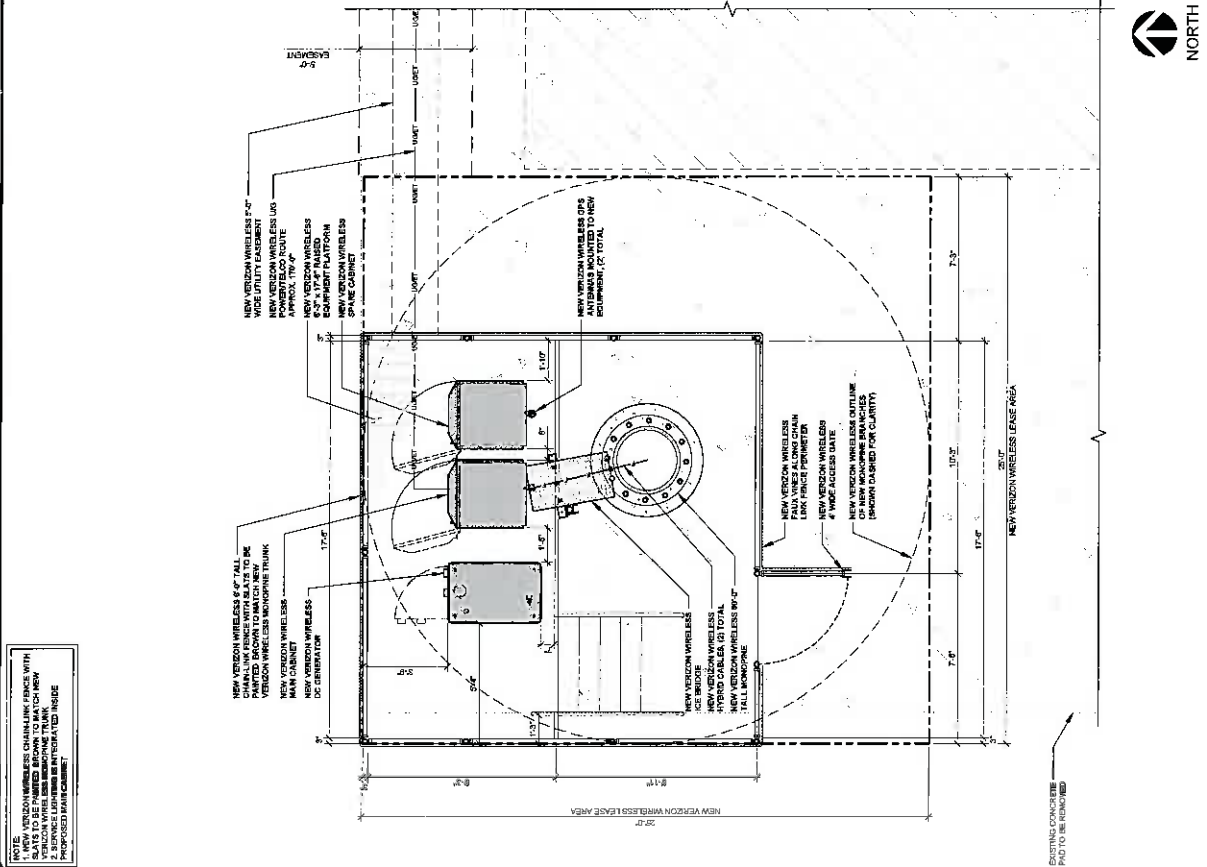
A-3



MICROWAVE ANTENNA LAYOUT



PANEL ANTENNA LAYOUT

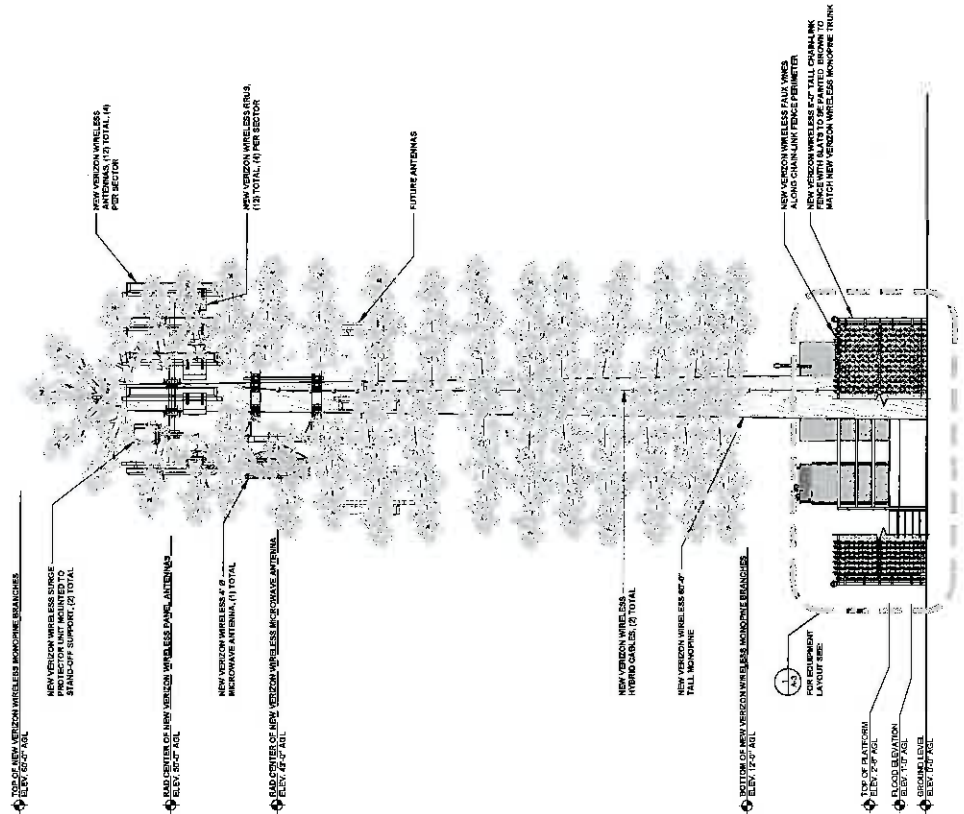


EQUIPMENT LAYOUT

NOTE:
 1. NEW VERIZON WIRELESS CHAIN LINK FENCE WITH SLATS TO BE PAINTED BROWN TO MATCH NEW VERIZON WIRELESS ANTENNA AND EQUIPMENT PANELS.
 2. ALL ANTENNA PANELS, MICROWAVE ANTENNA AND ANTENNA HARDWARE SHALL BE PAINTED TO MATCH EXISTING EQUIPMENT PANELS.
 3. ALL ANTENNA SHALL HAVE KOSOL SUPPORT BRACKETS TO SUPPORT COLLOCATION AND BE STRUCTURALLY BOUND TO EXISTING BRACKET SPACING SHALL BE THREE (3) INCHES MAXIMUM.

NOTE:
 1. NEW VERIZON WIRELESS CHAIN LINK FENCE WITH SLATS TO BE PAINTED BROWN TO MATCH NEW VERIZON WIRELESS ANTENNA AND EQUIPMENT PANELS.
 2. ALL ANTENNA PANELS, MICROWAVE ANTENNA AND ANTENNA HARDWARE SHALL BE PAINTED TO MATCH EXISTING EQUIPMENT PANELS.
 3. ALL ANTENNA SHALL HAVE KOSOL SUPPORT BRACKETS TO SUPPORT COLLOCATION AND BE STRUCTURALLY BOUND TO EXISTING BRACKET SPACING SHALL BE THREE (3) INCHES MAXIMUM.

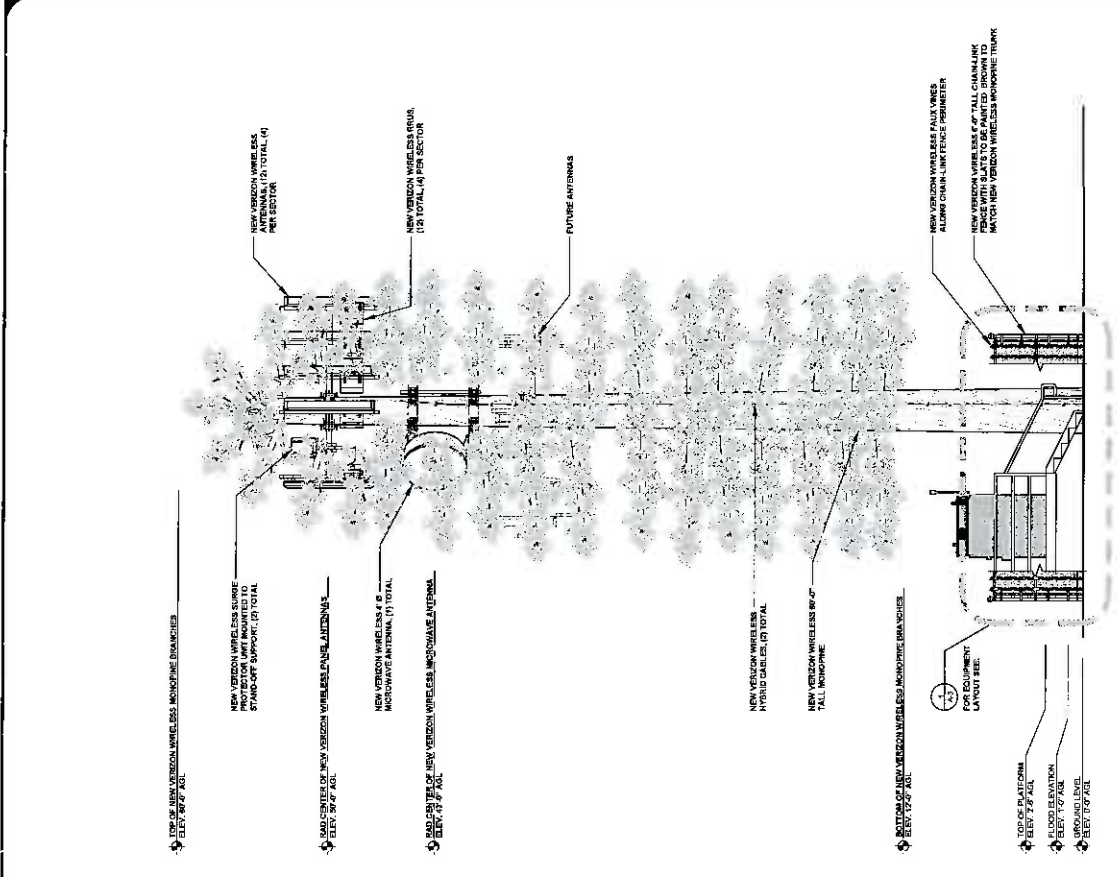
- NOTES:**
1. NEW VERIZON WIRELESS CHAIN-LINK FENCE WITH SLATS TO MATCH NEW VERIZON WIRELESS MONOPINE TRUNK.
 2. ALL ANTENNA PAILS, MICROWAVE ANTENNA AND MONOPINE PER MANUFACTURER RECOMMENDATIONS.
 3. NEW VERIZON WIRELESS MONOPINE SHALL BE ABLE TO SUPPORT COLLECTION AND BE ATTRACTIVELY SOUND. BRANCHES PER FOOT.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0" (AS SHOWN)
 (CON. 1/8" = 1'-0" (AS SHOWN))

1



WEST ELEVATION

SCALE: 1/4" = 1'-0" (AS SHOWN)
 (CON. 1/8" = 1'-0" (AS SHOWN))

2

REV.	DATE	DESCRIPTION	BY
0	11/09/18	100% DRAWING	AR
1	02/28/19	LOC COMMENTS	AR

SIC
 WIRELESS
 2700 S. RAYMUNDO AVENUE, STE. 200
 THOUSAND PALMS, CA 92276
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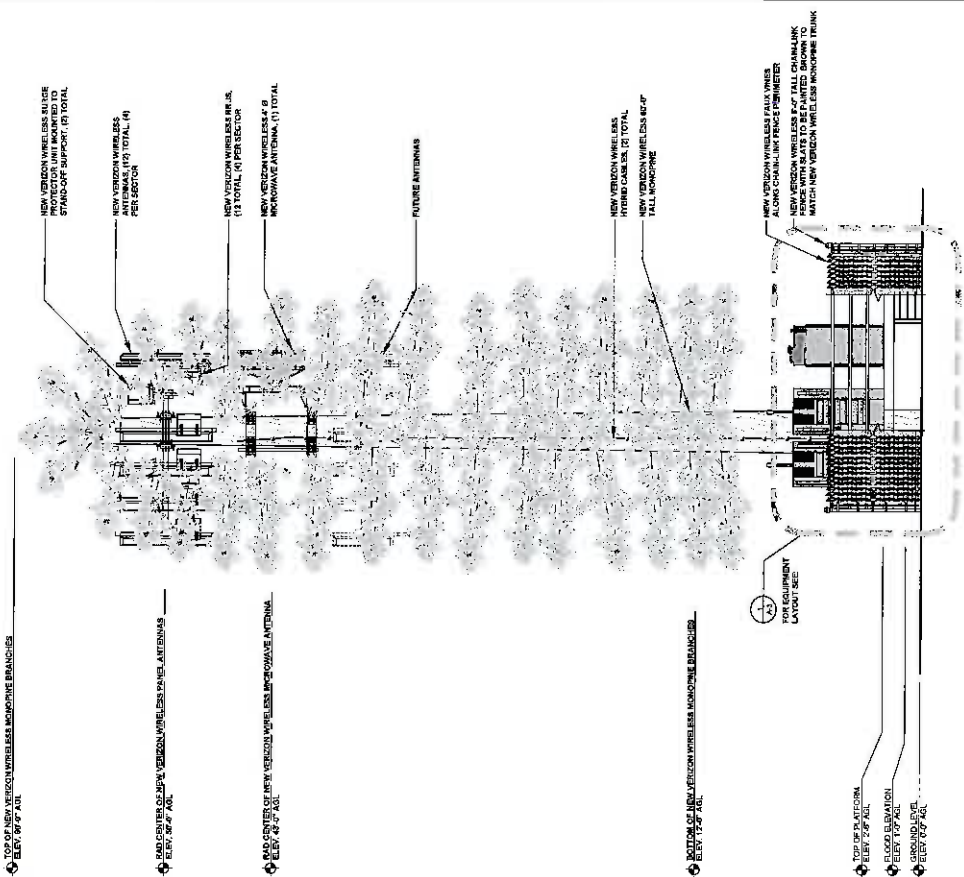
ARBOL
 73400 RALMON RD
 THOUSAND PALMS, CA 92276

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

NOTE:

1. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE TRUNK TO MATCH NEW VERIZON WIRELESS MONOPINE TRUNK.
2. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE PER MANUFACTURER RECOMMENDATIONS.
3. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE SHALL BE ASSEMBLED TO MATCH EXISTING MONOPINE TRUNK.
4. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE SHALL BE ASSEMBLED TO MATCH EXISTING MONOPINE TRUNK.
5. MONOPINE BRANCH SPACING SHALL BE THREE (3) BRANCHES PER FOOT.



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)

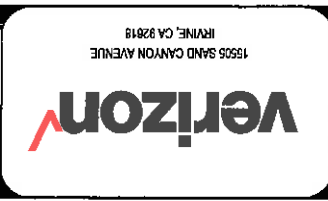
REV#	DATE	DESCRIPTION	BY
0	1/15/2018	100% DRAWING	AR
A	05/29/18	LOG COMMENTS	AR

SIC WIRELESS

36.7 BUREAU CASE, STE. 40
 15505 SAND CANYON AVENUE
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ARBOL

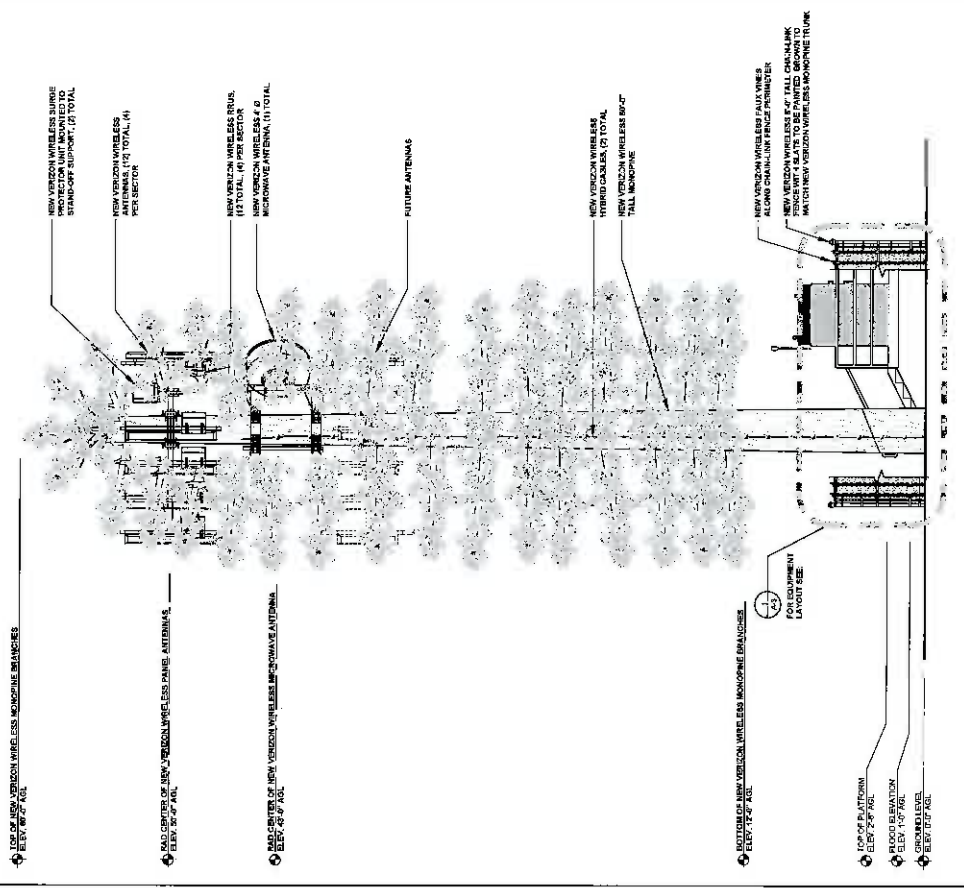
73400 PALMSON RD.
 THOUSAND PALMS, CA 92276

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-5

2 EAST ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)



2 EAST ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)

Arbol



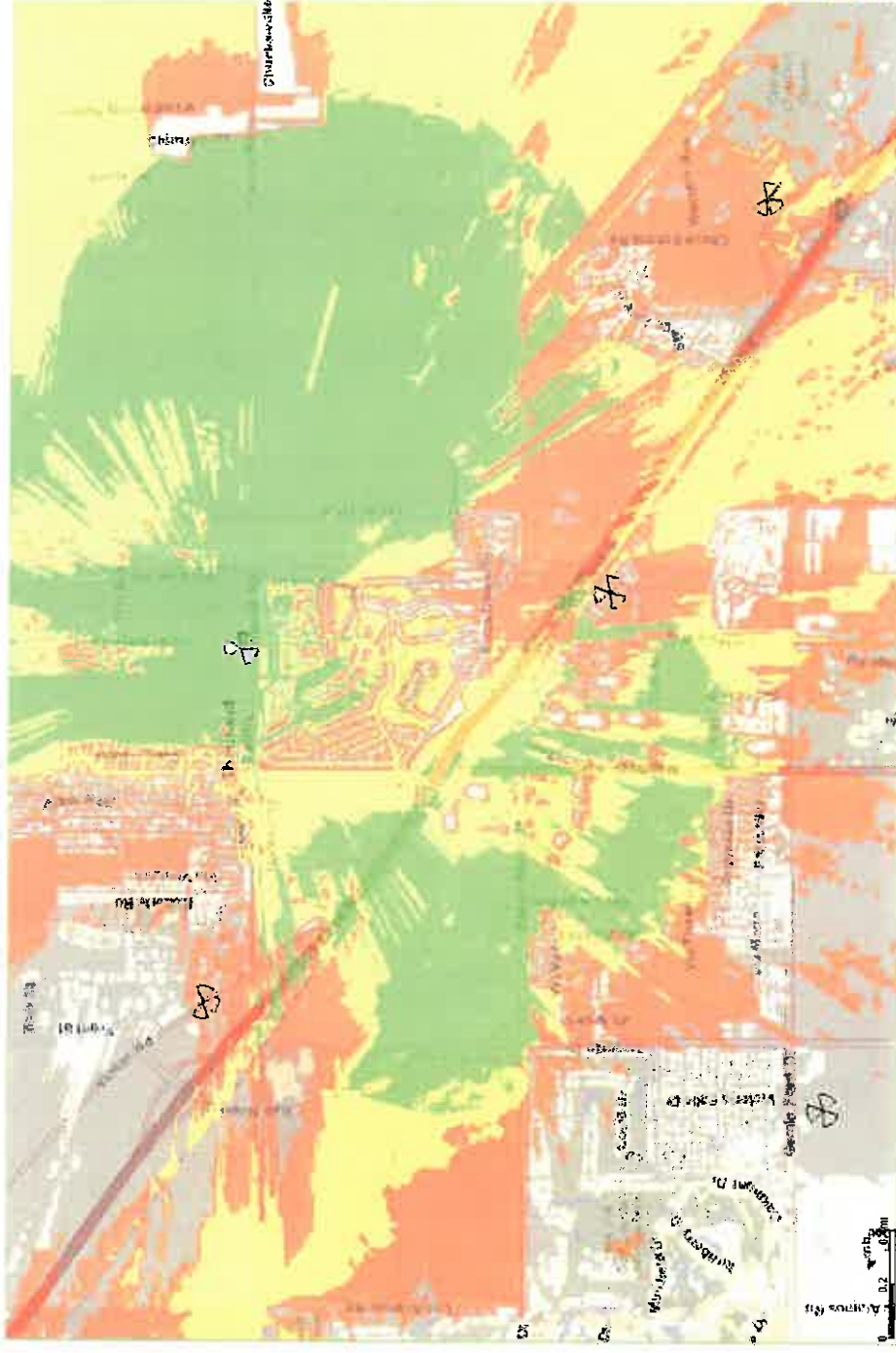
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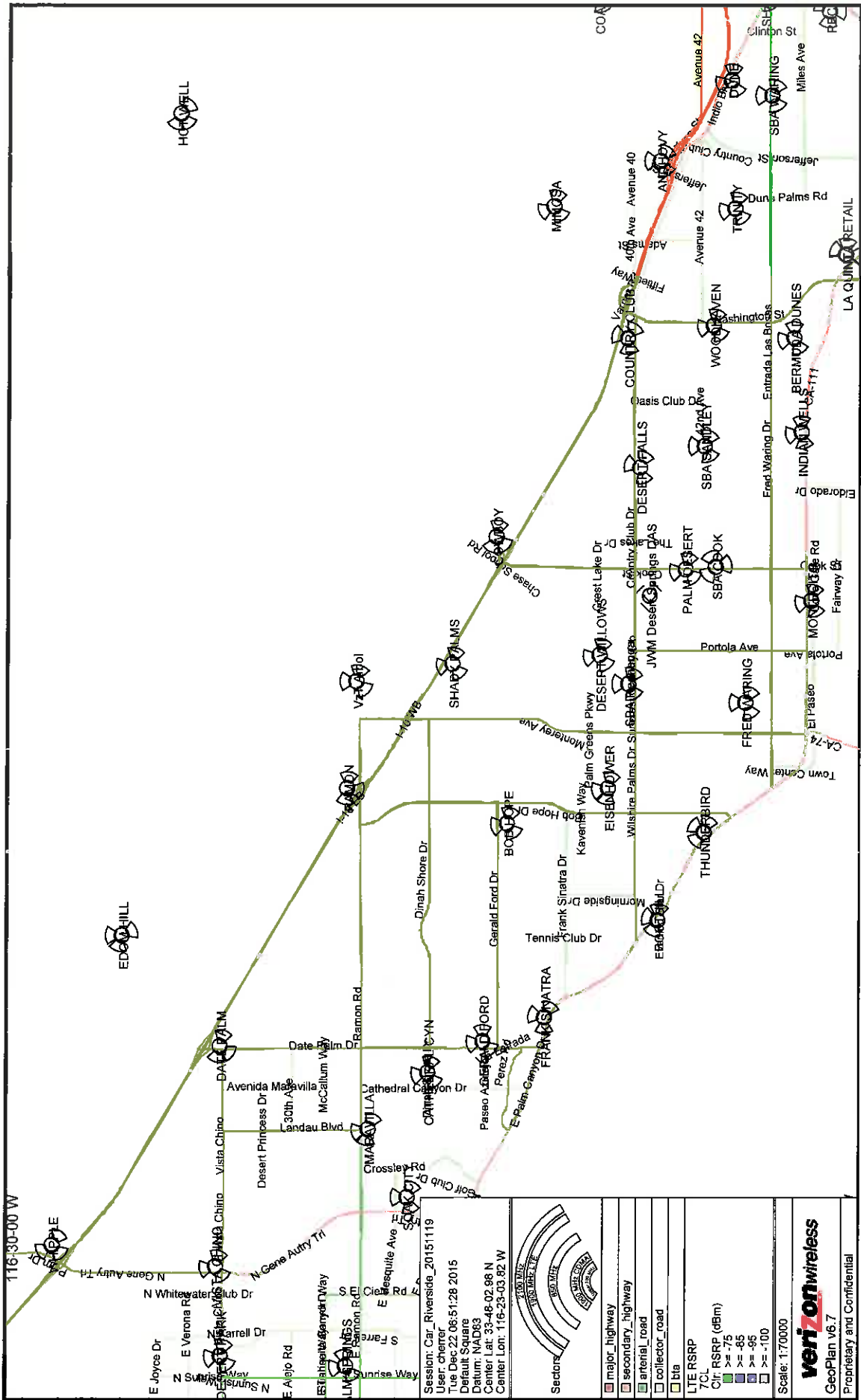
Arbol with Existing Sites



LTE: RSRP - Coverage (0)
Signal Level (dBm) >=-75
Signal Level (dBm) >=-85
Signal Level (dBm) >=-95
Signal Level (dBm) >=-105



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116-30-00 W

Session: Car_Riverside_20151119
 User: chern
 Tue Dec 22 06:51:28 2015
 Default Sectors
 Datum: NAD83
 Center Lat: 33-48-02.98 N
 Center Lon: 116-23-03.92 W



- major_highway
 - secondary_highway
 - arterial_road
 - collector_road
 - bita
- LTE RSRP
 70-75
 75-85
 85-95
 95-100

Scale: 1:70000
verizonwireless
 GeoPlan v6.7
 Proprietary and Confidential



December 21, 2015

RE: Verizon Wireless VZT Arbol Site Located at: 73400 Ramon Rd, Thousand Palms CA 92276

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <http://www.fcc.gov/oet/rfsafety/rf-faqs.html>

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines. Policy questions should be directed to VZWRFCompliance@verizonwireless.com. Contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Steve Lamb	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Jeddy Lin
Manager-RF System Design
Verizon Wireless



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach,
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: PP25942/ EA42866

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 27, 2017

Applicant/Project Sponsor: VZW/Cortel c/o Andrea Urbas Date Submitted: December 30, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: February 26, 2018

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42866 ZCFG06238

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42866
Project Case Type (s) and Number(s): Plot Plan No. 25942
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Verizon/Cortel c/o Andrea Urbas
Applicant's Address: 1554 Barton Road #355 Redlands, CA 92373

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

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

B. Total Project Area: Project Site: 7.92 acres, Total Lease Area: 625 sq. ft.

C. Assessor's Parcel No(s): 650-300-015

Street References: The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive at 73400 Ramon Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South Range 6 East Section 17

E. Brief description of the existing environmental setting of the project site and its surroundings: Project site is currently used as a single family residence and guest quarters. Surrounding the project site is vacant lands and across Ramon Road is a mobile home park/subdivision.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Mixed Use Planning Area (CD: MUA) land use designation. It is consistent with these designations because under the Western Coachella Valley Area Plan within the designated neighborhoods of the Ramon Road Neighborhood and the Desert Moon West Neighborhood; it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Western Coachella Valley Area Plan policies 8.5 thru 8.7 encourages 25% of high residential development and local serving commercial uses within the neighborhoods. The subject property currently has two dwellings (a main dwelling and second unit dwelling); plus the unmanned wireless communication facility will

service the local constituents in the area, making it consistent with the Western Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a wireless communication facility that requires occasional maintenance personnel to access the site. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within a fault zone or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures to prevent any foreseeable significant noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for a wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Mixed Use Planning Area (CD: MUA)

E. Overlay(s), if any: N/A

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

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Community Development: Mixed Use Planning Area (CD: MUA); Community Development: Very Low Density Residential (CD: VLDR); and Community Development: Medium Density Residential (CD: MDR).

4. Overlay(s), if any: N/A

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

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Mixed Use (MU)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Mixed Use (MU); General Residential – 6000 sq. ft. minimum (R-3-6000) and Scenic Highway Commercial (C-P-S); and Mobile Home Subdivision & Mobile Home Park (R-T).

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

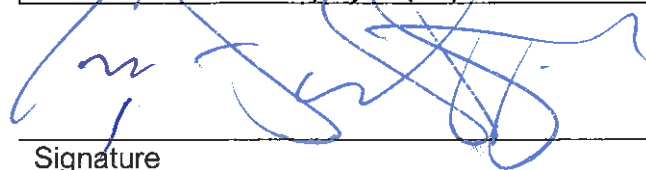
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

November 27, 2017

Date

Tim Wheeler

Printed Name

For Charissa Leach, Asst. TLMA Director

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 Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 for Western Coachella Valley Area Plan "Scenic Highways"

Findings of Fact:

a) According to the Riverside County General Plan Figure 9 for Western Coachella Valley Area Plan, Scenic Highways, there are no State Eligible Scenic Highways within the vicinity and the Project site is over $\frac{3}{4}$ of a mile (0.89 miles) from Highway 10 (a County Eligible Scenic Highway); still not within the surrounding vicinity of the project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 7.92 acre parcel. Under current conditions, the Project site contains a single family residence and a guest quarters. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed monopine Project would be similar in character to the existing trees on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Any future co-locations that may occur to the site would not affect the scenic resources as they too would be contained within the established area of the lease for the facility. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 42.22 miles from the Mt. Palomar Observatory. The Project does not propose any outdoor lighting except temporary lighting for use only when maintenance is occurring, which would nevertheless be shielded and directed down into the lease area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light inside the equipment cabinet(s) to be used at the time of servicing the facility. However, it will rarely be used except during occasional maintenance and thus will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site is designated as "Other Lands". Areas surrounding the Project site are designated as "Other Lands" and "Urban-Built Up Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned Mixed Use (MU). According to "Map My County," zoning designations surrounding the Project site are designated Mixed Use (MU), General Residential – 6000 sq. ft. minimum (R-3-6000) and Scenic Highway Commercial (C-P-S), and Mobile Home Subdivision & Mobile Home Park (R-T). There is mostly vacant land surrounding the project site and it is adjacent to a mobile home park/subdivision. Therefore, there is a less than significant impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2016 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Community Development: Mixed Use Planning Area (CD: MUA). Because the proposed Project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD: MUA land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless communication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for a residential dwelling and detached structure. Additionally, once the cell site is complete, the unmanned

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Thousand Palms Community Park located at 31001 Roberts Road Thousand Palms, CA 92276 at approximately 1.04 miles northwest of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel next to an urbanized area. The project site currently has a single family residence and guest quarters on site. The proposal will disturb an approximately 625-square-foot lease area for the construction of the tower and associated equipment. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 625 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with a single family residence and guest quarters. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site is located adjacent to an urbanized area and on a parcel with an existing land use of a single family residence and guest quarters. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies. The project is not located within the area covered by Ordinance No. 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting of a single family residence and guest quarters, no other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>

Source: 2016 Helix- PDA05035; Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County California

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on October 25, 2016, it has been determined that the project site does not contain any historical resources. The results of the survey are provided in a survey report entitled, "Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California", prepared by Helix Environmental, and dated December 06, 2016. The Project will not alter or destroy a historic site or cause a substantial change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 2016 Helix- PDA05035; Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County California, and Tribal Consultation

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on October 25, 2016, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in a survey report entitled, "Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California", prepared by Helix Environmental, and dated December 06, 2016. The Project will not alter or destroy an archaeological site or cause a substantial change in the significance of an archaeological resource because there are none present. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

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

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

Source: AB 52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. No response was received from the Soboba Band of Luiseno Indians, the Morongo Band of Mission Indians, or the Torres Martinez Band of Desert Cahuilla Indians. The San Manuel Band of Indians deferred to Tribes closer to the Project area, the Agua Caliente Band of Cahuilla Indians expressed no concerns in a letter dated April 20, 2016 and after review of the cultural report, in a letter dated January 30, 2017, the Twenty-Nine Palms Band of Mission Indians did not have any specific concerns regarding Tribal Cultural Resources. No Tribal Cultural Resources were identified by any of the Tribes. There will be no impacts to tribal Cultural Resources because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. The site does not lie within a fault zone established by the County of Riverside. There is not a fault within a ½ mile the Project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having "moderate" liquefaction susceptibility. The potential for liquefaction to affect the subject site during a large earthquake is low. To prevent potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. A less than significant impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or within a 1/2 mile of any identified fault. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Accordingly, the proposed Project would not 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 rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 90.00 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water (the Salton Sea is 27.42 miles away). Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riv. Co. 800-Scale Slope Maps, County Geologic Report (GEO) No. 2509, and Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007),	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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creating substantial risks to life or property?

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"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

The Project site is considered to have a "high" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a) The Project proposes the installation of a 60-foot tall unmanned wireless communication facility within a 625 square foot lease area. The installation of the communication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Therefore, the project will have a less than significant impact.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. There will be no impact.

e) The site is not 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, its development would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Palm Springs International Airport which is located approximately 6.6 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

According to County of Riverside General Plan, Western Coachella Valley Area Plan, Figure 11, *Plan Wildfire Susceptibility*, the Project site is located within a "Moderate Area" and per Map My County, the project site is not in a fire hazard zone or fire responsibility area. With adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contain provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Due to the limited scope of the proposed Project, an unmanned wireless communication facility, there will not be a substantial alteration to 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 erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.
- c) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference 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). Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The Project site is located within the Coachella Valley Water District (CVWD) flood zone, however no housing is being proposed. Therefore, the project will not place housing within a flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.
- f) The Project site is located within the Coachella Valley Water District (CVWD) flood zone. The proposed lease area has been designed with a two and a half (2 ½) foot tall platform to set the equipment cabinets on. Beyond the platform, no other adjustments or concessions are needed per CVWD. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g-h) The project will not substantially degrade water quality or 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 and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not 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. Additionally, the design of the project's lease area for the equipment cabinets has been raised by a platform two and a half (2 ½) feet so as to allow drainage flows to occur, if needed. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have less than significant impact.

c) As indicated in the Riverside County General Plan REMAP Area Plan Figure 10, *Flood Hazards*, the Project site is not located in a dam inundation zone. Additionally, the design of the project's lease area for the equipment cabinets has been raised by a platform two and a half (2 ½) feet so as to allow drainage flows to occur, if needed. The Project will not expose people or structures to a significant risk

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the Project will have less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the Project site is built-up with a single family residence and a guest quarters. With implementation of the proposed Project, only the 625 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: Mixed Use Planning (CD: MUA). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located within a city sphere of influence for the City of Rancho Mirage. A transmittal letter regarding the project was sent to the City of Rancho Mirage on February 4, 2016. No correspondence was received from the city. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned sur-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rounding land uses?				
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"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Under existing conditions, the Project site is zoned Mixed Use (MU), which allows for various commercial and residential uses. Because the proposed Project is a disguised, unmanned wireless communications tower, it may be considered to be of a lower intensity than the existing single family residence and guest quarters on the Project site. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is mostly surrounded by properties zoned Mixed Use (MU), Scenic Highway Commercial (C-P-S) and General Residential (R-3), and Mobilehome Subdivision & Mobilehome Park (R-T). The Project proposed is a disguised wireless communication facility. The use is compatible with the MUA, C-P-S, R-3, R-T zoning designations that abut the site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include a Mobilehome subdivision to the south. Vacant land surrounds the rest of the properties to the north, east, and west. The wireless communication facility would be fully compatible with the existing residential uses near the Project site and would not conflict with the subject site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land use designations include: Community Development: Mixed Use Planning Area (CD: MUA), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), and Community Development: Very Low Density Residential (CD: VLDR) (1 acre units). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Mixed Use Planning Area (CD: MUA). The proposed wireless communication facility would be compatible with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east, west, and south of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Area*, the Project site is not within a significant mineral deposit area (MRZ-1). Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project is not likely to 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, nor would the Project 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. No impact will occur.

c-d) The Project site is not located near any area known to have mineral resources deposits. Lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

There are no railroads in the vicinity of the Project site. The closest railroad tracks are approx. one (1) mile or more away. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is Highway 10, which is an Inter-State Highway located approx. one (1) mile or less away (0.91 miles) to the southeast of the Project site. However, the proposed Project is simply a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wireless communication facility, which would not be affected by highway noise or pose an impact to Inter-State Highway 10. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway Ramon Road. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the wireless communication facility would not result in the generation of any significant temporary or periodic noise increases. The occasional facility maintenance would not result in a significant noise increase.

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The nearest habitable dwelling is approximately 306 feet away. Therefore, the project will have a less than significant impact.

c-d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include small-scale grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response. Therefore, project construction vibration-related impacts would be less than significant.

The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

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

a & c) Under existing conditions, there are only two (2) existing homes (single family residential and a guest quarters) on-site. No housing is being moved or relocated on site and the proposed disguised wireless communication facility is 306 feet away from the nearest dwelling. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless communication facility and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless communication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Thousand Palms Fire Station No. 35 located approximately .94 miles west of the Project site at 31920 Roberts Rd. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Palm Desert Sheriff's Station located approximately 2.17 miles south of the Project site at 73-705 Gerald Ford Dr. in the City of Palm Desert (a Sheriff contracted station). The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Palm Springs Unified School District, GIS database

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest school is the Della S. Lindley Elementary School approximately 1.00 mile away. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest library is the Art Samson Community Library approximately 1.03 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest health services facility is the Eisenhower Medical Center approximately 3.86 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Any fees for the CSA would be paid accordingly by the applicant. Therefore, there would be a less than significant impact.

c) According to “Map My County,” the Project site is not located within a County Service Area (CSA), which provides funding for parks and recreation and lighting. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Western Coachella Valley Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails, but there is a Class I Bike Path along Ramon Rd. As the project is an unmanned wireless communication facility and will have access come from Desert Moon Dr., through a non-exclusive access easement, no alteration to the bike path will occur. The project on site is 202 feet away from the bike path on Ramon Rd. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

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

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?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. Therefore, there would be no impact.

e-f) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a very minor effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless communication facility on a 625-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project will not 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. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

According to the Western Coachella Valley Area Plan Figure 8, *Trails and Bikeway System*, there is a Class I Bike Path along Ramon Rd. As the project is an unmanned wireless communication facility and will have access come from Desert Moon Dr., through a non-exclusive access easement, no alteration to the bike path will occur. The project on site is 202 feet away from the bike path on Ramon Rd. There would be no impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project implementation materials

Findings of Fact:

a,c) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b,d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Energy Conservation

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

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: Staff review, Project Application Materials

Findings of Fact:

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project has a small footprint of only 625 sq. ft. The Western Coachella Valley Area Plan encourages both residential development and local serving commercial uses. The project is a small unmanned wireless communication facility will provide wireless services to the local constituents in the area. This will meets the past, current, and future development and projects in the area. Therefore, no impacts will occur.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

Revised: 2/6/2018 10:54 AM
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/06/18, 2:16 pm

PP25942

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25942. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Plot Plan No. 25942, dated February 26, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

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

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

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

Advisory Notification. 4 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Advisory Notification. 5 AND - Project Description & Operational Limits

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

BS-Grade

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

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

BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL (cont.)

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

BS-Grade. 3 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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

BS-Grade. 4 0010-BS-Grade-USE - FINISH GRADE

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-Grade. 5 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 6 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 2% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)
 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 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.

BS-Grade. 8 0010-BS-Grade-USE - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

Fire

Fire. 1 0010-Fire-USE - FIRE REQUIREMENTS

1. Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher.

Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

2. Knox Rapid Entry Box- A Knox Box shall be installed on the outside of the wall. Key(s) shall have durable and legible tags affixed for identification of the address. Special forms are available from this office for ordering the Knox Box.

3. Display Address- Display street numbers in a prominent location on the address side of the wall. Numbers and letters shall be a minimum of 12" in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated

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Fire

Fire. 1 0010-Fire-USE - FIRE REQUIREMENTS (cont.)
to be visible from the street at all hours. All lettering shall be to Architectural Standards.

4. Placard- Need 704 placard on the outside of the wall, visible from the street.

5. Final Inspection- Prior to final fire approval you must be cleared by the Fire Department. Business is not allowed to be conducted in the building prior to final approval. Call our office to request a Fire Department inspection when you have approved plans and have installed items as required.

6. Plans will need to be submitted to building and Safety and Fire before permit is granted.

Planning

Planning. 1 0010-Planning-USE - BRNCH HGT CNT ANT SOCK

The branches for the monopine shall start 12 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

Planning. 2 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 3 0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 4 0010-Planning-USE - CVWD CONDITIONS

This is for the review of a wireless facility to construct a 60 foot high mono-pine for Verizon Wireless. The following has been conditioned by Coachella Valley Water District (CVWD):

1) Per Ord. 458, we request/recommend the replacement of a block wall for a chain-link fence at six (6) feet in height. This will accommodate flow-through of water through the project site.

2) This area is shown to be subject to shallow flooding and is designated Zone AO depth one (1) foot on Federal Flood Insurance rate maps, which are in effect at this time. Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with

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Planning

Planning. 4 0010-Planning-USE - CVWD CONDITIONS (cont.)
pre-development conditions. All structures required for the 60-foot high mono-pine and equipment pads shall have said pads raised at least two-feet with deepened footing to prevent flotation, collapse, etc. during flooding.

Planning. 5 0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

The color of the monopine, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 6 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved plot plan (PP25942) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Planning. 7 0010-Planning-USE - GEO02509

County Geologic Report GEO No. 2509, submitted for the project (PP25942/APN 650-300-015), was prepared by Terradyne LAX, Inc. The report is titled; "Geotechnical Investigation Report, Verizon Arbol, 73400 Ramon Road, Thousand Palms, Riverside County, CA 92276," dated April 30, 2016. In addition, Terradyne, Inc. has also submitted the following document:

"Response to Review Comments by the County of Riverside, Planning Department, Geologic Study, Case # PP25942, Parcel 650-300-015," dated June 21, 2016. "Second Response to Review Comments by the County of Riverside, Planning Department, Geologic Study, Case # PP25942, Parcel 650-300-015 dated August 15, 2016", dated August 26, 2016. "Third Response to Review Comments by the County of Riverside, Planning Department, Geologic Study, Case # PP25942, Parcel 650-300-015 dated December 29, 2016", dated January 4, 2017. "Fourth Response to Review Comments by the County of Riverside, Planning Department, Geologic Study, File GEO02509, PP25942, Parcel 650-300-015 dated January 10, 2017" dated January 17, 2017.

These documents are herein incorporated as a part of GEO02509. GEO02509 concluded:

1. There are no now active or inactive faults or fissures that traverse the subject property.
2. The potential for surface fault rupture at the property is considered low.
3. The potential for liquefaction to affect the subject site during a large earthquake is

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Planning

Planning. 7 0010-Planning-USE - GEO02509 (cont.)
low.

- 4.The near surface alluvial fan deposits at the site are relatively unconsolidated.
- 5.The potential impact due to collapsible soils, if they exist onsite, is considered less than significant.
- 6.The site is not considered susceptible to seismically induced landslide and
- 7.there is no potential impact for the site
- 8.The possibility of the tsunamis or seiches to impact the site is considered nil.

GEO02509 recommended:

- 1.All tree roots should be properly removed at the time of grading. All debris and perishable material should be removed from the site.
- 2.The surficial dry soil be excavated to the contact with firm underlying alluvium deposit and replaced as properly compacted fill. A minimum over-excavation of two feet is recommended for the equipment pad with the acceptable soil parameters given for the remaining in-situ alluvium deposit of 93.9% relative compaction with a moisture content of 11%.
- 3.The bottom of the excavation should be scarified 6 inch, moisture conditioned and recompacted to 90 percent of the maximum dry density with moisture content (2) percentage points above optimum.
- 4.The monopole should be supported on a minimum 15-foot deep drilled straight shaft pier.

GEO02509 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO02509 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 8 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 9 0010-Planning-USE - LOW PALEO

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

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are

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Planning

Planning. 9 0010-Planning-USE - LOW PALEO (cont.)
encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. *Per 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.

8.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.

Planning. 10 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the "socks" are missing or

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Planning

Planning. 10 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES
(cont.)

deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

Planning. 11 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 650-300-015 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0010-Planning-USE - NOISE REDUCTION

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

Planning. 13 0010-Planning-USE - PDA05035R1 ACCEPTED

County Archaeological Report (PDA) No.5035 submitted for this project (PP25942) was prepared by Helix Environmental; and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California" dated December 06, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on January 25, 2016. Revised County Archaeological Report (PDA) No. _5035r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated December 06, 2016. This report was received on February 01, 2017 and accepted by the County Archaeologist on February 6, 2017.

PDA05035r1 concludes: no cultural resources were identified within the project area.

PDA05035r1 recommends: no additional mitigative measures are recommended.

These documents are herein incorporated as a part of the record for project.

Planning. 14 0010-Planning-USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 15 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall

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Planning

Planning. 15 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 16 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 17 0020-Planning-USE - LIFE OF PERMIT

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Ordinance 348.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - ENCROACHMENT PERMIT
(cont.)

Transportation. 2 0010-Transportation-USE - ENCROACHMENT PERMIT

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

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS
MATERIALS

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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 3 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-USE - IF WQMP REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

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 September 15th). 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 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 3 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - UTILITY PLAN CELL TOWER (cont.) Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. 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.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

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

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

090 - BS-Grade. 2 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE (cont.) Not Satisfied
Water Quality Management Plan (WQMP) Annual Inspection.

Planning

090 - Planning. 1 0090-Planning-USE - ORD 875 CVMSHCP Not Satisfied

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. 25942 is calculated to be 0.01 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.

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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. 25942 has been calculated to be 0.01 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 ordinance shall be required.

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 0090-Planning-USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25942 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the

Plan: PP25942

Parcel: 650300015

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - SITE INSPECTION (cont.) Not Satisfied
 APPROVED EXHIBIT A.

090 - Planning. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
 Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied
 Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
 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.

LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT
77-588 El Duna Ct., Suite H
Palm Desert, CA 92211

DATE: October 26, 2016

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Regional Parks & Open Space

P.D. Geology Section
P.D. Archaeology Section

PLOT PLAN NO. 25942 AMENDED NO. 2 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST:** The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPS antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015. **BBID: 101-416-663 UPROJ CASE: PP25942**

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 comment 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.

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.

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
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77-588 El Duna Ct. Ste. H
Palm Desert, CA 92211

DATE: August 5, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.

Regional Parks & Open Space District
P.D. Geology Section

P.D. Archaeology Section

PLOT PLAN NO. 25942 AMENDED NO. 1 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., southerly of La Canada Way., and westerly of Desert Moon Dr. – 7.92 Acres – Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST: The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015. **BBID: 101-416-663 UPROJ CASE: PP24942****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on August 18, 2016.** All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact, **Tim Wheeler**, at (951) 955-6060 or email at twheeler@rctlma.org / **MAILSTOP# 1070**.

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
77588 El Duna Ct. Suite H
Palm Desert, CA 92211**

DATE: February 4, 2016

TO:

Riv. Co. Trans Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood
Riv. Co. Fire Department-PD
Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space

Riv. Co. Geology-PD
Riv. Co. Landscape
Riv. Co. Archaeologist
P.D. Environmental Programs Division
City Sphere of Influence- City of Rancho
Mirage

4th District Supervisor
4th District Planning Commissioner

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST:** The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

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 **LDC Comments January 21, 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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Tim Wheeler, (951)-955-6060, Interim Urban/Regional Planner II**, or e-mail at twheeler@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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 6 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Ms. Plotkin:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. McCarthy:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

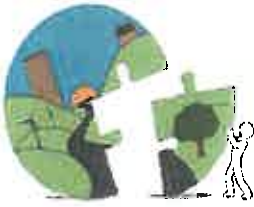
REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

Torres Martinez Desert Cahuilla Indians
Michael Miralez, Cultural resource Coordinator
P.O. Box 1160
Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. Miralez:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

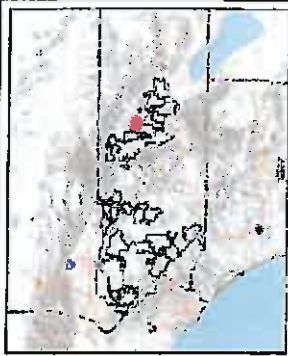
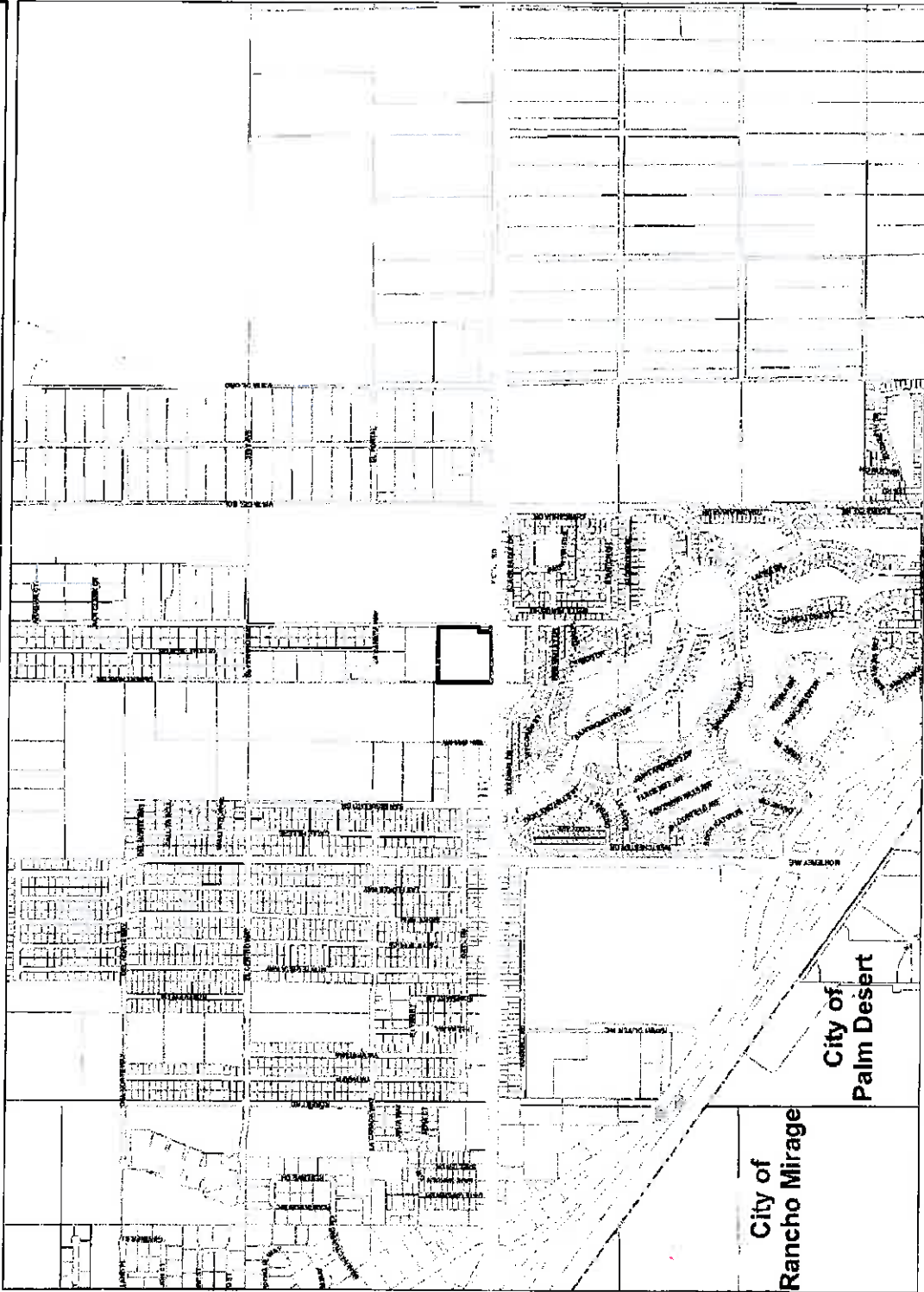
PLANNING DEPARTMENT

A handwritten signature in blue ink, appearing to read "Heather Thomson".

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map

PP25942



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFF-RAMP
 - ON-RAMP
 - US HWY
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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.



REPORT PRINTED ON... 2/17/2016 8:56:09 AM

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TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

January 30, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942, EA42866)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for PP25942, EA42866. As stated in our letter sent December 15, 2016, the Tribal Historic Preservation Office (THPO) is not aware of any archaeological/cultural sites or properties in the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. However, the project lies adjacent to the Chemehuevi Traditional Use Area. After review of the *Phase I Cultural Resources Assessment* conducted by HELIX Environmental Planning, Inc., the THPO currently does not have any specific concerns in regards to this project.

However, before building new communications tower, the applicant needs to submit their project to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.*

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Tim Wheeler, Riverside County Planning Department



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

January 24, 2017

Pages 3 (including this cover)

Terradyne LAX, Inc.
FAX: 949-231-1700
Attn: A. Wahab Noori

RE: Conditions of Approval
County Geologic Report No. 2509
"Geotechnical Investigation Report, Verizon Arbol, 73400 Ramon Road,
Thousand Palms, Riverside County, CA 92276," dated April 30, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Assistant Engineering Geologist: Dan Walsh, Riverside Office Hand Deliver
Applicant: VZW c/o Cortel, Attn: Andrea Urbas (andrea.urbas@cortel-llc.com)

File: GEO02509, PP25942

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

From: Cooper, Patricia
Sent: Tuesday, January 23, 2018 11:14 AM
To: Andrea Urbas <aurbas@J5IP.Com>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: VZW Bicknell project

Andrea,

FYI – I received this message last night about the proposed cell tower. Please be prepared to respond.

Thank you,

Patricia Cooper | Deputy Chief of Staff
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574 | (760) 863-8211
New email: pcooper@rivco.org

■ Scheduling requests may be directed to: schedule4@rivco.org

From: Lorraine Day [<mailto:askdrday@earthlink.net>]
Sent: Monday, January 22, 2018 7:20 PM
To: Cooper, Patricia <PCooper@RIVCO.ORG>
Subject: Re: Jan 25, 2018 Thousand Palms Community Council meeting (agenda attached)

Is this a plan for a Cell Tower right in the middle of a residential neighborhood?

I am a physician, and there is a huge amount of medical evidence from the finest medical journals showing the greatly increased risk of cancer from these cell towers both to human beings and to animals - up to TEN TIMES greater risk!!! irrespective of the government's frequent (false) down-playing of the risk.

Virtually ALL independent scientists DISAGREE with the government's false notion of minimal risk.

Cell towers should be placed out in the middle of nowhere, NOT in a residential area!

What is going on? Why would ANYONE propose such a dangerous venture?

Lorraine Day, M.D.

Wheeler, Timothy

From: ppalmer@dc.rr.com
Sent: Friday, January 26, 2018 9:42 AM
To: Wheeler, Timothy
Cc: aurbas@j5ip.com
Subject: VZW Arbol - Case #EA42866/APPL, PP25942/DH

Dear Mr. Wheeler,

I am writing in regards to the above case proposing a plan to erect a 60 foot cell phone tower at the SW corner of Desert Moon and Ramon Road in Thousand Palms. My family and many other residents attended the community council meeting last night. The majority of the attendees were opposed to the project primarily due to evident health concerns from radio wave and microwaves that will be emitted from the tower and the effects they will have on the local residents. Also of concern is the excessive height of the tower which seems to exceed county standards, and it being located in a residential area with plans for the construction of an additional 371 units directly to the east of this sight. It seems with the vast amount of vacant land and industrial area in Thousand Palms and surrounding cities there is definitely a more suitable location that is not in a residential area. This will also set a precedence and open the door for other cell phone companies and towers to follow which further taints our neighborhood.

The homeowner, Tom Ward, who is allowing this to be built on his property claims to have done extensive research on its effects. He actually does not live on the property and given he has a significant financial upside his opinion is bias. In actuality there are studies done by universities such as Harvard and UCLA to name a few, as well as reports from European countries showing that the radio and microwaves emitted from these towers can travel as far as 45 mile and that symptoms from these emissions cause health issues ranging from headaches to birth defects to cancer! This is of major concern to the residents of Thousand Palms with a large residential presence consisting of seniors, children and families in close proximity to the proposed site.

The Verizon representatives that attended the meeting stated that the tower is needed as there are many dropped calls in the area. I, and many others in attendance have Verizon as our carrier and none have experienced dropped calls in our area. It seems that the only gain is from a financial perspective for Verizon and Mr. Ward.

The Thousand Palms Council approved the measure to move forward which seemed like a formality that was already pre-determined. Within their approval they noted that the height of the tower is excessive and should go under further review as to its effects and visibility from the neighborhood and neighboring properties. Verizon said it would be hidden and not visible, but the 60 foot fake pine tree, dishes, antennas, etc. will be visible from my home and many others. This is second to the health concerns, but should be further reviewed as it is not as Verizon has proposed and will be visible.

In summary, we would be very appreciative if the county could re-consider this request and have Verizon locate a sight in a more suitable industrial area given the negative effects posed on our residential neighborhood. If you suggest my concerns should be directed to others within the county I would kindly appreciate that contact information. Thank you for your consideration.

Sincerely,

Paul & GiGi Palmer and family
30940 Desert Moon Drive
Thousand Palms, CA.

Wheeler, Timothy

From: Lorraine Day <askdrday@earthlink.net>
Sent: Thursday, February 01, 2018 11:14 PM
To: Wheeler, Timothy
Subject: Re: Regarding PP25942 (VZW Arbol)

Dear Mr. Wheeler:

“When the project goes to a hearing”? It sounded like a ‘done deal’ to me. The lease apparently already has been signed. I feel sorry for the people on whose land the tower will sit. They have been sold a bill of goods, and they have embraced completely the false information they have been given.

At the meeting, we learned, much to our dismay, that we can’t stop the project, because it’s on properly zoned land.

At the meeting, we learned, much to our dismay, that we can’t stop the project because the god-like FCC says that being radiated is GOOD for you! Well, the FCC LIES, just like every other government agency LIES. I know that for sure because I have been on government committees, at the CDC, at the NIH, at the FDA, and various other government agencies, plus numerous University medical committees during the many years I was a Professor and Vice-Chairman of the Orthopedic Surgery Department at UC San Francisco School of Medicine, and as Chief of Orthopedic Surgery at San Francisco General Hospital. They ALL lie. I have stories that you wouldn’t believe. The corruption in Organized Medicine and the corruption in the government, and in Big Business is so huge that it’s almost impossible to find someone who actually tells the truth.

Not only that, my husband is a former long-term U.S. Congressman (14 years in Congress), and his colleagues called him “the last honest man in Congress” because all the rest of them were liars - and they knew it!

It’s no wonder this country is in such horrible shape morally, financially, politically, and spiritually!

As an Orthopedic Trauma Surgeon, exposed to a whole LOT of radiation in my work (even though we ALL wore heavy lead shields in the operating room when we were operating), radiation was one of the causes of my severe, Stage 4 (what was diagnosed as ‘terminal’) cancer. (Please go to this link: <http://www.drday.com/tumor.htm>)

I REFUSED chemo (because it is POISON and it CAUSES cancer - the disease I already had). I REFUSED radiation (because it also CAUSES cancer - the disease I already had). And I REFUSED mastectomy (even though it was breast cancer) because I didn’t have to be a rocket scientist to figure out that I didn’t develop cancer because I had “too many” breasts! So cutting one or both of them off would not cure me.

I was sick for 3 1/2 years - 2 years getting worse, until I was bedridden for 6 months, and at one point I was not expected to live through the night. But during all that time I was diligently searching the medical literature trying to learn how to get well without these destructive “treatments” - the ONLY ones we are ever taught during our medical training.

And, with a great deal of research, I found that ALL the causes of cancer are well-documented in the medical literature - and they are ALL Life-style factors: the way we live, think, act, eat, handle stress, and our exposure to harmful environmental factors - like drug medications, and radiation of all kinds.

Finally, when I learned the things that I needed to change, I slowly started getting better and the tumor began decreasing in size. In 18 months I was totally well and cancer-free, and I have remained totally well and cancer-free for over 20 years now.

I think you can understand why I'm not real happy about having, in my own neighborhood, a tower that spews out radiation 24/7 - after having been in such a long, painful struggle for my very life!

Would you like that if you were in my situation? I don't think so!

But I'm even more upset that all of you treat us like stupid country bumpkins. You've been working on this project for 2 years - then you decide, with 3 days notice to us, to let us have a hearing - on something that apparently CANNOT be changed. So why do you waste our time? It's really insulting to our intelligence.

You treat us like children, by just telling us what all of you have already decided is "good for us" - when it is only "good for business" and none of you seem to care about the health or well-being of the people in the area.

Of course, that's how ALL big businesses, and ALL governments becomes: selfish, self-serving, arrogant and condescending to their customers and their citizens respectively.

Even after all this, I appreciate that you have contacted me, and I'll be at the hearing - - - if it's really a "hearing" rather than just imposing on us what others have decided they want to do, with no concern for the welfare of the people in the area.

My address is:

Lorraine Day, M.D.
P. O. Box 8
Thousand Palms, CA 92276

Again, thank you for contacting me.

Dr. Day

On Feb 1, 2018, at 5:37 PM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

Ms. Day,

I am Tim Wheeler and the Planner for PP25942 (VZW Arbol) for a cell site in Thousand Palms. If you could provide me with your mailing address, I will make sure a notice goes out to you for when this project goes to hearing. It is looking like the 26th of February will be the date in our Desert Office.

Thank you

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

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County of Riverside California

Wheeler, Timothy

From: ppalmer <ppalmer@dc.rr.com>
Sent: Tuesday, February 20, 2018 4:00 PM
To: Wheeler, Timothy
Subject: Plot Plan No. 25942 - EA42866

Dear Mr. Wheeler,

We had previously provided comment on the above referenced project via e-mail.

We will not be able to attend the hearing scheduled on 2/26/18 in person and would like further comments submitted on our behalf to the planning director.

We are not in agreement with the proposed cell tower location for the following reasons:

- Height is excessive, 60 feet plus. We own a home just north of the site and this will have an adverse effect on our neighborhood and home values. This was to be taken under further review per the Thousand Palms Community Council recommendation.
- Opening door for other cell phone stations in the residential area. With the vast amount of industrial zoned land in the area there should be a better alternative that benefits the residents and not just the applicant.
- Cell towers emit radio and microwaves that cause health issues as several studies have determined. Again, this is a predominately residential area. With the vast amount of land in the desert there has to be a better alternative. Just because big business has lobbied the government to get the ok does not make it right.

Thank you for your assistance.

Paul & GiGi Palmer

> -----Original Message-----

> From: Denise Motto [<mailto:riodmusic@icloud.com>]

> Sent: Monday, February 26, 2018 8:47 AM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Plot plan No.25942... intent to adopt a negative declaration

>

> ...Attn.Riverside County Planning Board,Mr. Wheeler...I ,Denise Motto,homeowner,at 32186 Wells Fargo,Thousand Palms,92276.....am opposed to this project,for Health and Environmental issues...Fellow homeowners are being advised as well of this project...as will tv and newspapers...your notice to a few homeowners came only a week ago,and your project has been building for weeks...not fair...if you like and it's no cercern..Put This Next To Your Home!..Not Mine!.....election are coming.....Thanks for your little concern for the citizens bthat Live Here....Denise Motto ...760 343 0560,,,,, is the meeting really at 9 30 pm...cuz it seems you really don't want any feedback...

>

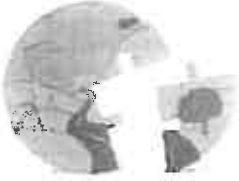
> Sent from my iPad

> Confidentiality Disclaimer

>

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PP 25942



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: ARTICLE XIX(4) WIRELESS COMMUNICATION FACILITIES ...

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: VZW/Cortel/Andrea Urbas E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

	<small>Street</small>	
	<small>CA</small>	<small>92373</small>
<small>Redlands,</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (909) 528.6925 Fax No: () _____

Engineer/Representative's Name: SAC WIRELESS ENG. E-Mail: _____

Mailing Address: 5015 SHOREHAM PLACE

	<small>Street</small>	
	<small>CA</small>	<small>92122</small>
<small>SAN DIEGO</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (619) 736-3766 Fax No: () _____

Property Owner's Name: SHI KUNG TSAI E-Mail: _____

Mailing Address: 73070 RAMON RD

	<small>Street</small>	
	<small>CA</small>	<small>92276</small>
<small>THOUSAND PALMS</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (760) 408-2334 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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.

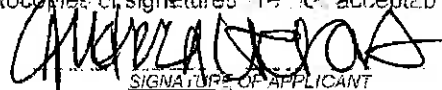
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Andrea Urbas for VZW

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Shi-Kung Tsai

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Shi-Kung Tsai

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 650-300-015-02

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 625 SF

General location (nearby or cross streets): North of Ramon, South of EV LENTKO Wy. East of San Miguel Dr. West of Desert Moon Dr.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

25' x 25' LEASE AREA: 60' MONOPINE + 2 PANEL ANTENNAS + 1 MICROWAVE ANIENNA + 10 PERM + 2 PAYCAPS + 2 OUTDOOR EQUIPMENT CABINETS ON 4' X 8' BOARD BACKLID GENERATOR

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s): _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: TBD

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21090 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://www.santaanariver.com/planandreg/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www.santaanariver.com/planandreg/>) for watershed location)?
Not Internet accessible

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT


Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: VZW c/o Cortel
Address: 1554 Barton Road, #355, Redlands, CA 92373
Phone number: 909.528.6925
Address of site (street name and number if available, and ZIP Code): 73400 Ramon Rd, Thousand Palms 92270
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 (1)  Date 12-24-15
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65300.2 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

APPLICATION FOR LAND USE PROJECT

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) *M. H. Walters* Date 12/24/15

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region	
Project File No.:	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	
Proposed Project Consists of, or Includes:	
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
New Industrial and commercial development where the land area represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Automotive repair shops (Standard Industrial Classification (SIC) codes: 8013, 8014, 8041, 7552, 7553, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
¹ Land area is based on acreage disturbed.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DETERMINATION: Circle appropriate determination.	
If any question answered "YES" Project requires a project-specific WQMP.	
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project Specific Standard Stormwater Management Plan (SSMP) within the Santa Margarita River Region	
Project File No.	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	
Proposed Project Consists of, or includes:	YES NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or no redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/> <input checked="" type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/> <input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/> <input checked="" type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP), The most recent CWA Section 303(d) list can be found at: http://www.cwrca.org/303d.htm</p> <p>DETERMINATION: Circle appropriate determination.</p> <p>If <u>any</u> question answered "YES" SSMP (also referred to as a WQMP).</p> <p>If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region	
Project File No.	
Project Name:	VZW Audit
Project Location:	79400 Terminal 31, Thousand Oaks
Project Description:	New wireless telecommunications facility
Applicant Contact Information:	Andrea Urbes 949.528.8925 andrea.urbes@verizon.com
Proposed Project Consists of New Construction on a Previously Disturbed and Unsealed Area. Parcel includes:	
Single-family hillside residences that create 10,000 square feet or more of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/> <input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013--Motor vehicle supplies and parts, 5014--Tire & Tube, 5511--Gasoline Service Station, 7520--Tire, 7521--Tire Sales, 7522--Tire Sales, 7523--Tire Sales, 7524--Tire Sales, 7525--Tire Sales, 7526--Tire Sales, 7527--Tire Sales, 7528--Tire Sales, 7529--Tire Sales, 7530--Tire Sales, 7531--Tire Sales, 7532--Tire Sales, 7533--Automotive Exhaust System Repair Shops, 7534--Tire Rereading and Repair Shops, 7535--Automotive Glass Replacement Shops, 7537--Automotive Transmission Repair Shops, 7538--General Automotive Repair Shops, 7539--Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Bakeries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g. in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 20 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/> <input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.	
If any question answered "YES" Project requires a project-specific WQMP.	
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

Property Address	73400 Ramon Road, City Of Thousand Palms, California
Vested Owner:	Shi-Kung Tsai
Assessor's Parcel Numbers:	650-300-017-7; 650-300-015-2
Verizon Site Name:	Arbol

The undersigned, authorizes Los Angeles DMSA Limited Partnership, d/b/a Verizon Wireless, by AirTouch Cellular, its general partner, ("Verizon Wireless") with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits, and/or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility, including FCC filings, on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner:

By: Shi-Kung Tsai

Print Name: _____

Date: 12/3/2015

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Shi-Kung Tsai and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively the “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Shi-Kung Tsai has a legal interest in the certain real property described as APN 650-300-015 (“PROPERTY”); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and,

WHEREAS, on December 30, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25942 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Shi-Kung Tsai
73400 Ramon Road
Thousand Palms, CA 92271

With a copy to:
Verizon Wireless
Attn: Steven Lamb
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

FORM APPROVED COUNTY COUNSEL
BY: M. R. Cushman 2/22/18
MELISSA R. CUSHMAN DATE

By: [Signature]
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 2/26/18

PROPERTY OWNER:
Shi-Kung Tsai and Los Angeles SMSA Limited Partnership,
a California Limited Partnership

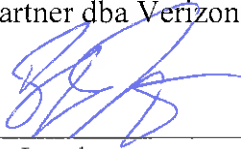
By: Shi Kung Tsai
Shi-Kung Tsai

Dated: 2-13-18

[Signatures continued on next page]

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
Its General Partner dba Verizon Wireless

By: 

Steven Lamb
Director – Network Field Engineering

Dated: 10/11/17

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION**

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. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – **Engineer/Representative:** SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – **Location:** Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – **Zoning:** Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 foot high mono-pole for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four foot microwave dish, 12 remote radio units, two (2) surge protectors units, two (2) equipment cabinets with two (2) global positioning satellite antennas, (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2 ½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **MARCH 19, 2018**
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 Tim Wheeler at (951) 955-6060 or email at twheeler@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 project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017.

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

APN (s) or case numbers PP 25942 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

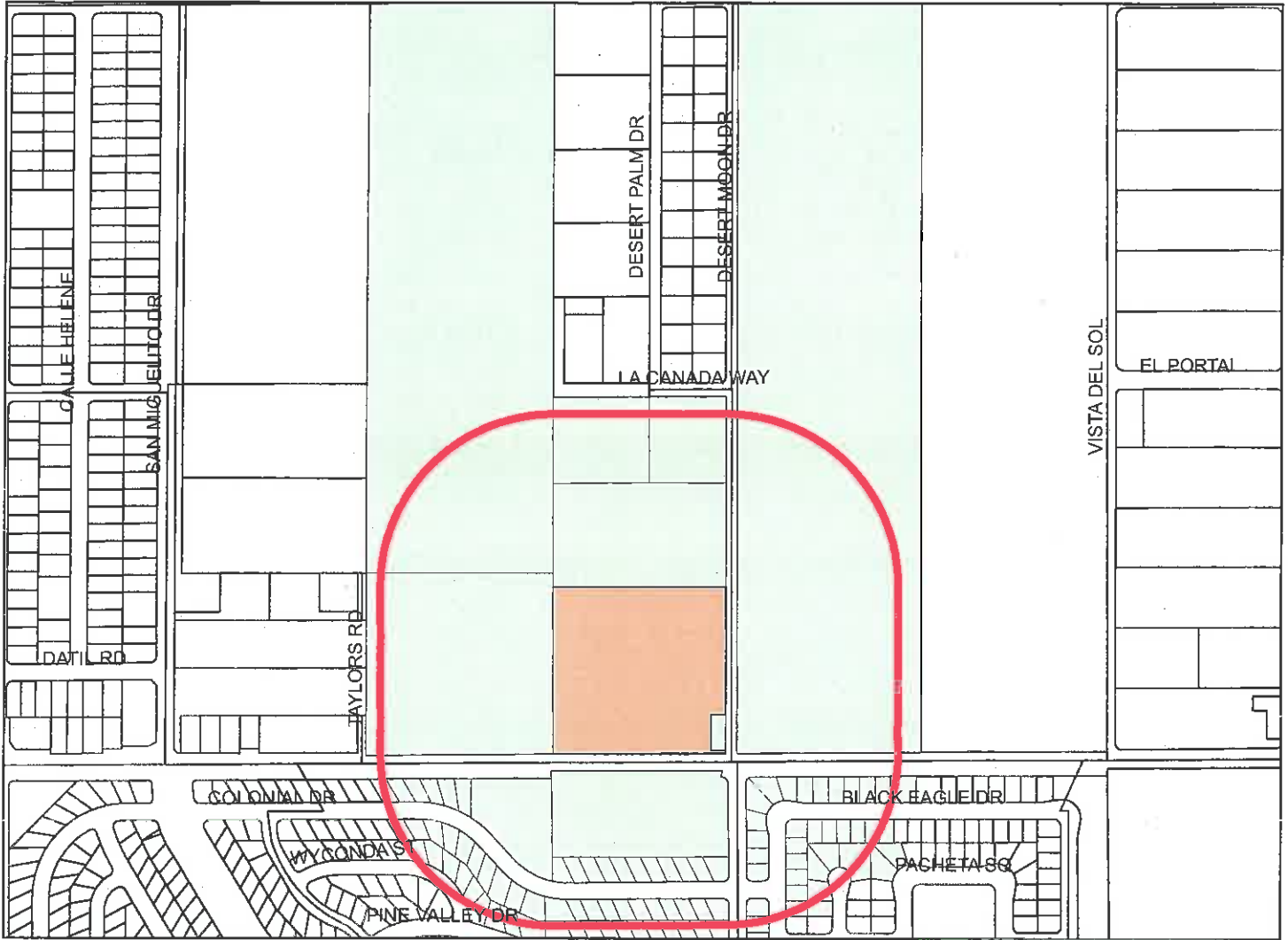
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25942 (600 feet buffer)



Selected Parcels

693-132-056	693-062-024	693-061-019	693-061-008	693-062-043	693-131-002	693-061-020	693-061-010	693-132-053	693-062-011
693-062-012	693-131-001	693-131-006	693-062-023	693-061-015	693-132-050	650-300-017	650-300-018	693-131-004	693-131-010
693-061-022	693-062-008	693-132-045	693-062-044	693-061-018	693-062-042	693-062-022	693-132-054	650-300-014	693-061-016
650-300-011	650-300-013	693-061-009	693-062-009	693-061-013	693-132-046	693-062-035	693-062-010	693-132-048	693-062-049
693-062-034	693-061-006	693-062-041	693-133-002	693-062-020	693-062-033	693-061-014	693-062-048	693-062-021	693-062-046
693-061-023	693-132-049	693-132-002	693-062-018	693-061-017	693-061-007	693-062-029	693-062-027	693-062-038	693-131-003
693-132-007	693-131-005	693-131-008	693-062-036	693-132-006	693-132-001	693-131-007	693-062-019	693-062-014	693-062-031
693-132-057	693-131-013	693-131-012	693-061-021	693-062-026	693-132-003	693-062-016	693-132-055	693-132-037	693-132-047
693-062-047	693-062-030	693-132-005	693-062-025	693-131-011	693-131-009	693-132-038	650-310-002	693-131-014	693-061-005
693-133-001	693-062-013	693-062-037	693-062-032	693-132-004	693-062-017	693-062-028	693-061-011	693-061-012	693-062-039
650-300-010	650-300-015	693-062-040	693-062-045	693-062-015					



525 262.5 0 525 Feet

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.

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and
INTENT TO ADOPT A NEGATIVE DECLARATION**

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TIME OF HEARING: 9:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 26, 2018**
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 Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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



ASMT: 650300013, APN: 650300013
WEN LIAN, ETAL
1107 ORANGE GROVE AVE
SOUTH PASADENA CA 91106

ASMT: 693061009, APN: 693061009
LUCRECIA HOPKINS, ETAL
73280 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 650300014, APN: 650300014
CATHERINE GRAHAM, ETAL
2801 1ST AVE NO 1219
SEATTLE WA 98121

ASMT: 693061010, APN: 693061010
ANITA HUDSON
5820 PUGET BEACH RD NE
OLYMPIA WA 98516

ASMT: 650300018, APN: 650300018
BOBBIE KOURI
1 REGENCY DR
RANCHO MIRAGE CA 92270

ASMT: 693061012, APN: 693061012
SHENANDOAH VENTURES
320 N PARK VISTA ST
ANAHEIM CA 92806

ASMT: 650310002, APN: 650310002
PALM CREEK RANCH
P O BOX 3725
RANCHO SANTA FE CA 92067

ASMT: 693061013, APN: 693061013
E JORGENSON
33351 TUBAC TRL
THOUSAND PALMS CA 92276

ASMT: 693061005, APN: 693061005
BETTY BUDZIK, ETAL
15090 SE WOODLAND HTS RD
AMITY OR 97101

ASMT: 693061014, APN: 693061014
IRENE GLADSON
4159 ROWLAND DR
FAIRFIELD CA 94533

ASMT: 693061006, APN: 693061006
GLENN SCHUTTE, ETAL
6 SAKWATAMAU DR
WHITECORT AB CANADA T7S1E5

ASMT: 693061015, APN: 693061015
BILLIE FARMER
30130 ARBOL READL
THOUSAND PALMS CA 92276

ASMT: 693061008, APN: 693061008
ALICE HANSELMAN
73270 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693061016, APN: 693061016
ANN THILL, ETAL
73380 COLONIAL DR
THOUSAND PLMS, CA. 92276



ASMT: 693061017, APN: 693061017
FLORENCE KOZIE, ETAL
73390 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062008, APN: 693062008
CHUCK APPLE
73241 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693061018, APN: 693061018
GAIL MORRIS, ETAL
1205 CHERRY POINT RD
COWICHAN BAY
BC CANADA V0R1N2

ASMT: 693062009, APN: 693062009
IGOR FILIPOVIC, ETAL
831 CALLANT DR
LITTLE RIVER SC 29566

ASMT: 693061019, APN: 693061019
MICHELINE MALOWSKI, ETAL
73410 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062010, APN: 693062010
EDGAR GILLHAM
73271 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693061020, APN: 693061020
ALLENE BOISVERT
P O BOX 244
THOUSAND PALMS CA 92276

ASMT: 693062011, APN: 693062011
ARSON BROWN
3398 CONDALIA AVE
YUCCA VALLEY CA 92284

ASMT: 693061021, APN: 693061021
MANUFACTURED HOME FINANCIAL
PO BOX 20557
RIVERSIDE CA 92516

ASMT: 693062012, APN: 693062012
AUDREY FEIT CASTRO
73291 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693061022, APN: 693061022
CAROLYNE SITTERLY
31220 VIA LAS PALMAS
THOUSAND PLMS CA 92276

ASMT: 693062013, APN: 693062013
BERNICE FREEBURN, ETAL
73301 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693061023, APN: 693061023
MARGARET BERNT, ETAL
11-7330 ELM RD
AGASSIZ BC
CANADA V0M1A2

ASMT: 693062014, APN: 693062014
M REAL 1, ETAL
80579 PLUM
INDIO CA 92201



ASMT: 693062015, APN: 693062015
WILLIAM KEHOE
2922 W GARFIELD ST
SEATTLE WA 98199

ASMT: 693062022, APN: 693062022
RYAN SUMNER, ETAL
73391 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062016, APN: 693062016
MARIA LOZANO
73331 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062023, APN: 693062023
BEVERLY MAXFIELD
73401 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062017, APN: 693062017
JULIE PHILLIPS, ETAL
PO BOX 2337
NEWPORT OR 97365

ASMT: 693062024, APN: 693062024
ABDOL SHARIFI
38191 VIA LA COLINA
MURRIETA CA 92563

ASMT: 693062018, APN: 693062018
JERRY SHEEHAN
32805 BARCELONA DR
THOUSAND PLMS CA 92276

ASMT: 693062025, APN: 693062025
RITA SZOSTAK, ETAL
55 10824 152ND ST
SURREY BC CANADA V3R4H2

ASMT: 693062019, APN: 693062019
SUZANNE SCOTT, ETAL
73271 SAN CARLOS DR
THOUSAND PLMS CA 92276

ASMT: 693062026, APN: 693062026
MARGRET DUIN
48 4001 OLD CLAYBURN RD
ABBOTSFORD BC
CANADA V3G1C5

ASMT: 693062020, APN: 693062020
MARBEE AMIRGHAN, ETAL
33401 ACAPULCO TRL
THOUSAND PLMS CA 92276

ASMT: 693062027, APN: 693062027
JOHN COLES
3252 MERION DR
THOUSAND PLMS CA 92275

ASMT: 693062021, APN: 693062021
J HARTSHORN
73381 COLONIAL DR
THOUSAND PLMS, CA. 92276

ASMT: 693062028, APN: 693062028
SEYED YAGHOUBI
P O BOX 37
LA QUINTA CA 92247



ASMT: 693062029, APN: 693062029
JOAN ABBOTT
73450 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062036, APN: 693062036
JUNE CARD
73380 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062030, APN: 693062030
SUE BURR, ETAL
73440 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062037, APN: 693062037
LANETTE MCEACHREN, ETAL
15662 SEMIAHMOO AVE WHITE
ROCK BC V4B 1V4 CANADA

ASMT: 693062031, APN: 693062031
LAURIE HIRTH
73430 PINE VALLEY DR
THOUSAND PLMS CA 92276

ASMT: 693062038, APN: 693062038
JUDY VERRY, ETAL
2238 AUBURN RAVINE DR
LINCOLN CA 95648

ASMT: 693062032, APN: 693062032
ROBERT MYERS
33520 LES RD
THOUSAND PLMS CA 92276

ASMT: 693062039, APN: 693062039
SHERYL BURAKOFF
219 ATTICA DR
LONG BEACH CA 90803

ASMT: 693062033, APN: 693062033
THOMAS HORNER, ETAL
73410 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062040, APN: 693062040
DONNA RAMSAY, ETAL
73340 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062034, APN: 693062034
FUBK
601 E CHARLESTON BL NO 102
LAS VEGAS NV 89104

ASMT: 693062041, APN: 693062041
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ASMT: 693062035, APN: 693062035
EARNEST BARTLEY
73390 PINE VALLEY DR
THOUSAND PLMS, CA. 92276

ASMT: 693062042, APN: 693062042
DANNY MCCARTHY
1304 SUMMIT ST NO 112
AUSTIN TX 78741





ASMT: 693062043, APN: 693062043
ALICIA BARKER
73221 SAN CARLOS DR
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ASMT: 693131001, APN: 693131001
BARBARA CARTER
32153 WELLS FARGO
THOUSAND PLMS, CA. 92276

ASMT: 693062044, APN: 693062044
PATRICIA RUSSELL, ETAL
73300 WYCONDA ST
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ASMT: 693131002, APN: 693131002
JEANNETTE STOLLER, ETAL
6865 DOMINGO DR
RANCHO MURIETA CA 95683

ASMT: 693062045, APN: 693062045
MARY SIEBEN, ETAL
3614 145 AVE
EDMONTON AB CANADA T5Y2K7

ASMT: 693131003, APN: 693131003
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ASMT: 693062046, APN: 693062046
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73280 WYCONDA ST
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ASMT: 693131006, APN: 693131006
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ASMT: 693062047, APN: 693062047
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ASMT: 693131008, APN: 693131008
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ASMT: 693062049, APN: 693062049
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ASMT: 693131009, APN: 693131009
NORMA RUTLEDGE
73564 BLACK EAGLE DR
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ASMT: 693131010, APN: 693131010
CAL 1ST HOLDING CORP
C/O KEN LETOURNEAU
PO BOX 5022
BELLFLOWER CA 90707

ASMT: 693132003, APN: 693132003
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73221 WYCONDA ST
THOUSAND PALMS CA 92276

ASMT: 693131011, APN: 693131011
FLEDA DUSHAUNE, ETAL
73600 BLACK EAGLE DR
THOUSAND PLMS, CA. 92276

ASMT: 693132004, APN: 693132004
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73585 BLACK EAGLE DR
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ASMT: 693131012, APN: 693131012
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ASMT: 693132005, APN: 693132005
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73607 BLACK EAGLE DR
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ASMT: 693131013, APN: 693131013
LORAIN HARPER
73632 BLACK EAGLE DR
THOUSAND PLMS, CA. 92276

ASMT: 693132006, APN: 693132006
LOLITA ELGUIRA, ETAL
73619 BLACK EAGLE DR
THOUSAND PLMS, CA. 92276

ASMT: 693131014, APN: 693131014
PATRICIA SIMMONS
73654 BLACK EAGLE DR
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ASMT: 693132007, APN: 693132007
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ASMT: 693132001, APN: 693132001
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ASMT: 693132037, APN: 693132037
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73650 PACHETA SQ
THOUSAND PLMS, CA. 92276

ASMT: 693132002, APN: 693132002
CHERIE MORGAN, ETAL
73541 BLACK EAGLE DR
THOUSAND PLMS, CA. 92276

ASMT: 693132038, APN: 693132038
OSCAR HERNANDEZ
73640 N PACHETA SQ
THOUSAND PLMS, CA. 92276



ASMT: 693132045, APN: 693132045
CINDY ROSE
32150 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132054, APN: 693132054
DENISE MOTTO
32186 WELLS FARGO RD
THOUSAND PLMS, CA. 92276

ASMT: 693132046, APN: 693132046
E SMITH
32130 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132055, APN: 693132055
MARYANN PASCOE
31112 VIA PARED
THOUSAND PLMS CA 92276

ASMT: 693132047, APN: 693132047
MELINDA BEALL, ETAL
32129 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132056, APN: 693132056
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P O BOX 3922
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ASMT: 693132048, APN: 693132048
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32149 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132057, APN: 693132057
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31305 DESERT MOON RD
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ASMT: 693132049, APN: 693132049
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32179 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693133001, APN: 693133001
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COLTON CA 92324

ASMT: 693132050, APN: 693132050
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P O BOX 761
THOUSAND PALMS CA 92276

ASMT: 693133002, APN: 693133002
GORDON NEEDS
P O BOX 522
THOUSAND PALMS CA 92276

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HIDAWAY TX 75771

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73070 Ramon Rd.
Thousand Palms, CA 92276

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73070 Ramon Rd.
Thousand Palms, CA 92276

J5 Infrastructure
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

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Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

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Building D1
Irvine, CA 92618

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Building D1
Irvine, CA 92618

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Oakland, CA 94607

Paul & GiGi Palmer
30940 Desert Moon Drive
Thousand Palms, CA.

Lorraine Day, M.D.
P. O. Box 8
Thousand Palms, CA 92276



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
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.

PP25942 /EA42866

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

VZW/Cortel c/o Andrea Urbas

Project Applicant

1554 Barton Road #355 Redlands, CA 92373

Address

The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive at 73400 Ramon Road

Project Location

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 1/2-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 19, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

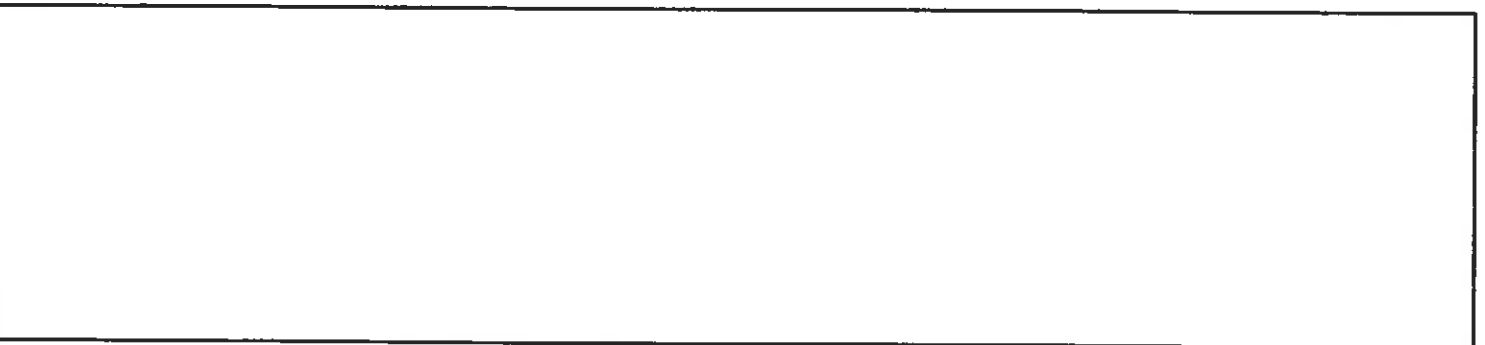
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06238)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Urbas Vzwl/Cortel/Andrea

**County of Riverside
Trans. & Land Management Agency**



1554 Barton Rd, Ste 355
Redlands, Ca 92373

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06238	12/30/2015	12/30/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06238	0451 - CF&G TRUST	\$2,210.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
73400 Ramon Rd Thousand Palms,		SUB TOTAL
		\$2,260.25

TOTAL **\$2,260.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211